Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Aerobic Services **OSSF Installer #:** OS0024597

1st Inspection Date: 11/10/25 **2nd Inspection Date:** _____ **3rd Inspection Date:** _____

Inspector Name: Corey Allen **Inspector Name:** _____ **Inspector Name:** _____

Permit#: 118951 **Address:** 3091 Summit 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: **11/10/25 CA: Tank level no leaks cover tank need op**

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum 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 providedSEPTIC 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		600	X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		NuWater	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
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)	x	285.33(d)(6) 285.33(c)(4)	Surface Application	x		
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
OSSF Inspection Sheet

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		
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	X			X		

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 X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X		
42	APPLICATION AREA Area Installed	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: 118951

Issued This Date: 10/17/2025

This permit is hereby given to: Bryan and Barbara Garner

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

3091 SUMMIT DR
NEW BRAUNFELS, TX 78132

Subdivision: Summit Phase 2
Unit: none
Lot: 124
Block: none
Acreage: 1.0500

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.

RECEIVED
By Kathy Griffin at 3:06 pm, Aug 21, 2025

Revised
Efrain Gallegos
10/10/2025 4:05:51 PM

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

All owners from deed to be on application w/ signatures.

Date 8-18-25 Permit Number 118951

1. APPLICANT / AGENT INFORMATION

Owner Name	Bryan Garner Barbara Garner	Agent Name	Greg Standard
Mailing Address	1013 Dolfin Drive	Agent Address	438 Vista Verde
City, State, Zip	Corpus Christi, TX 78411	City, State, Zip	Blanco, TX 78606
Phone #	702-885-4930	Phone #	512-826-1836
Email	garnerhh@yahoo.com	Email	gwstandard@gmail.com

2. LOCATION

Subdivision Name Summit Phase 2 Unit _____ Lot 124 Block _____

Survey Name / Abstract Number _____ Acreage 1.05

Address 3091 Summit Drive City New Braunfels State tx Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of structure?

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2000

☐ Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: $ 400,000.00 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Bryan Garner BGarner
Signature of Owner

08/-19-2025 10/08/2025
Date

Revised January 2021

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Daniel Balboa

System Description NuWater B-550 System, 240gallon per day, night time spray with 2) 25' radius heads, 3924ft2,

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

Tank Size(s) (Gallons) varies Absorption/Application Area (Sq Ft) 3924

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

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.

Daniel Balboa
Signature of Designer

8-18-2025
Date

Revised March 2024

2|c

202506028419 09/03/2025 02:33:58 PM 1/2

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

An OSSF requiring maintenance contract, according to 30 Texas Administrative Code §285.91 (12) will be installed on the property described as (insert legal description): Lot 124, The Summit, Phase 2 Comal County Subdivision Vol 7 pg 175 of Map & Plat Records

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

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.

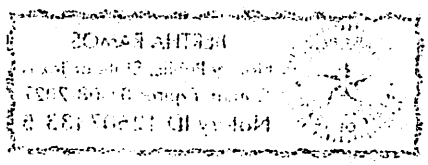
WITNESS BY HAND(S) ON THIS 25th DAY OF August, 20 25

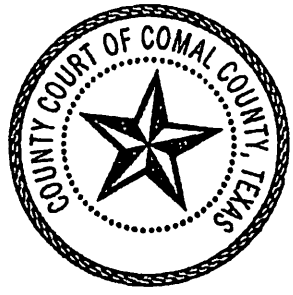
Bryan Barner
Owner(s) signature(s)

BERTHA RAMOS
Notary Public, State of Texas
Comm. Expires 01-08-2027
Notary ID 12607433-5

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25th DAY OF August, 20 25

Bertha Ramos
Notary Public, State of Texas





This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/03/2025 02:33:58 PM
MARY 2 Page(s)
202506028419

Bobbie Koepp

Maintenance Service Provider
15188 FM 306
Canyon Lake, TX 78133
Office (830)964-2365

SERVICE ADDRESS	***Installer***	***TERM***
3091 Summit Drive	**Aerobic Services**	**2 year**

Routine Maintenance and Inspection Agreement

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between Garner Residence; (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") are located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. 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 contract will provide for all required inspections, testing, and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year (at least once every 4 months), this includes inspections of the entire aerobic system, adjustment, and servicing of the mechanical, electrical, and other applicable parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, and diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.

2. An effluent quality inspection consisting of a visual check for 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, that cannot be corrected during the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.

4. If the system is a spray field application the Property Owner will be responsible for the chlorine. The chlorine must be filled before or during the service visit. Aerobic systems with a drip field do not require chlorine.

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 be covered by this policy. BOD and TSS testing is covered by this contract.

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

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the above-described Services. The contractor may access the System components including the tanks through excavation for evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

Termination of Agreement

Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform under its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

Limit of Liability
In no event shall the Contractor be liable for indirect, consequential, incidental, or punitive damages, whether in contract tort 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.

Dispute Resolution
If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable mediator and shall share the cost of the mediation services equally.

Entire Agreement
This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

Severability
If any provision of this Agreement 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.

Property Owner
Garner Residence
Name
Garner Residence

Email

Service Address
3091 Summit Drive
Lot 124, The Summit Phase 2
New Braunfels, TX 78132

Phone

Bryan Garner
SIGNATURE

EFFECTIVE DATE _____

EXPIRED DATE_____

SERVICE PROVIDER

Aerobic Services of South Texas LLC.

15188 FM 306 Canyon Lake, TX 786133

(830) 964-2365

Signature of Service Provider and License #
[Thomas Hampton, OS0024597 / MP0000349]

AEROBIC SERVICES

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

Daniel Balboa, R.S.
P.O. Box 574
Buda, Texas 78610
balboaseptic@gmail.com
(512) 899-2757

March 26, 2025

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

Re: On-Site Sewage Facility Plan For:
Garner Residence
3091 Summit Drive
Lot 124, The Summit, Phase 2
New Braunfels, Texas 78132

Dear Designated Representative,

Enclosed is a copy of the on-site sewage facility (OSSF) plan for the proposed house at the above referenced property.

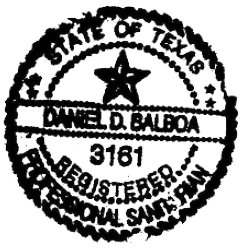
I have designed the OSSF for a Three bedroom equivalent house of less than 2500 square feet with low flow devices. The design flow is 240 gallons per day.

Please call if I can be of more assistance with this project.

Sincerely,

Daniel Balboa

Daniel Balboa, R.S.



OSSF SOIL EVALUATION FORM

Owner's Name Garner

Physical Address 3091 Summit Drive, New Braunfels, TX 78132

Legal Description Lot 124, The Summit, Phase 2

Name of Site Evaluator Daniel Balboa #OS 0009960

Date Performed 3-19-2025 Proposed Excavation Depth N/A

Requirements:

- At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 ft. below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Profile Hole Number 1

	Depth (ft)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0"-0.5"	0 1 2 3 4 5	IV	None	None	Yes	Red Brown Clay With Large Broken Limestone

Soil Profile Hole Number 2

	Depth (ft)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0"-0.5"	0 1 2 3 4 5	IV	None	None	Yes	Red Brown Clay With Large Broken Limestone

Features of Site Area

Presence of 100 year flood zone	Yes____ No X
Presence of adjacent ponds, streams, water impoundments	Yes____ No X
Existing or proposed water well in nearby area	Yes____ No X
Organized sewage available to lot or tract	Yes____ No X
Recharge features within 150 feet	Yes____ No X
Suitable for standard system	Yes____ No X

I certify that the above statements are true and are based on my own field observations.

Daniel Balboa
Signature of Site Evaluator

3-26-2025
Date

On-Site
Wastewater System
For:

Garner Residence

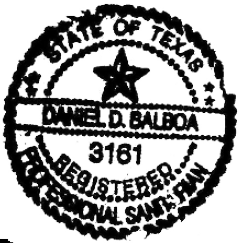
3091 Summit Drive

Lot 124, The Summit, Phase 2
New Braunfels, Texas 78132

System summary:

System Designed For: 240 Gallons Per Day
Aerobic Tank System, NuWater B-550
Submersible Effluent Pump, Franklin C1 Cistern Pump Model 20C1-05P4-2W115
NSF Standard 46 Approved Liquid Chlorinator, LBC Manufacturing, Model LBC 500
Night-Time Spray Irrigation Disposal 3924 sq.ft
using Two K-Rain ProPlus Spray Heads with full-circle pattern set at 25ft radii (3.0LA nozzle)

March 26, 2025



Daniel Balboa, R. S.
P.O. Box 574
Buda, Texas 78610
(512) 899-2757

Daniel Balboa
3-26-2025

Revised
Efrain Gallegos
10/20/2025 2:22:02 PM

Calculations:

System designed for a maximum daily effluent of: 240 Gallons Per Day
Trash tank proposed in NuWater B-550-PC-400PT: 353 Gallons
Aerobic tank requirement per §285.91(2): 360 Gallons Per Day
Aerobic tank proposed: NuWater B-550-PC-400PT 600 Gallons Per Day
Pump tank proposed in NuWater B-550-PC-400PT: 768 Gallons

Sprayfield required: 240 gallons per day ÷ 0.064 Gallons per sq. ft per day **=3750ft^2**

K-Rain ProPlus, Pop-up Sprinkler Heads with #3.0 Low Angle Nozzles are to be used. These heads will produce a radius of approximately 29ft at approximately 30psi. Use diffuser Screw to reduce radius to 25ft.

Area Provided By Spray Heads: 25 ft x 25 ft x 3.14 =1962 ft^2 per head per 360 degrees
1962 ft^2 x 2 (two 360 degree spray patterns) = **3924 ft^2**

DOSING SPECIFICATIONS:

Pump intake will be 6 ft below ground		**6.00ft**
Grade difference from tank to field		**-4.00ft**
Friction head 100 ft of 1" @ 6.0 gpm	**100 ft x 2.70 ft/100 ft**	**2.70ft**
Friction head 50 ft of 1" @ 3.0 gpm	**50 ft x 0.75 ft/100 ft**	**0.38ft**
Friction head through fittings and valves		**2.00ft**
Pressure head (at pump) 30 psi x 2.31 ft per psi		**69.30ft**
Total head on pump		**76.38ft**

A *Franklin C1 Series Cistern pump, Model 20C1-05P4-2W115*, 1/2 hp, 115 volt submersible pump is specified.
From the performance curve chart, this pump will flow approximately 22 GPM at 76.38ft of head.
At 30 psi, each head should use approximately 3.00 gpm 2 x 3.0 gpm = 6.0 gpm
6.0 gpm for a 240 gallons per day = 40 minutes per day

Use NuWater Control Panel
The pump off float is to be set so that the pump is turned off 12" above the floor of the tank.
The pump on float is to be set to activate the pump 17" above the floor of the tank.
The alarm float is to be set 35" above the floor (18" below the pump chamber inlet).

Minimum Reserve Capacity Above Alarm On:
One Third Of The Daily Flow Required **240 Gallons ÷ 3 = 80 Gallons**
Alarm float will need to activate the alarm at 18" below the pump tank inlet.
Alarm on at 35" and Pump Chamber Inlet at 53"
53" – 35" = 18" 18" x 14.49 Gallons per inch----------=261 Gallons

Minimum volume between Pump On and Alarm On:
One Day's Flow Required **240 Gallons**
Pump on at 17" and Alarm on at 35"
35" – 17" = 18" 18" x 14.49 Gallons per inch----------=261 Gallons

An audible/visual alarm is to be built-in in the control panel. This control panel is to contain an audible/visual alarm for the air compressor as well as the submersible pump.

Revised
Efrain Gallegos
10/17/2025 8:37:02 AM

Tank Instructions:

Berm, swale, and gutter the building to divert stormwater away from the tanks.
All tanks are to be located in an area where they will be protected from automobiles heavy equipment, and drainage or ponding that could cause water infiltration into the tanks.
All tanks shall be set level on a pad of san, pea gravel, or sandy loam with a minimum depth of 4" (washed sand preferred).
The tanks are to be installed with their lids no deeper than 18" beneath the finish grade and no deeper than the manufacturer's specifications. Backfill the tank excavation in accordance with manufacturer's instructions.
The inlets, outlets, seams between the lids and walls of the tanks, the manhole openings, and the manhole risers are to be sealed with mortar.
The sewer line from the facility to the tank is to be 3" or 4" inside diameter. If the stub-out from the facility is 4" inside diameter, then the sewer line from the facility to the tank must be 4" inside diameter. If bell-end couplers are used then the couplers are to be installed with the bell end up slope of the pipe. This will make the line less likely to accumulate debris at the coupling.
All connecting pipes for the tanks are to be Schedule 40 PVC and chemically welded in place. These pipes are to be mortared or epoxied (swimming pool epoxy preferred) where they enter or leave the tank, and these junctions are to be water tested.
All tanks shall be filled with water high enough to cover the connecting pipes twenty-four hours prior to inspection.
Pipes on inlet side of trash tank shall have a minimum fall of 1/8" per foot.
All turns in gravity system prior to septic tank shall be made with a maximum of 45 degree bends.
All electrical connections for the pump and alarm must be made in accordance with the National Electric Code.
The pump is to be wired on a separate breaker than the alarm.
Risers shall be installed on all manhole openings
Risers must be installed airtight. There should be no way for storm runoff water to enter the tank.
The control panel and air compressor should be installed high enough to prevent storm runoff water from flooding them.
All wiring exterior to the tank shall be in conduit. The conduit entering the manhole riser should be sealed on the end to prevent gasses and water from entering the conduit.
The electrical connections for the leads to the pump and float switches with the wires from the building are to be made in an underground junction box located near the manhole riser for the pump tank or they are to be made inside the manhole riser in a junction box with fittings approved for exposure to caustic and explosive gases.
The chlorine used with this system must be approved by the EPA for use in wastewater systems.
Water softeners and garbage disposals should not be installed nor used in a building connected to this wastewater system.

Sprayfield Instructions:

Berm, swale, and gutter the building to divert stormwater away from the sprayfield.
Grass must be established in the area that is to be sprayed. If the grass dies off in the winter, or for lack of water, additional seed or sod must be added.
The grass must be maintained by watering (if needed) and mowing. Uncut grass hampers the evapotranspiration process.
All pipes are to be buried with at least 6" of soil cover.
If puddling of effluent near the spray heads is observed, the system may have a problem that needs to be addressed.
Please call Daniel Balboa R.S. or the company responsible for the maintenance to diagnose the situation.

Inspection Schedule:

This inspection schedule must be adhered to in order to demonstrate compliance.
This schedule is independent of the authorized agent's (health department's) schedule.

Pre-construction:	Arrange to meet a representative from Daniel Balboa R.S. prior to construction.
1st Inspection:	When spray heads and supply lines are installed.
	When tanks and connecting pipes have been installed and filled for twenty-four hours.
	When pump and alarm are installed and operational.
Final Inspection:	When system is complete and landscaping finished.

Revised
Efrain Gallegos
10/17/2025 8:37:08 AM

NOTICE TO THE OWNER

1. Design Parameters: This wastewater system has been designed or will be designed on information provided by the client, and based on site conditions at the time of design. Daniel Balboa accepts no responsibility for incorrect information or changes in site conditions.

2. Usage Limitation: The maximum peak usage limitation is 240 gallons per day. The maximum monthly usage should be no more than 4680 gallons (156 gallons per day average). **Average Daily Usage should be no more than 65% of the maximum usage.** The Owner shall inform the property's occupants of the gallon per day Usage Limitation and, upon sale or transfer of the property, the Owner shall inform the property's buyers of the Usage Limitation.

3. License: The Owner shall acquire a license to operate this wastewater system from the appropriate local governing agency. A license is not automatically issued when inspections are complete.

4. Grade Cuts: Any grade cuts made within twenty-five (25) feet downhill or to the side of the drainfield will likely void the license and may cause failure of the system. It is very common for such grade cuts to be considered for construction of foundations, driveways, sidewalks, pools, retaining walls and the like. The Owner is responsible for seeing that these cuts are not made.

5. Setbacks: The Owner shall adhere to the drainfield minimum setbacks and assure that all improvements made on the property are not over the system and are outside of the setbacks. It is the Owner's responsibility to assure that buildings, houses, irrigation systems, patios, ponds, storage units, water lines, water wells, or other structures or improvements are not constructed above the system or inside the setbacks. The Owner shall refer to these plans, homeowner's association rules, the local regulations, and TCEQ's on-site wastewater rules regarding the exact setbacks.

6. Trees: The Owner understands that damage to trees may result from installation and/or operation of the system and hereby relieves Daniel Balboa of any and all claims for damage to trees.

7. Vehicles: It is the Owner's responsibility to assure that automobiles, campers, motor homes, trailers, or other vehicles are not parked or driven above the system or inside the setbacks.

8. Water Softening and Reverse-Osmosis: The backwash from water softening and reverse osmosis units must not be plumbed into any part of the system. Water softening units harm the system by injecting high salt concentration solutions into it and reverse osmosis units harm the system by hydraulically overloading it.

9. Sprinkler Systems & Drainage Systems: No sprinkler system should be installed on or near the drainfield. Rainwater drainage should not be directed toward the drainfield. Excessive water falling on or uphill of the drainfield can cause the drainfield to fail.

10. Repairs: The Owner shall repair this wastewater system as needed. Typical repairs include, but are not limited to: replacing soil and grass over the system's drainfield; replacing the pump and other components which become damaged, worn or ruined; and replacing crushed, collapsed, or cracked system components.

11. Large Surges Of Wastewater: Large bathtubs should not be drained all at once, nor should several loads of laundry be washed all at once. Large volumes of water (20 gallons or more) entering the wastewater system rapidly will cause turbulence in the treatment tank. This turbulence causes solids in the tank to be transferred out of the tank. This solids transfer will cause some part of the system to become plugged.

12. High Strength Waste: No commercial food preparation or other processes that might create high strength wastewater are allowed.

13. Hazardous Materials: Chemicals that might kill off the organisms in the tanks and drainfield that are responsible for treating the wastewater should not be allowed to enter the wastewater system. Some examples are: gasoline, paint thinner, paint, antibiotics, and film development chemicals.

14. Maintenance: The Owner shall maintain this system as needed. Typical maintenance includes, but is not limited to:

a) maintaining grass above the system's drainfield and other areas of disturbed soil
b) replacing chlorine, if required
c) regularly inspecting the system to ensure that effluent is not surfacing
d) regularly inspecting and repairing the plumbing fixtures, especially toilets, to make sure that leaking fixtures even unapparent leaks are not overloading the system
e) conserve water by: using 2 ½gpm shower heads, 1.6gpm toilets and 2.2gpm faucet aerators, not running water continuously during hand washing, teeth brushing, rinsing dishes, cleaning vegetables, etc.
f) limiting the use of garbage grinders (it is preferred that no garbage grinder be used)
g) not disposing of cigarette butts, trash, coffee grounds, tampons or napkins down the drain
h) not adding septic tank additives
i) limiting the quantity of soaps, detergents, bleach, and drain cleaners that enter the system
j) legally removing sludge, scum, and trash from the tanks, as needed (at least every 3 years)

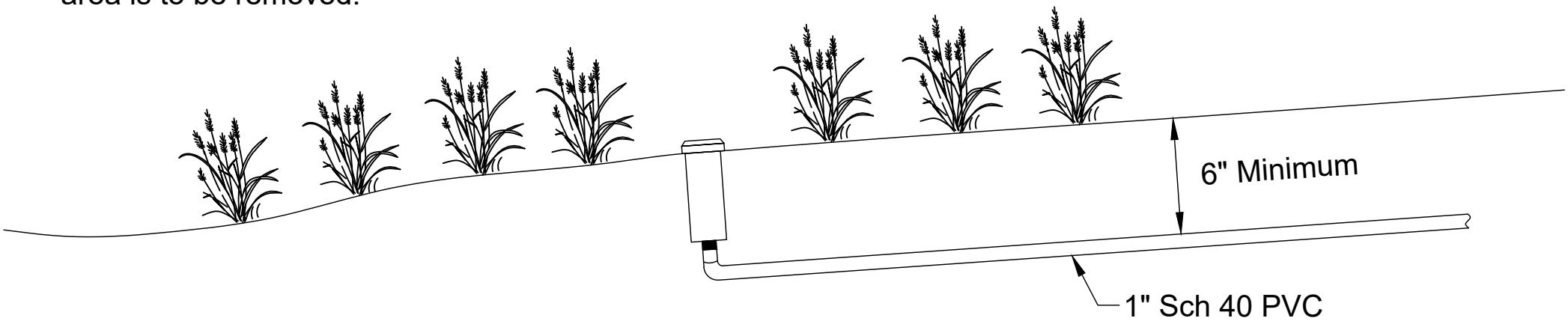
Detail of Spray Head Installation

All rock in the area to be irrigated is to be removed or covered with at least 4" of class IV or class III soil.

The pipe, spray head tops, etc. must be permanently colored purple.

Seed all disturbed areas and all bare soil with Bermuda, 1 lb. per 400 ft^2

All brush in the spray area is to be removed.



Adjust the angle of the spray head so that effluent falls evenly over the entire spray area.

Bed spray head and 1" supply line in sand.

NOTE: THE SOIL IN THE SPRAYFIELD AND THE SURROUNDING SPRAYFIELD AREA MUST BE COVERED WITH EROSION CONTROL MAT AND SEEDED WITH BERMUDA OR RYE IN WINTER (1LB. PER 400 SQ. FT.) OR SOD MAY BE SPRIGGED OVER THE AREA OR ARRANGED IN A TIGHT CHECKERBOARD PATTERN COVERING 80% OR MORE OF THE SANDY LOAM. IF SOD IS USED, ESTABLISHMENT OF 80% VEGETATIVE COVER IS REQUIRED BEFORE THE FINAL INSPECTION WILL BE PASSED.

Low Angle Performance Data

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr		PRECIP mm/hr	
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M³/H	■	▲	■	▲
#1.0	30	207	2,1	22	6,7	1.2	4,5	0,27	0.48	0.55	12	14
	40	276	2,8	24	7,3	1.7	6,4	0,39	0.57	0.66	14	17
	50	345	3,4	26	7,9	1.8	6,8	0,41	0.51	0.59	13	15
	60	414	4,1	28	8,5	2.0	7,6	0,45	0.49	0.57	12	14
#3.0	30	207	2,1	29	8,8	3.0	11,4	0,68	0.69	0.79	17	20
	40	276	2,8	32	9,8	3.1	11,7	0,70	0.58	0.67	15	17
	50	345	3,4	35	10,7	3.5	13,2	0,80	0.55	0.64	14	16
	60	414	4,1	37	11,3	3.8	14,4	0,86	0.53	0.62	14	16
#4.0	30	207	2,1	31	9,4	3.4	12,9	0,77	0.68	0.79	17	20
	40	276	2,8	34	10,4	3.9	14,8	0,89	0.65	0.75	17	19
	50	345	3,4	37	11,3	4.4	16,7	1,00	0.62	0.71	16	18
	60	414	4,1	38	11,6	4.7	17,8	1,07	0.63	0.72	16	18
#6.0	40	275	2,8	38	11,6	6.5	24,6	1,48	0.87	1.00	22	25
	50	344	3,4	40	12,2	7.3	27,7	1,66	0.88	1.01	22	26
	60	413	4,1	42	12,8	8.0	30,3	1,82	0.87	1.01	22	26
	70	482	4,8	44	13,4	8.6	32,6	1,96	0.86	0.99	22	25

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

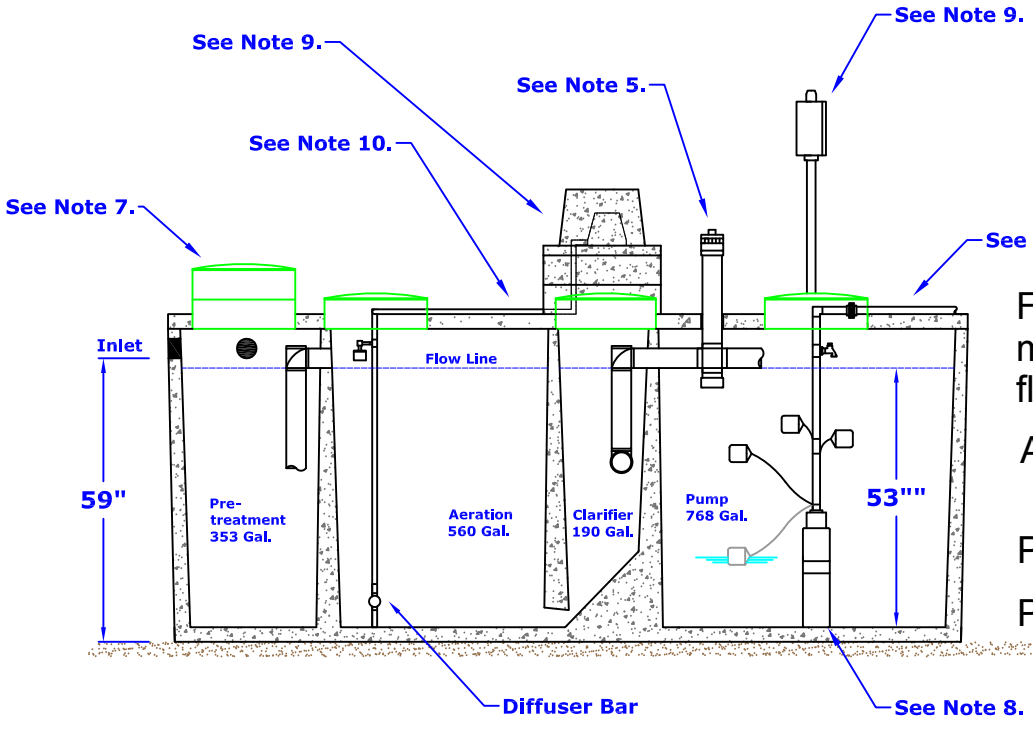
Assembly Details

OSSF

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD.

   BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec)timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø acess riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



Float Settings measured from floor.

Alarm On: 35"

Pump On: 17"

Pump Off: 12"

Timer Settings:
One Dose Per Day
45 Minutes On During
The Hours of 2AM-4AM

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

MINIMUM EXCAVATION DIMENSIONS:
Width: 76"
Length: 176"

Secondary safety pans are required inside each manhole riser. All riser must extend to at least 2" above finish grade.

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

Model: B-550-PC-400PT

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

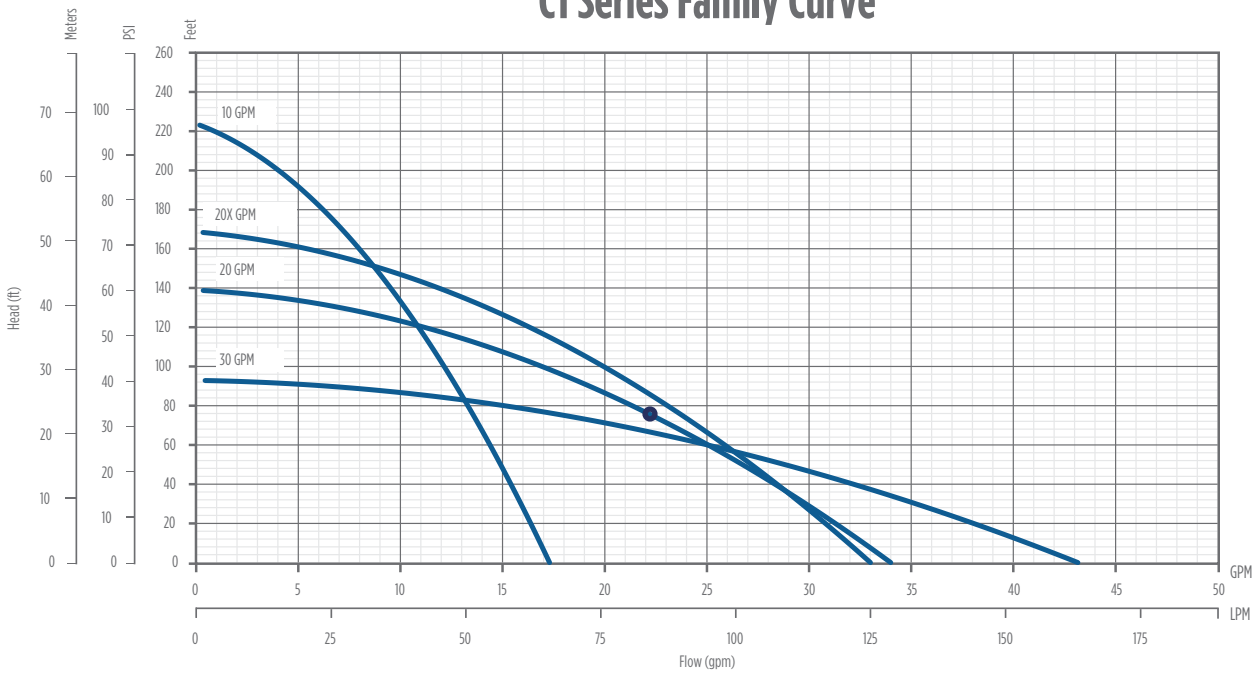
Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage Wastewater Solutions llc

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

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 SJOOW 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 SJOOW leads.

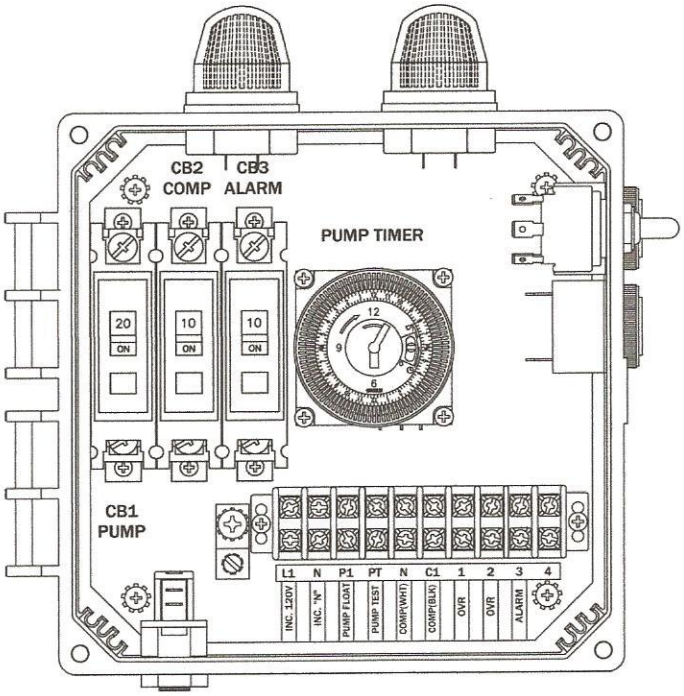
Septic Products Inc.

CONTROL PANEL

"A-AV" Model Aerobic Control Panel

Features & Benefits

- Circuit Breakers for Pump, Compressor & Alarm Circuits
- 24 Hr Timer w/15 minute intervals
- Large & Easy to Access Terminal Block
- Externally Mounted Run/Mute/Test Switch w/UV resistant sealing boot
- Externally Mounted Audible Alarm
- Rugged UV resistant Externally Mounted Alarm Light
- Durable Weather Resistant Hinged Poly Enclosure
- Labeled Back Panel
- Ground Lug
- Easily Replaceable Components
- Nema 4x Rating
- Color Coded Internal Wiring
- Built and Labeled to UL 508A Standard
- Works with most Aerobic Treatment Systems
- Provided with Wiring Schematic and Detailed Connection Diagram for Installer
- Mounting Feet for Enclosure
- Two year limited control panel warranty



(50B138-BIO-A-AV SHOWN)

NOTE: Comp. alarm switch located on enclosure door

UL LISTED C UL

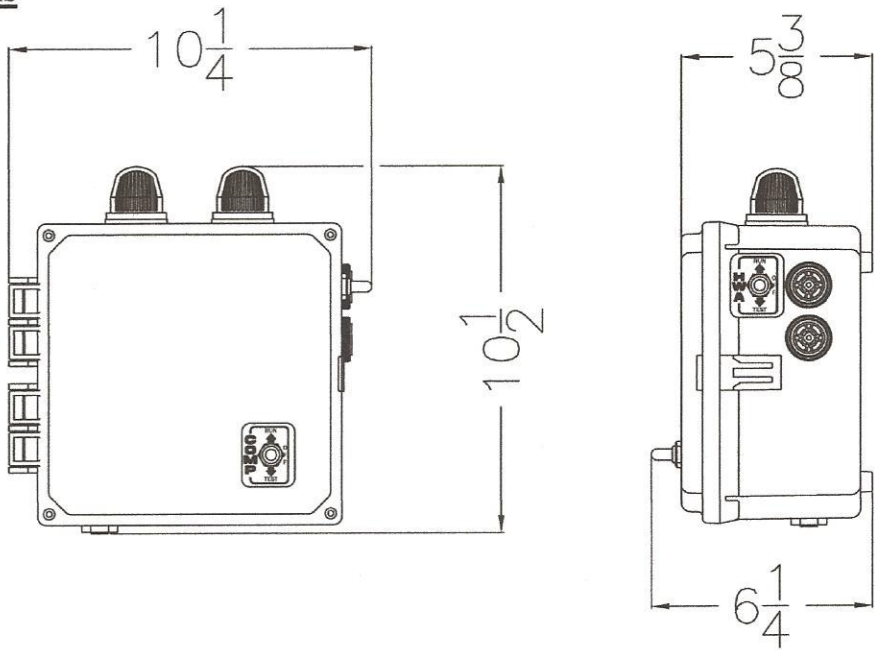
Available Options

- Externally Mounted Pump Test Switch
- Externally Mounted Air Pressure Switch
- Auto-Dialer
- Locking Stainless Steel Latch
- Repeat Cycle Timer Option
- Mercury or Mechanical Float Switches for the Pump and High Water Alarm Circuits

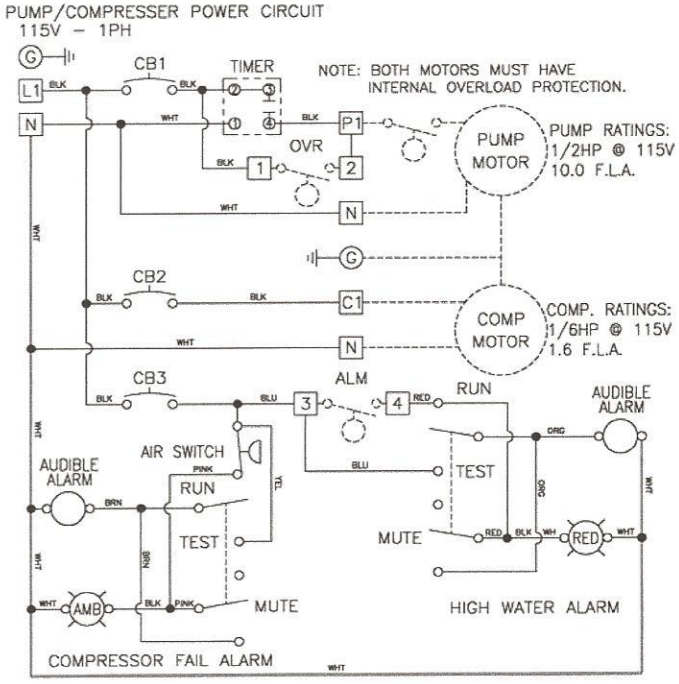
Note: Consult the factory for other available options. Also some options may require an increase in the enclosure size.

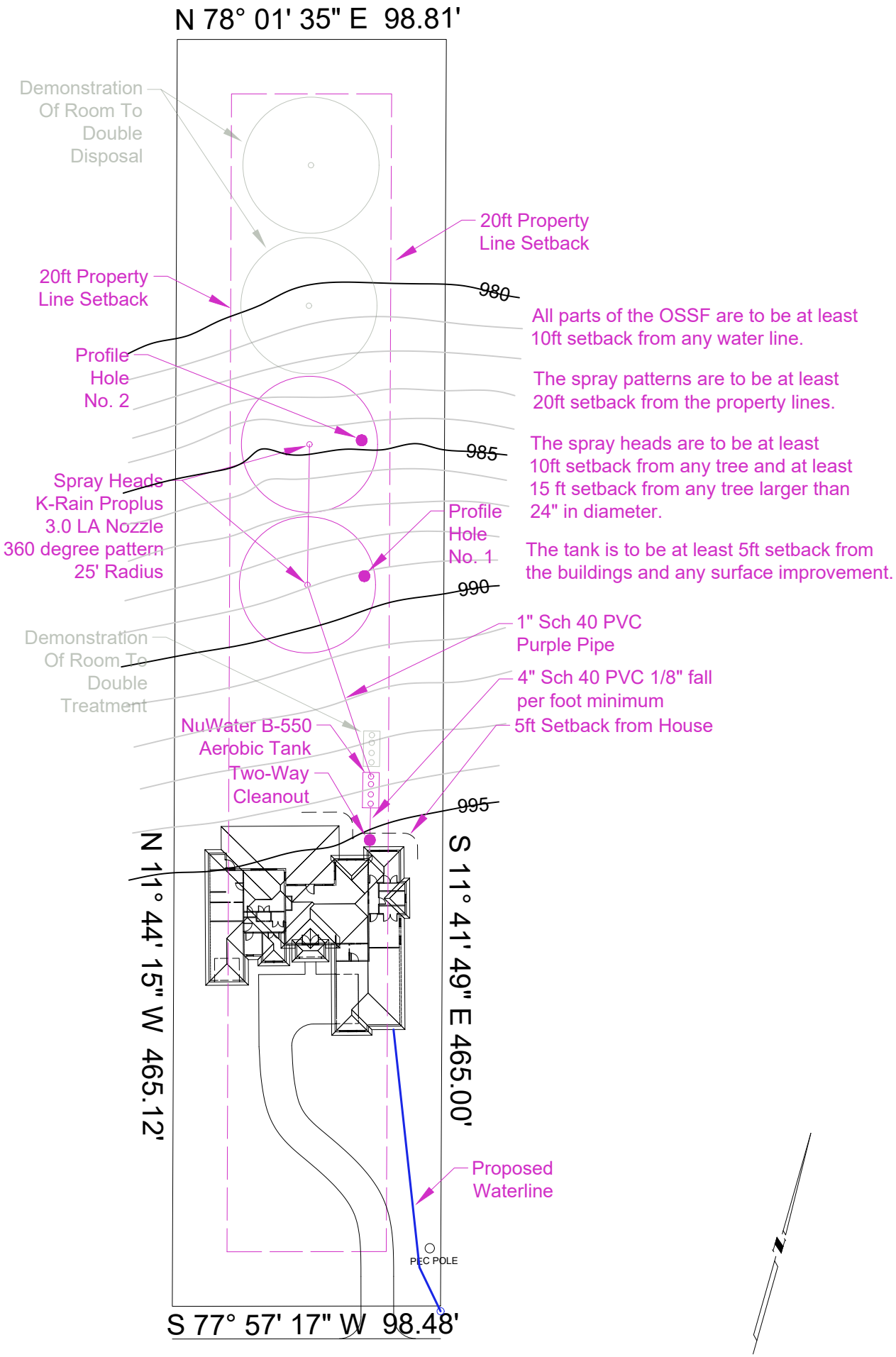
"A-AV" Model Aerobic Control Panel

Panel Dimensions



Wiring Schematic




N 78° 01' 35" E 98.81'
Demonstration Of Room To Double Disposal
20ft Property Line Setback
20ft Property Line Setback
980
All parts of the OSSF are to be at least 10ft setback from any water line.
Profile Hole No. 2
The spray patterns are to be at least 20ft setback from the property lines.
985
The spray heads are to be at least 10ft setback from any tree and at least 15 ft setback from any tree larger than 24" in diameter.
Spray Heads K-Rain Proplus 3.0 LA Nozzle 360 degree pattern 25' Radius
Profile Hole No. 1
The tank is to be at least 5ft setback from the buildings and any surface improvement.
990
1" Sch 40 PVC Purple Pipe
Demonstration Of Room To Double Treatment
4" Sch 40 PVC 1/8" fall per foot minimum
5ft Setback from House
NuWater B-550 Aerobic Tank
Two-Way Cleanout
995
N 11° 44' 15" W 465.12'
S 11° 41' 49" E 465.00'
Proposed Waterline
PEC POLE
S 77° 57' 17" W 98.48'
Summit Drive

Scale: 1" = 50ft

1/M (2)

202006035590 08/25/2020 01:55:46 PM 1/1

RELEASE OF LIEN

DATE: August 18, 2020

NOTE:

DATE: September 14, 2003

ORIGINAL AMOUNT: $ 22,900.00

MAKER: BRYAN J. GARNER and BARBARA L. GARNER

PAYEE: SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporation

DATE OF MATURITY: As therein provided.

HOLDER OF NOTE AND LIEN: SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporation

HOLDER'S MAILING ADDRESS: (including county) P.O. Box 2202, Canyon Lake, Comal County, Texas 78133-0009

NOTE AND LIEN ARE DESCRIBED IN THE FOLLOWING DOCUMENTS, RECORDED IN:

Warranty Deed with Vendor's Lien dated December 14, 2007 duly recorded under DOC #200306036392, of the Official Public Records of Comal County, Texas; and

Deed of Trust of even date therewith duly recorded under DOC #20306036393, of the Official Public Records of Comal County, Texas; and

Collateral Transfer of Notes dated August 9, 2004 and recorded under DOC #200406031542, of the Official Public Records of Comal County, Texas; and

Reassignment of Collateral Transfer of Note dated September 27, 2010 and recorded under DOC #201006032864, of the Official Public Records of Comal County, Texas.

PROPERTY (INCLUDING ANY IMPROVEMENTS) SUBJECT TO LIEN:

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being known and designated as Lot 124, THE SUMMIT, PHASE 2, a subdivision in Comal County, Texas, as shown on a map or plat of said subdivision as recorded in Volume 7, Page 175, of the Map and Plat Records of Comal County, Texas.

Holder of the Note acknowledges its payment and releases the property from the lien.

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

→ Rinco of Texas, Inc
PO Box 1820
Canyon Lake, TX. 78133

SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporation

BY: _____
Kelly E. Simmons, Chief Financial Officer

STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on the 18th day of August, 2020, by Kelly E. Simmons, Chief Financial Officer of SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporaiton, on behalf of said corporation.

_____
NOTARY PUBLIC, STATE OF TEXAS
Notary's printed name &
Commission expiration date

MICHELE BARNES
Notary ID # 125121910
My Commission Expires
January 13, 2021

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/25/2020 01:55:46 PM
JESSICA 1 Page(s)
202006035590

Bobbie Koepp

RINCO OF TEXAS, INC

August 31, 2020

Mr. & Mrs. Bryan Garner
1013 Dolphin Place
Corpus Christi, TX 78411

RE: The Summit, Lot 124, Ph 2 – **Release of Lien & Water Release of Lien**

Dear Bryan & Barbara:

Enclosed is a copy of the recorded **Release of Lien & Water Release of Lien** for the above referenced property; fully recorded at the Comal County Clerk's office. Please keep for your records.

If you have any questions, please do not hesitate to call us at one of the numbers listed below.

Sincerely,

MBarnes

Michele Barnes
Office Assistant
/mlb

P.O. BOX 2202 • CANYON LAKE, TEXAS 78133-0009 • (830) 935-2807 • (830) 935-2808
FAX: (830) 935-2729 • E-MAIL: rinco@gvtc.com

1/M (2)

202006035590 08/25/2020 01:55:46 PM 1/1

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DATE: August 18, 2020

NOTE:

DATE: September 14, 2003

ORIGINAL AMOUNT: $ 22,900.00

MAKER: BRYAN J. GARNER and BARBARA L. GARNER

PAYEE: SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporation

DATE OF MATURITY: As therein provided.

HOLDER OF NOTE AND LIEN: SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporation

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Holder of the Note acknowledges its payment and releases the property from the lien.

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

→ Rinco of Texas, Inc
PO Box 1820
Canyon Lake, Tx. 78133

SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporation

BY: _____
Kelly E. Simmons, Chief Financial Officer

STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on the 18th day of August, 2020, by Kelly E. Simmons, Chief Financial Officer of SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporaiton, on behalf of said corporation.

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 (OSSF's), 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 (commission) to regulate On-Site Sewage Facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSF's 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 maintenance contract, according to 30 Texas Administrative Code §285.91 (12) will be installed on the property described as (insert legal description): _____

The property is owned by (insert owner's full name): BRYAN J. GARNER

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.

WITNESS BY HAND(S) ON THIS 12 DAY OF August, 2025

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 12 DAY OF August, 2025

Notary Public, State of Texas

JEREMY ZACHARIAH FLORES
Notary Public, State of Texas
Comm. Expires 03-07-2029
Notary ID 135505623

RECEIVED
By Kathy Griffin at 3:06 pm, Aug 21, 2025

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 8-18-25

All owners from deed to be on application w/ signatures.

Permit Number 118951

1. APPLICANT / AGENT INFORMATION

Owner Name	Bryan Garner	Agent Name	Greg Standard
Mailing Address	1013 Dolfin Drive	Agent Address	438 Vista Verde
City, State, Zip	Corpus Christi, TX 78411	City, State, Zip	Blanco, TX 78606
Phone #	702-885-4930	Phone #	512-826-1836
Email	garnerhh@yahoo.com	Email	gwstandard@gmail.com

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2. LOCATION

Subdivision Name Summit Phase 2 Lot 124 Block

Survey Name / Abstract Number Acreage 1.05

Address 3091 Summit Drive City New Braunfels State tx Zip 78132

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Type of structure?

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2000

☐ Non-Single Family Residential

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

Type of Facility

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

Restaurants, Lounges, Theaters - Indicate Number of Seats

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

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: $ 400,000.00 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Bryan Garner
Signature of Owner

08/-19-2025
Date

Revised January 2021

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Calculations

System designed for a maximum daily flow of: 240 Gallons Per Day
Trash tank proposed in NuWater B-550-PC-400PT: 353 Gallons
Aerobic tank requirement: 360 Gallons Per Day
Aerobic tank proposed: NuWater B-550-PC-400PT 600 Gallons Per Day
Pump tank proposed in NuWater B-550-PC-400PT: 768 Gallons

Sprayfield required: 240 gallons per day ÷ 0.064 Gallons per sq. ft per day **=3750ft^2**

K-Rain ProPlus, Pop-up Sprinkler Heads with #3.0 Low Angle Nozzles are to be used. These heads will produce a radius of approximately 29ft at approximately 30psi. Use diffuser Screw to reduce radius to 25ft.

Area Provided By Spray Heads: 25 ft x 25 ft x 3.14 =1962 ft^2 per head per 360 degrees
1962 ft^2 x 2 (two 360 degree spray patterns) = **3924 ft^2**

DOSING SPECIFICATIONS:

Pump intake will be 6 ft below ground		**6.00ft**
Grade difference from tank to field		**-4.00ft**
Friction head 100 ft of 1" @ 6.0 gpm	**100 ft x 2.70 ft/100 ft**	**2.70ft**
Friction head 50 ft of 1" @ 3.0 gpm	**50 ft x 0.75 ft/100 ft**	**0.38ft**
Friction head through fittings and valves		**2.00ft**
Pressure head (at pump) 30 psi x 2.31 ft per psi		**69.30ft**
Total head on pump		**76.38ft**

A *Franklin C1 Series Cistern pump, Model 20C1-05P4-2W115*, 1/2 hp, 115 volt submersible pump is specified. From the performance curve chart, this pump will flow approximately 22 GPM at 76.38ft of head.
At 30 psi, each head should use approximately 3.00 gpm 2 x 3.0 gpm = 6.0 gpm
6.0 gpm for a 240 gallons per day = 40 minutes per day

Use NuWater Control Panel
The pump off float is to be set so that the pump is turned off 12" above the floor of the tank.
The pump on float is to be set to activate the pump 17" above the floor of the tank.
The alarm float is to be set 35" above the floor (18" below the pump chamber inlet).

Minimum volume between Pump on and Alarm on: _____ 240 gallons
Pump on at 14" and Alarm on at 35"
35" – 17" = 18" 18" x 14.49 Gallons per inch----------=261 Gallons

Minimum reserve capacity after alarm activates: _____ 240 gallons
Alarm float will need to activate the alarm at 25" below the pump tank inlet.
Alarm on at 28" and Pump Chamber Inlet at 53"
53" – 35" = 18" 18" x 14.49 Gallons per inch----------=261 Gallons
An audible/visual alarm is to be built-in in the control panel. This control panel is to contain an audible/visual alarm for the air compressor as well as the submersible pump.

Show a 1/3 reserve capacity according to GPD.

Tank Instructions:

Berm, swale, and gutter the building to divert stormwater away from the tanks.
All tanks are to be located in an area where they will be protected from automobiles heavy equipment, and drainage or ponding that could cause water infiltration into the tanks.
All tanks shall be set level on a pad of sand, gravel, or sandy loam with a minimum depth of 4" (washed sand preferred).
The tanks are to be installed with inlet no deeper than 3" below the finish grade and no deeper than the manufacturer's specifications. Backfill the tank excavation in accordance with manufacturer's instructions.
The inlets, outlets, seams between the units and all joints of the tanks, the manhole openings, and the manhole risers are to be sealed with mortar.
The sewer line from the facility to the tank is to be 3" or 4" inside diameter. If the stub-out from the facility is 4" inside diameter, then the sewer line from the facility to the tank must be 4" inside diameter. If bell-end couplers are used then the couplers are to be installed with the bell end up slope of the pipe. This will make the line less likely to accumulate debris at the coupling.
All connecting pipes for the tanks are to be Schedule 40 PVC and chemically welded in place. These pipes are to be mortared or epoxied (swimming pool epoxy preferred) where they enter or leave the tank, and these junctions are to be water tested.
All tanks shall be filled with water high enough to cover the connecting pipes twenty-four hours prior to inspection.
Pipes on inlet side of trash tank shall have a minimum fall of 1/8" per foot.
All turns in gravity system prior to septic tank shall be made with a maximum of 45 degree bends.
All electrical connections for the pump and alarm must be made in accordance with the National Electric Code.
The pump is to be wired on a separate breaker than the alarm.
Risers shall be installed on all manhole openings
Risers must be installed airtight. There should be no way for storm runoff water to enter the tank.
The control panel and air compressor should be installed high enough to prevent storm runoff water from flooding them.
All wiring exterior to the tank shall be in conduit. The conduit entering the manhole riser should be sealed on the end to prevent gasses and water from entering the conduit.
The electrical connections for the leads to the pump and float switches with the wires from the building are to be made in an underground junction box located near the manhole riser for the pump tank or they are to be made inside the manhole riser in a junction box with fittings approved for exposure to caustic and explosive gases.
The chlorine used with this system must be approved by the EPA for use in wastewater systems.
Water softeners and garbage disposals should not be installed nor used in a building connected to this wastewater system.

Sprayfield Instructions:

Berm, swale, and gutter the building to divert stormwater away from the sprayfield.
Grass must be established in the area that is to be sprayed. If the grass dies off in the winter, or for lack of water, additional seed or sod must be added.
The grass must be maintained by watering (if needed) and mowing. Uncut grass hampers the evapotranspiration process.
All pipes are to be buried with at least 6" of soil cover.
If puddling of effluent near the spray heads is observed, the system may have a problem that needs to be addressed.
Please call Daniel Balboa R.S. or the company responsible for the maintenance to diagnose the situation.

Inspection Schedule:

This inspection schedule must be adhered to in order to demonstrate compliance.
This schedule is independent of the authorized agent's (health department's) schedule.

Pre-construction:	Arrange to meet a representative from Daniel Balboa R.S. prior to construction.
1st Inspection:	When spray heads and supply lines are installed.
	When tanks and connecting pipes have been installed and filled for twenty-four hours.
	When pump and alarm are installed and operational.
Final Inspection:	When system is complete and landscaping finished.

NOTICE TO THE OWNER

1. Design Parameters: This wastewater system has been designed or will be designed on information provided by the client, and based on site conditions at the time of design. Daniel Balboa accepts no responsibility for incorrect information or changes in site conditions.

2. Usage Limitation: The maximum peak limitation is 240 gallons per day. The maximum monthly usage should be no more than 4680 gallons (156 gallons per day x 30 days). **Average Daily Usage should be no more than 65% of the maximum usage.** The Owner shall inform the property's occupants of the allowable per day Usage Limitation and, upon sale or transfer of the property, the Owner shall inform the property's buyers of the Usage Limitation.

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3. License: The Owner shall acquire a license to operate this wastewater system from the appropriate local governing agency. A license is not automatically issued when inspections are complete.

4. Grade Cuts: Any grade cuts made within twenty-five (25) feet downhill or to the side of the drainfield will likely void the license and may cause failure of the system. It is very common for such grade cuts to be considered for construction of foundations, driveways, sidewalks, pools, retaining walls and the like. The Owner is responsible for seeing that these cuts are not made.

5. Setbacks: The Owner shall adhere to the drainfield minimum setbacks and assure that all improvements made on the property are not over the system and are outside of the setbacks. It is the Owner's responsibility to assure that buildings, houses, irrigation systems, patios, ponds, storage units, water lines, water wells, or other structures or improvements are not constructed above the system or inside the setbacks. The Owner shall refer to these plans, homeowner's association rules, the local regulations, and TCEQ's on-site wastewater rules regarding the exact setbacks.

6. Trees: The Owner understands that damage to trees may result from installation and/or operation of the system and hereby relieves Daniel Balboa of any and all claims for damage to trees.

7. Vehicles: It is the Owner's responsibility to assure that automobiles, campers, motor homes, trailers, or other vehicles are not parked or driven above the system or inside the setbacks.

8. Water Softening and Reverse-Osmosis: The backwash from water softening and reverse osmosis units must not be plumbed into any part of the system. Water softening units harm the system by injecting high salt concentration solutions into it and reverse osmosis units harm the system by hydraulically overloading it.

9. Sprinkler Systems & Drainage Systems: No sprinkler system should be installed on or near the drainfield. Rainwater drainage should not be directed toward the drainfield. Excessive water falling on or uphill of the drainfield can cause the drainfield to fail.

10. Repairs: The Owner shall repair this wastewater system as needed. Typical repairs include, but are not limited to: replacing soil and grass over the system's drainfield; replacing the pump and other components which become damaged, worn or ruined; and replacing crushed, collapsed, or cracked system components.

11. Large Surges Of Wastewater: Large bathtubs should not be drained all at once, nor should several loads of laundry be washed all at once. Large volumes of water (20 gallons or more) entering the wastewater system rapidly will cause turbulence in the treatment tank. This turbulence causes solids in the tank to be transferred out of the tank. This solids transfer will cause some part of the system to become plugged.

12. High Strength Waste: No commercial food preparation or other processes that might create high strength wastewater are allowed.

13. Hazardous Materials: Chemicals that might kill off the organisms in the tanks and drainfield that are responsible for treating the wastewater should not be allowed to enter the wastewater system. Some examples are: gasoline, paint thinner, paint, antibiotics, and film development chemicals.

14. Maintenance: The Owner shall maintain this system as needed. Typical maintenance includes, but is not limited to:
a) maintaining grass above the system's drainfield and other areas of disturbed soil
b) replacing chlorine, if required
c) regularly inspecting the system to ensure that effluent is not surfacing
d) regularly inspecting and repairing the plumbing fixtures, especially toilets, to make sure that leaking fixtures even unapparent leaks are not overloading the system
e) conserve water by: using 2 ½gpm shower heads, 1.6gpm toilets and 2.2gpm faucet aerators, not running water continuously during hand washing, teeth brushing, rinsing dishes, cleaning vegetables, etc.
f) limiting the use of garbage grinders (it is preferred that no garbage grinder be used)
g) not disposing of cigarette butts, trash, coffee grounds, tampons or napkins down the drain
h) not adding septic tank additives
i) limiting the quantity of soaps, detergents, bleach, and drain cleaners that enter the system
j) legally removing sludge, scum, and trash from the tanks, as needed (at least every 3 years)

Calculations:

System designed for a maximum daily flow of 240 Gallons Per Day
Trash tank proposed in NuWater B-550-PC-400PT: 353 Gallons
Aerobic tank requirement per (85.9 gpd/person): 360 Gallons Per Day
Aerobic tank proposed: NuWater B-550-PC-400PT 600 Gallons Per Day
Pump tank proposed in NuWater B-550-PC-400PT: 768 Gallons

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DOSING SPECIFICATIONS:

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The pump on float is to be set to activate the pump 17" above the floor of the tank.
The alarm float is to be set 35" above the floor (18" below the pump chamber inlet).

Minimum Reserve Capacity Above Alarm On:
One Third Of The Daily Flow Required **240 Gallons ÷ 3 = 80 Gallons**
Alarm float will need to activate the alarm at 18" below the pump tank inlet.
Alarm on at 35" and Pump Chamber Inlet at 53"
53" – 35" = 18" 18" x 14.49 Gallons per inch----------=261 Gallons

Minimum volume between Pump On and Alarm On:
One Day's Flow Required **240 Gallons ÷ 3 = 80 Gallons**
Pump on at 17" and Alarm on at 35"
35" – 17" = 18" 18" x 14.49 Gallons per inch----------=261 Gallons

An audible/visual alarm is to be built-in in the control panel. This control panel is to contain an audible/visual alarm for the air compressor as well as the submersible pump.

COMAL COUNTY

ENGINEER'S OFFICE

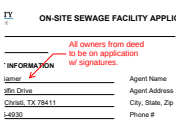
Address: 3091 Summit Drive

Legal Description: Summit Phase 2 Lot 124

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:

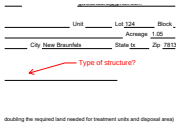
118951.pdf Markup Summary

Efrain Gallegos (3)



Subject: Callout
Page Label: 1
Author: Efrain Gallegos
Date: 10/3/2025 4:00:35 PM
Status:
Color:
Layer:
Space:

All owners from deed to be on application w/ signatures.



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Date: 10/3/2025 4:05:14 PM
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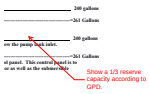
Space:

Type of structure?



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Author: Efrain Gallegos
Date: 10/6/2025 8:59:19 AM
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Show a 1/3 reserve capacity according to GPD.

RECEIVED
By Kathy Griffin at 3:06 pm, Aug 21, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118951
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

8-18-25
Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No._____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refeused)

Revised: September 2019