



# COMAL COUNTY

ENGINEER'S OFFICE

## License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 01/03/2022 Permit Number: 113142

Location Description: 171 BLUEBONNET BREEZE  
CANYON LAKE, TX 78133

Subdivision: The Summit North  
Unit: 1  
Lot: 9  
Block: 0  
Acreage: 0.0000

Type of System: Aerobic  
Drip Irrigation

Issued to: John Cabler, LLC

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.


Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

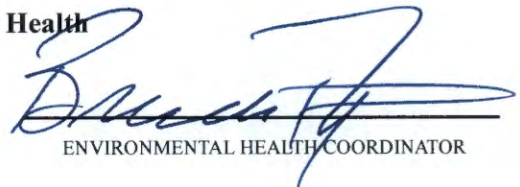
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

  
\_\_\_\_\_  
ENVIRONMENTAL HEALTH INSPECTOR

OS0034792

Licensing Authority  
Comal County Environmental Health

  
\_\_\_\_\_  
ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

# Comal County Environmental Health OSSF Inspection Sheet

FINAL

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
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)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health  
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.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health  
OSSF Inspection Sheet**

**FINAL**

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



# COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 113142  
Issued This Date: 09/02/2021  
This permit is hereby given to: John Cabler, LLC

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

171 BLUEBONNET BREEZE  
CANYON LAKE, TX 78133

Subdivision: The Summit North  
Unit: 1  
Lot: 9  
Block: 0  
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

Permit Number: 113142  
Issued This Date: 09/02/2021  
This permit is hereby given to: John Cabler, LLC

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Call (830) 608-2090 to schedule inspections.



**RECEIVED**

By KG at 12:56 pm, Aug 23, 2021



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION CHECKLIST**

Staff will complete shaded items

		113142
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

**Instructions:**

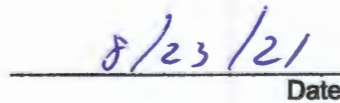
Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist must accompany the completed application.

**OSSF Permit**

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

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

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

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

ON-SITE SEWAGE FACILITY APPLICATION

Date 9/1/21

Permit Number

1. APPLICANT / AGENT INFORMATION

Owner Name John Cabler, LLC
Mailing Address P.O. Box 2710
City, State, Zip Wimsley, Tx. 78676
Phone # 512 757 0753
Email a/400@yahoo.com

Agent Name Eric Schneider
Agent Address 1124 Running River
City, State, Zip New Braunfels, TX 78130
Phone # 512-757-5827
Email planet friendly designs@gmail.com

2. LOCATION

Subdivision Name The Summit North, Phase 1 Unit Lot 9 Block
Survey Name / Abstract Number Acreage .76
Address 171 Bluebonnet Breeze City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

[X] Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 3
Indicate Sq Ft of Living Area 1,990

[ ] 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: \$ (Structure Only)

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

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

Source of Water [X] Public [ ] Private Well

4. SIGNATURE OF OWNER

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

Signature of Owner [Handwritten Signature]

Date 9/1/21





ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Eric Schneider, RSt Corrie Smith, SE

System Description Aerobic Drip Irrigation

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

Tank Size(s) (Gallons) 400 Trash/560 Aerobic/TSU Pump Absorption/Application Area (Sq Ft) 1200 ft<sup>2</sup>

Gallons Per Day (As Per TCEQ Table III) 240 GPD

(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.)

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

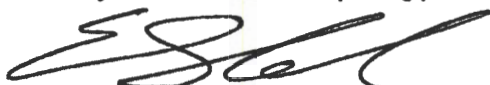
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city?  Yes  No

If yes, indicate the city: Canyon Lake

By signing this application, I certify that:

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

  
Signature of Designer

3/18/2021  
Date



1/c

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 OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

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 9, The Summit North phase 1, a subdivision according to  
the map + plat recorded in Volume 12, pages 272-273, of  
the Map + Plat Records of Comal County, Texas.

The property is owned by (insert owner's full name): John Cabler, LLC

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 23 DAY OF August, 2021

[Signature]  
Owner(s) signature(s)

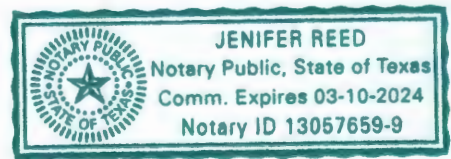
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23 DAY OF August, 2021

[Signature]  
Notary Public, State of Texas  
Notary's Printed Name: Jenifer Reed  
My Commission Expires: 3-10-2024

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
08/23/2021 11:41:59 AM  
JESSICA 1 Page(s)  
202106044382



Bobbie Koepf





**CTHC Septic**  
**Mailing: PO Box 3123**  
**Wimberley, Tx 78676**  
**Physical: 650 Wayside Dr**  
**Wimberley, TX 78676**  
**512-395-5060 or 512-757-5210**

## **MAINTENANCE CONTRACT**

Property owner Name: John Cabler, LLC

Site Address: 171 Blue bonnet Breeze

City/State/Zip: Canyon Lake, TX 78133

Mailing Address: N/A

City/State/Zip: N/A

Contact number: 512-757-0753

Gate code:

Email: al400@yahoo.com

Installer: CTHC Septic

Proper Authority: Comal County

### Contract Dates:

MFG:

Begin Date: Upon License to Operate

Permit Number:

End Date: 2 years

In consideration of the mutual covenants and agreements contained in this Inspection Contract ("Contract") and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and CTHC Septic & Excavation LLC ("CTHC") agree as follows:

**Owner agrees to pay: (please check one)**

\$225 annually

*or*

\$450 every two years



for performance under this Contract which sum may be non-refundable. Owner agrees CTHC has no obligation under this Contract until the payment described in this paragraph has been paid in full.

Owner agrees that this Contract will automatically renew on its anniversary date upon receipt of Owner's renewal payment. Owner will be notified when payment is due each year. If payment is not received by the anniversary date the proper authority and Owner will be notified of cancellation.

Either party can terminate this Contract at any time with thirty (30) days written notice. If the Contract is terminated the Owner agrees to notify the proper authority and CTHC at least thirty (30) days before the effective date of termination. Owner understands that state and local laws require Owner to maintain an inspection agreement at all times for the system.

AS PER STATE PERMITTING REQUIREMENTS,CTHC WILL ASSUME INSPECTION AND REPORTING RESPONSIBILITIES. CTHC WILL INSPECT THE SYSTEM AT LEAST ONCE EVERY FOUR (4) MONTHS. THE INSPECTION WILL INCLUDE: EFFLUENT QUALITY (COLOR, TURBIDITY, SCUM, OVERFLOW, AND ODOR), ALARM FUNCTION, DISTRIBUTION SYSTEM, MECHANICAL OPERATION OF AERATION PUMP AND EFFLUENT PUMP, AND CHLORINE AVAILABILITY IN CHLORINATOR.

IT IS THE RESPONSIBILITY OF CTHC TO PERFORM THE REQUIRED INSPECTIONS, SIGN, AND SUBMIT INSPECTION REPORTS ACCORDING TO RULES SPECIFIED BY THE PERMITTING AUTHORITY. CTHC WILL COMMUNICATE, BY ANY MEANS NECESSARY, TO THE OWNER, THE CONDITION OF THE SYSTEM AND ADVISE OF ANY REPAIRS THAT MAY BE NEEDED, AND/OR DISCUSS USAGE ISSUES TO IMPROVE PERFORMANCE OF THE SYSTEM.

CTHC WILL RESPOND, BY PHONE, WITHIN 48 HOURS OF AN OWNER COMPLAINT.

If required, Owner will keep chlorine (tablet or liquid bleach) in the chlorinator at all times. Owner understands that it may be illegal to fail to keep chlorine in the chlorinator. use (outside of the design criteria for the system), disposal of non-biodegradable materials (solvents, grease, oil, paints, feminine hygiene products, cotton materials, plastics, paper towels, etc.). Overloading of the system above its rated capacity or introduction of harmful matter into the system will result in substandard performance and is the responsibility of the Owner.

The owner grants CTHC unlimited access to the system for inspection and service. The owner agrees to update CTHC with changes of combination lock and/or automatic gate codes, to include contract information (phone numbers) to access property. The owner may incur additional charges if additional visits are necessary because of restricted access.

Owner understands and agrees that servicing the system pursuant to this contract does not include the repair or replacement of any component found to be defective or functioning incorrectly. These items are the sole responsibility of the Owner. Owner understands and agrees that this Contract does not cover pumping of any kind for any reason. The Owner may contract with CTHC for an additional fee, to perform any repairs needed to keep the system in acceptable working order per TCEQ and county guidelines. If repairs are performed at the request of Owner, the Owner agrees to pay CTHC in full for such repairs at the time the service is rendered. If payment is not made in full at that time, the Owner will be invoiced for repair cost to include parts and labor. The Owner agrees to pay the invoice within ten (10) days. The Owner will be assessed a late fee of 1.5% of the outstanding balance due every thirty

days until the outstanding balance is paid in full. Owner authorizes CTHC to remove any part installed by CTHC that is not timely paid for by Owner.

Owner understands and acknowledges that there are inherent hazards of accidental injury, property damage or death in connection with the use of onsite septic systems. Owner assumes any and all risks associated with the ownership of an onsite septic system. Owner hereby releases and assumes entire responsibility and liability for any claim or actions based on or arising out of injuries to persons or damages to or destruction of property sustained or alleged to have been sustained in connection with or to have arisen out of or incidental to the performance of this contract by CTHC, its agents and employees. Owner agrees to indemnify, hold harmless, and defend, CTHC, its officers, agents, and employees. Owner agrees to indemnify, hold harmless, and defend, CTHC, its officers, agents, and employees, from any and all liability, damages, losses, claims, judgments, costs or expenses, including attorney's fees, which in any way arise from the operation of or the presence of the septic system on owner's property.

The Owner and CTHC agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by Texas law. If any portion of this agreement is found invalid, the balance of the agreement remains valid.

OWNER RECOGNIZES THIS AGREEMENT MAY HAVE SIGNIFICANT LEGAL CONSEQUENCES. OWNER HAS CAREFULLY READ THIS AGREEMENT AND AGREES TO ALL OF ITS TERMS.

Signed this 9 day of June, 2021

Joseph W. Jamieson  
Joseph W. Jamieson (Jun 22, 2021 16:59 CDT)

CTHC  
Joseph Jamieson or JK Parker  
MP0001958

John C. Cabler  
John C. Cabler (Jun 9, 2021 13:50 CDT)

Owner








# CTHC Aerobic Septic Maintenance Contract

Final Audit Report

2021-06-22

Created:	2021-06-09
By:	Joseph W Jamieson (admin@cthcseptic.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-x2pIPkA88mHZtD8dY8HCKoizNIASFU

## "CTHC Aerobic Septic Maintenance Contract" History

-  Document created by Joseph W Jamieson (admin@cthcseptic.com)  
2021-06-09 - 2:24:45 PM GMT- IP address: 66.68.158.75
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-  Agreement completed.  
2021-06-22 - 9:59:59 PM GMT



PLANET FRIENDLY DESIGNS

planetfriendlydesigns@gmail.com

512-757-5827

March 18, 2021

To Whom It Concerns:

The attached OSSF design is for a new 3 bedroom, single family residence that will be less than 2,500 Sq. Ft. It will be located at 171 Bluebonnet Breeze in Canyon Lake, TX.

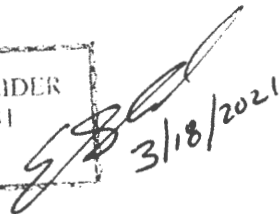
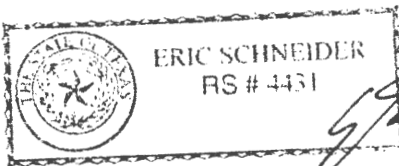
If there are any questions or concerns, please do not hesitate to contact me.

Sincerely,



Eric Schneider, R.S.

R.S. #4431

Handwritten signature and date '3/18/2021' written over the seal.

PLANET FRIENDLY DESIGNS  
 PLANETFRIENDLYDESIGNS@GMAIL.COM  
 512-757-5827

**OSSF SOIL EVALUATION FORM**

Physical Address: 171 Bluebonnet Breeze Canyon Lake, TX 78133  
 Date Performed: March, 8, 2021 Proposed Excavation Depth: 28 Inches

Profile Hole <u>1</u>					
Depth (ft)	Textural Class	Description of Soil	Drainage Mottles/Water Table	Restrictive Horizon	Comments
0	Class III	Caliche	None	None	< 30% Gravel
1					
2					
3	— —	— —	— —	— —	— —
4					
5					

Profile Hole <u>2</u>					
Depth (ft)	Textural Class	Description of Soil	Drainage Mottles/Water Table	Restrictive Horizon	Comments
0	Class III	Caliche	None	None	< 30% Gravel
1					
2					
3	— —	— —	— —	— —	— —
4					
5					

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

Presence of 100 year flood zone: **N** Recharge features within 150 feet: **N**  
 Existing or proposed water well: **N**  
 Presence of adjacent ponds, streams, water impoundments: **N**  
 Organized Sewage available on lot or tract: **N** Suitable for standard system: **N**

Corrie Smith  
 Site Evaluator

050029488  
 SE #

This system is designed for an existing 3 bedroom, single family residence that is less than 2,500 sq. ft. Using table III of the Chapter 285 Rules for On-Site Sewage Facilities by the TCEQ, the single family residence will use an estimated 240 gallons per day.

### **Site Description and Site Evaluation**

The subject property is located within a subdivision. The legal description Phase 1, Lot 9 in The Summit North Subdivision in Canyon Lake, TX. The property will utilize a public water source. No portion of the drainfield will lie within 10 feet of a waterline. There are no recharge features within 150 feet of the proposed system. Minimum separation distances as stated in Chapter 285.30 TCEQ, On-Site Sewage Facilities must be maintained.

### **Proposed System**

A 3 or 4 inch SCH 40 PVC pipe, or equivalent, will discharge from the single family residence into an AquaAire aerobic wastewater system Model AA500-4075.

Trash Tank: 400 Gal

Aerobic Treatment Chamber: 560 Gal

Pump Chamber: 750 Gal

Distribution is through a self-flushing 100 micron disk filter, and then through a 1" SCH 40 manifold to a 1200 ft<sup>2</sup> drip tubing field using Netifim Bioline. The drip lines are approximately 2 feet apart with 0.61 gph emitters set every two feet. A 1" SCH 40 return line will be installed to periodically flush the system by cycling a 1.5" ball valve. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The ground surface will be scarified and the drainfield will placed on top and covered with at least 6" of Type III soil. The field is required to be seeded after completion.

### **Pump Calculations**

Pump Off Float: 6" = 71.90 gal

Pump On Float: 7" = 85.0 gal

Alarm On Float: 24" = 328.10 gal (328.10 – 85.0 = Dosing volume of 243.10 gal)

Reserve Capacity: 750 gal – 328.10 gal = 421.90gal

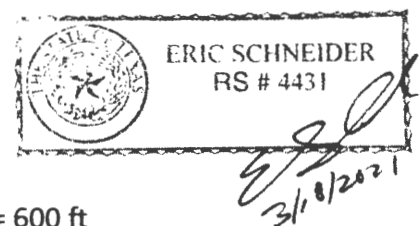
### **Drainfield Calculations**

System designed for a maximum daily effluent of 240 GPD.

Drainfield Requirements: 240 GPD/.2 GPD/ft<sup>2</sup> = 1200 ft<sup>2</sup>

Linear feet of tubing required: 1200 ft<sup>2</sup>/2 ft (space between tubing lines) = 600 ft

Actual size of drainfield: 600 ft (2 groups of 8 lines at 50'; 300 feet per run)



**Pump and Drip Line Requirements**

Pump – Dominator 20 GPM “Sta-Rite” 20DOM05121, ½ HP, submersible pump. Drip emitters to operate at 40 pounds per square inch

Drip Line – Netifim ½” Drip Tubing/ – Emitter will drip 0.61 gph @ 40 psi

600 linear feet of drip tubing = 300 emitters

300 emitters x 0.61 gph = 183 gph = 3.05 gpm

There will be a total of 2 connectors to both the supply and return line.

**Dosing Specifications**

Design goals: Provide 3.05 gpm to 2 emitter lines at 40 psi (2 connectors)

3.05 gpm + 1.6(2 connectors) = 6.25 gpm

Elevation Head = -15 feet (calculated from pump location to highest point on supply line)

Pressure Head: 40 psi x 2.31 ft/psi = 92.40 ft

Disc filter friction loss: 5 ft

Additional friction loss (elbows, tees, flex tubing, valves, etc...): 5 ft

Loss in Supply Line: 1” Sch 40 PVC @ 3.05gpm = 1.01/100 ft = (70 ft x 1.01/100ft) = 0.71 ft

Loss in Return Line: 1” SCH 40 PVC @ 3.2 gpm = 1.01/100 ft = (80 ft x 1.01/100ft) = 0.81 ft

TDH = -15 ft + 92.40 ft + 0.71 ft + 5 ft + 5 ft + 0.81 ft = 88.92 (within pump curve)

240 GPD/3.05 GPM ≈ 80 minutes per day of dosing required

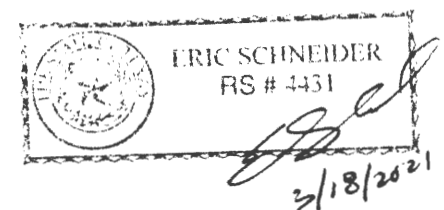
3.05 GPM x 20 min dose = 61 gal per dose

Total Daily Dose = 61 gal per dose x 4 doses ≈ 240 gal

A commercial irrigation timer will be used to cycle power to the pump. The timer will control the pump. The timer will be set to operate the pump for a duration of 15 minutes per dose. The system will dose 4 times per day with a resting phase of approximately 5 hours and 45 minutes between operations.

The timer is equipped with a manual override for use when flushing and inspecting only.

An audible/visual alarm will be installed in the control panel for both the pump and the air compressor.



### **Construction/Installation Notes & Requirements**

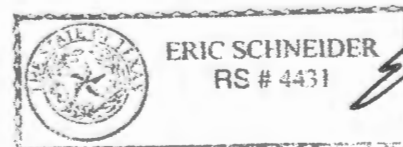
- Refer to site plan for component placement and follow manufacturer's instructions for installation of treatment plant and aerator.
- All materials and construction methods are required to conform to the standards for Private Sewage Facilities set forth by the Texas Administrative Code, Chapter 285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum an Installer II certification.
- The installer must notify the designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with approved plans and specifications.
- Diversion berms will be placed when needed to protect irrigation and tank areas from excessive runoff.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in Chapter 285 On-Site Sewage Facilities.
- No part of the system shall be located within 10 feet of a potable water line. If this is unavoidable, the water line shall be sleeved with Sch. 40 PVC pipe 10 feet in both directions and sealed with silicone to prevent contamination.

### **Electrical Components**

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

### **General Notes**

- Sewer pipe from house to tank must be 3" or 4" SCH 40 PVC bedded in a minimum of 4" thick encasement of class 1b or II soil free of rock or gravel greater than 1/2" in diameter with a minimum of 1/8" per foot fall and a 2 way cleanout between the house and aerobic unit.
- Supply line and return line shall also be completely bedded in a minimum of 4" thick encasement of class 1b or II soil free of rock or gravel greater than 1/2" in diameter.
- The bottom of the excavation for the tank should be level and free of large rocks and debris.
- All tanks are to be set level on a minimum 4 inch layer of sand, sandy loam, clay loam, or pea gravel.
- Backfill tank with pea gravel, sand, sandy loam or clay loam only.
- Backfill over the top of tank shall not exceed 18" unless approved by the manufacturer. Load bearing lids may be required if backfill exceeds 18"





- Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2012.) This includes access limitation (<65 lbs lid or hardware secured lid) and secondary plug, net, or mesh in riser. Risers are required to be to grade level.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- Tanks must be filled with water for at least 24 hours to test for leaks and structural integrity.

#### **Additional Notes**

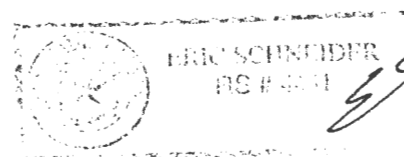
- Install audio-visual alarm for aerator and pump on separate breakers.
- The high water and air compressor alarms should be audio/visual and mounted in a place that can be easily seen and heard when alarms are activated.

#### **Maintenance Requirements**

- The applicant must furnish to the regulatory authority a valid maintenance contract with a certified maintenance company before a permit will be issued.
- The maintenance company will verify that the system is operating properly and provide on-going maintenance of the installation.
- The initial contract will be a minimum of 2 years.
- A maintenance contract will authorize the maintenance company to maintain and repair the system as needed.
- The property owner must continuously maintain a signed written contract with a valid maintenance company and will submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

#### **Affidavit**

- The applicant must file a certified copy of an affidavit at the County Clerk's Office and file in reference to the real property deed on which the drip irrigation system is to be installed.
- The affidavit will state that the property shall not be transferred to a new owner without:
  - The new owner being advised that the property contains a drip application system for wastewater disposal.
  - The permit issued to the previous owner of the property being transferred to the new owner in accordance with Chapter 285.3(b)(3) of the TCEQ OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless ownership of the OSSF has been severed from the property.
  - The new owners submitting a valid maintenance contract to the permitting authority.

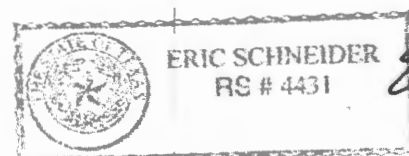


### Operation and Management Notes

- The OSSF should not be treated as a normal city sewer.
- Feminine hygiene products should never be disposed of in the toilet. Products such as these can be detrimental to a septic system, causing backups inside the home and/or overflowing of the tank due to pump malfunction.
- The excessive use of in-sink garbage grinders and grease discarding should be avoided. In-sink garbage grinders can cause a rapid buildup of sludge or scum resulting in a more frequent cleaning and possible system failure.
- Do not use the toilet to dispose of cleaning tissue, cigarette butts, or other trash. This disposal practice will waste water and also impose an undesirable solid load on the treatment system.
- Septic tanks should be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or scum accumulates to this point, solids will leave the tank with the liquid and possibly cause the system to clog resulting in sewage surfacing or backing up into the house through plumbing fixtures.
- A regular schedule of cleaning the tank at two to three year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owner of OSSF's will contract only persons registered with TCEQ to transport the septic system waste.
- Do not build driveways, storage buildings, or other structures of system components on the disposal field.
- Chemical additives, or so-called enzymes, are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the system's operation.
- Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.
- The homeowner shall observe Chapter 285.37 regarding water softeners and reverse osmosis entering into the OSSF.
- The liquid from the OSSF is still heavily laden with bacteria. The surfacing of this liquid constitutes a health hazard to those that might come into contact with it.
- Once the system is in use, the drainfield must be maintained at all times (mowed).

### Water Conservation Practices

- Showers usually use less water than baths. Installing water saving shower heads that use less than 2.5 gallons per minute saves both water and energy.
- If you take a tub bath, reduce the level of water in the tub from the level to which you customarily fill it.
- Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly as possible.
- Leaking toilets may not be evident. Add a few drops of food coloring into the tank. Do not flush. If the color appears in the bowl within a few minutes, adjustments and/or repairs to the toilet need to be made.
- Install low-flow fixtures throughout the house and use faucet aerators that restrict water flow to help reduce consumption.
- Try to run dishwasher with a full load.




*Eric Schneider*  
3/18/2021

Eric Schneider  
R.S. #4431  
S.E. #0030855

- Avoid running the water continuously for brushing teeth, washing hands, shaving, or rinsing kitchen utensils.
- Water can be saved in the laundry room by adjusting water levels to match the size of the load. If the washing machine does not have a variable load control, water can be saved by running it only when the washer is full.
- Keep a container of drinking water in the refrigerator instead of running a faucet until it turns cold.
- Insulate hot water pipes to avoid long delays of wasted water while waiting for the water to heat.

*This proposed system has been designed generally following the minimum requirements under TCEQ Chapter 285 On-Site Sewage Facilities. The site evaluation and subsequent design are based on technical information currently available. There was no indication of shallow groundwater or slopes where seeps could occur at the time of the site evaluation. The performance of the OSSF is not, and cannot be guaranteed, even though all provisions of the Standards have been complied with. If failure should occur, additions or modifications to the OSSF may need to be made. By accepting this design, the homeowner/builder understands that the designer/site evaluator will not be liable for more than the agreed upon design fee.*

 ERIC SCHNEIDER  
RS # 4431  
*[Signature]*  
3/18/2021



**John Cabler**  
**171 Bluebonnet Breeze**  
**Canyon Lake, TX 78133**

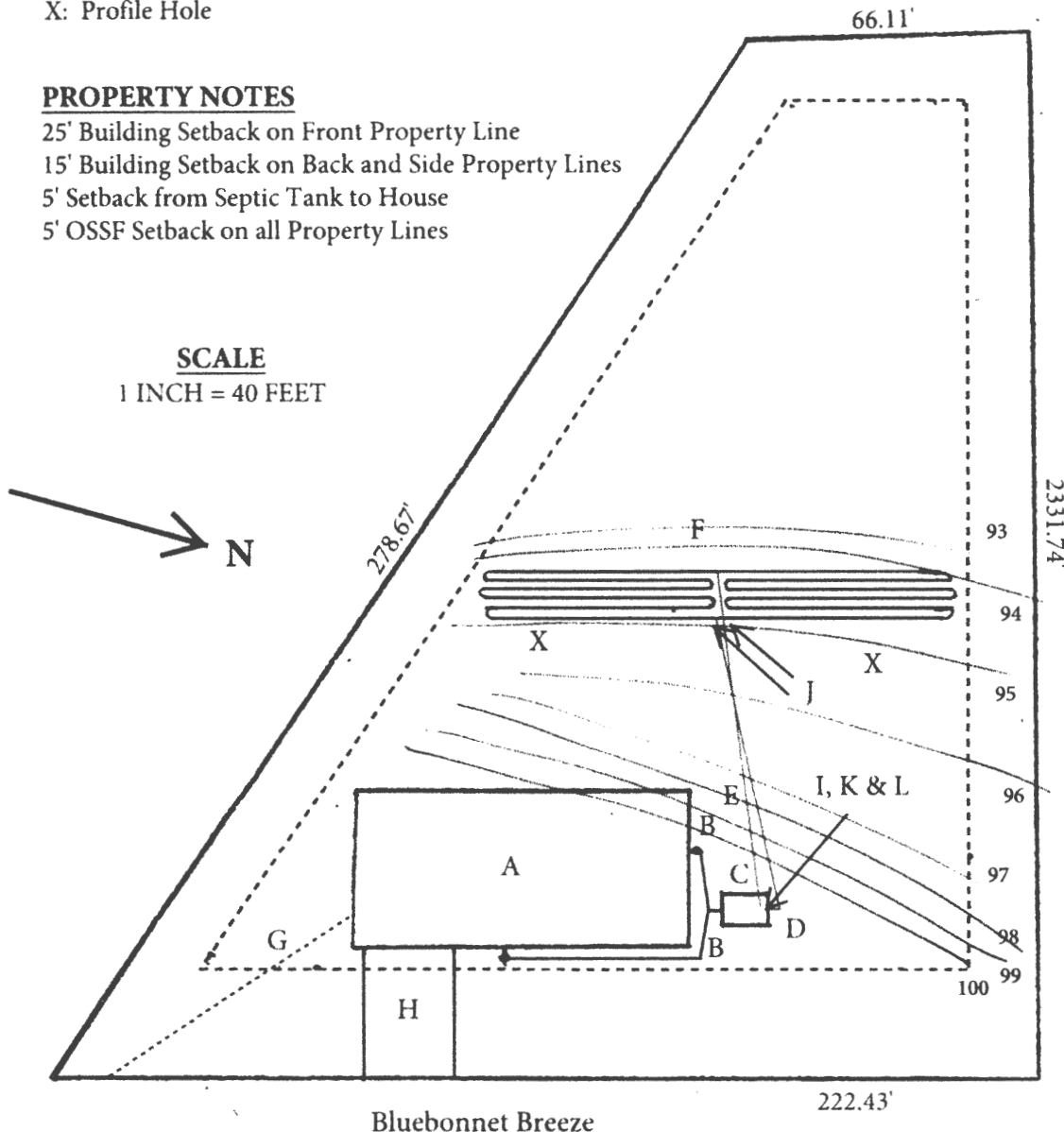
**LEGEND**

- A: New 3 Bedroom, Single Family Residence, < 2,500 Sq. Ft.
- B: 3" or 4" SCH 40 PVC Pipe, or Equivalent, with Two Way Clean Out
- C: AquaAire Aerobic Treatment Unit, Model AA500-4075, Control Panel - Model 218 w/ Built-in Timer
- D: 1" SCH 40 PVC Pipe, or Equivalent, Supply Line (Blue)
- E: 1" SCH 40 PVC Pipe, or Equivalent, Return Line (Red)
- F: 600 Linear Feet of Netifim Bioline Purple Drip Tubing (2 beds w/ 6 lines @ 50' each)
- G: Waterline
- H: Driveway
- I: 1.5" PVC Ball Valve (to remain partially open to provide continuous flush during dosing, must be purple)
- J: Air/Vacuum relieve valves - one at highest end of supply/return line
- K: Disc filter @ 100 micron
- L: High Flor 50 p.s.i. pressure regulator
- X: Profile Hole

**PROPERTY NOTES**

- 25' Building Setback on Front Property Line
- 15' Building Setback on Back and Side Property Lines
- 5' Setback from Septic Tank to House
- 5' OSSF Setback on all Property Lines

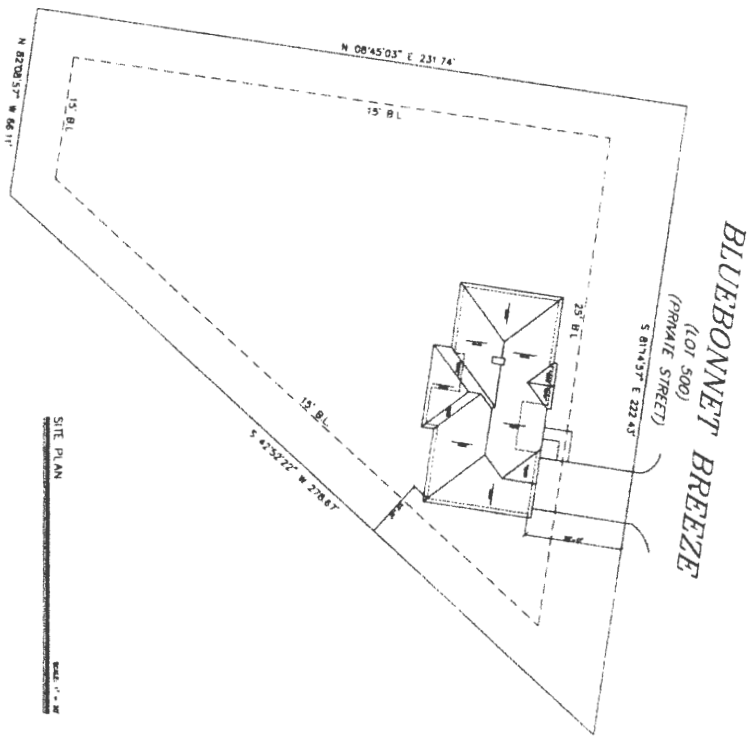
**SCALE**  
 1 INCH = 40 FEET



*Eric Schneider*  
 12/29/13  
 3/18/2021

ERIC SCHNEIDER  
 1444 RS #431

HOME PLANS FOR  
**JOHN CABLER LLC.**  
 171 BLUEBONNET BREEZE  
 CANYON LAKE TEXAS 78133



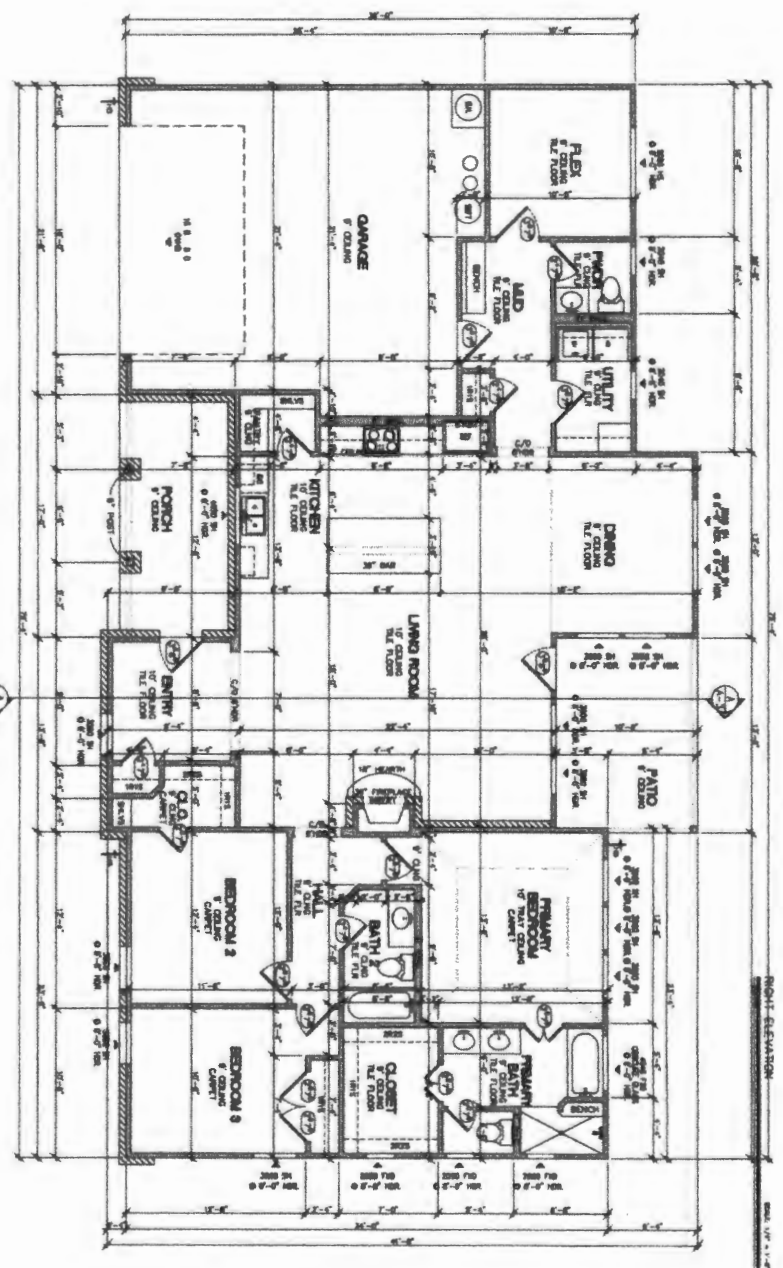
SITE PLAN  
 SCALE: 1" = 40'

AO  
 1/22/21

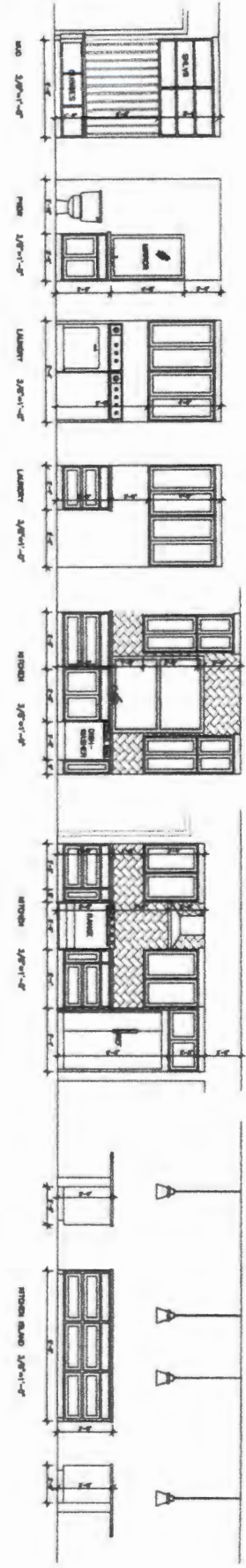
HOME PLANS FOR  
 JOHN CABLER LLC.  
 171 BLUEBONNET BREEZE  
 CANYON LAKE TEXAS 78133



NATHAN MICHAEL ESTRADA  
 830-481-4739 nmeplans@gmail.com  
 P. O. BOX 312422  
 NEW BRAUNFELS TX. 78131



AREA TABLE	
TOTAL CONDITIONED	1,890
DECK	110
PORCH	130
GARAGE	330
UNDECK ROOF	2,750



FLOOR PLAN  
SCALE 1/8" = 1'-0"

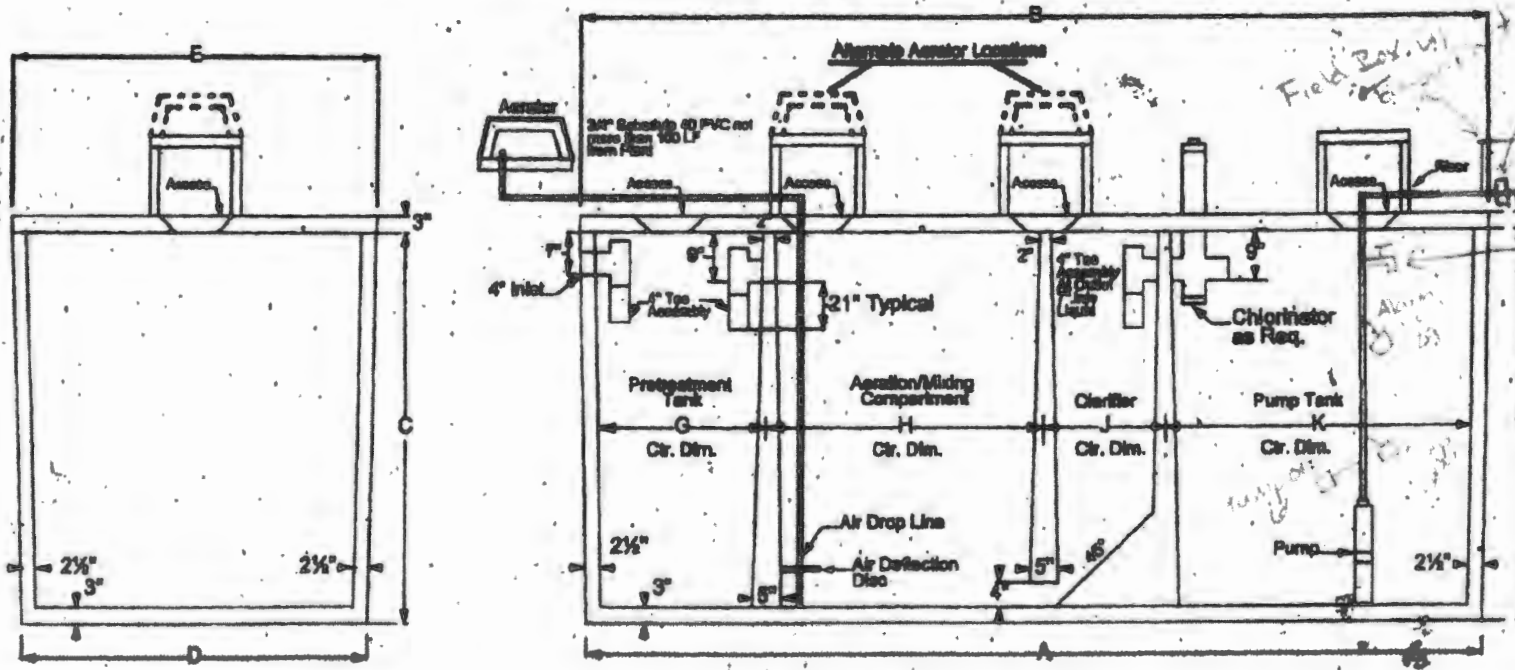
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HOME PLANS FOR  
JOHN CABLER LLC.  
171 BLUEBONNET BREEZE  
CANYON LAKE TEXAS 78133



NATHAN MICHAEL ESTRADA  
830-481-4739 nmeplans@gmail.com  
P. O. BOX 312422  
NEW BRAUNFELS TX. 78131

**AquaAire Sewage Treatment System**  
**Models AA500-3575, AA500-3875, AA500-4050**  
**One Piece with Lid**



Schedule

Designation	Flow Capacity	Total Volume	Aeration Volume	Clarifier Volume	A	B	C	D	E	F	G	H	J	K	Pre-Tank Volume	Pump Tank Volume
AA500-3575	500GPD	748	560	188	122%	166%	84	60	63	64	29%	47%	20%	61%	360 GAL	780 GAL
AA500-3875	500GPD	748	560	188	167%	170%	84	60	63	64	34%	47%	20%	61%	360 GAL	780 GAL
AA500-4050	500GPD	748	560	188	148	161	84	60	63	64	34%	47%	20%	61%	400 GAL	800 GAL



## MODEL 218

Aerobic system control panel for drip systems. Controls dosing, filter flushing and field flushing for systems with 1 to 6 zones (multi-zone systems require hydraulic indexing valve). Includes power circuit for compressor, audible and visual High Water/Low Air Pressure alarms.

### Power Specifications:

Input power: 120 VAC, 60 Hz, 1 Phase, 20 Amps  
Pump: 120 VAC, 20 Amp C/B, 1 Hp max.  
Compressor: 120 VAC, 10 Amp C/B, 1/2 Hp max.  
Alarm: 120 VAC, 10 Amp C/B, Alarm/Control power.  
Solenoids: 24 VAC, PLC controlled, 3 Amps total.

### Control Features:

**Dosing Cycle:** Pumps effluent to each zone (field) for a predetermined length of time. The zone is then drained and allowed to rest for a predetermined length of time to absorb the effluent. A filter flush is performed automatically at the start of each dosing cycle.

**Field Flush Cycle:** Field flushing is performed after a predetermined number of dosing cycles.

#### Parameters:

The following values are field settable:

Dosing time, absorption time, number of zones, number of dosing cycles between field flush cycles, field drain time.

The following values are stored in memory:

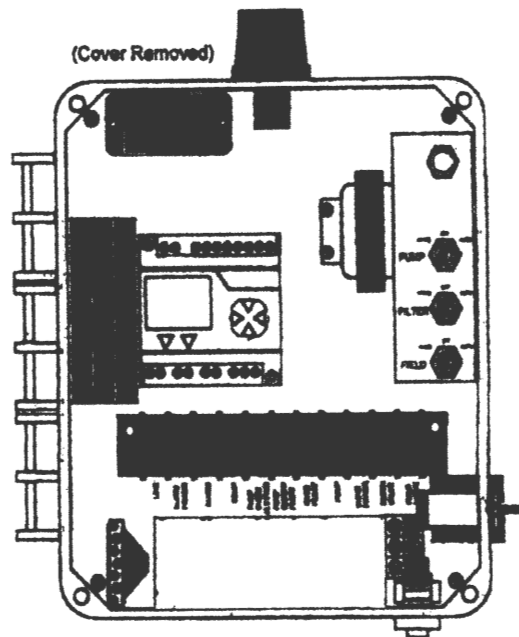
Total number of High Water and Low Air alarms, Total dosing hours.

Individual breakers provide short circuit protection and disconnect feature for compressor, pump and alarm circuits.

**Alarm:** Visual and audible (90 dB) alarm for High Water and Low Air Pressure faults. Includes Mute/Test switch to verify operation of the alarm circuits and to silence the audible alarm until fault is cleared.

**Enclosure:** 12"X10"X4" poly enclosure rated NEMA 4X (waterproof)

**Certifications:** NSF/ANSI Standard 40 approved



Model 218

### System Component Requirements:

Floors - I-Rated 120VAC, 1 Amp min.  
Pump - 120VAC, 1 Hp Max  
Compressor - 120VAC, 1/2 Hp Max  
Solenoid valves - 24 VAC, 0.4 Amps max.



### CONTROL PANELS AND ALARMS

A Division of ETI

2247 Hwy 161 North,

Downsville, LA 71234

800-277-9179

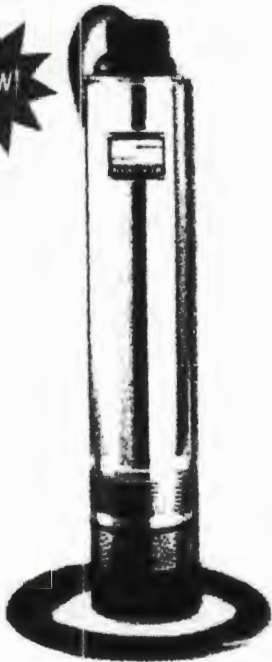
email: [aquasafe@bayou.com](mailto:aquasafe@bayou.com)

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# 4" multi-stage submersible pump



This product is Listed to UL Standards for Safety by Underwriters Laboratories Inc. (UL).



**The STEP Plus™ D Series 4" submersible pump in 10, 20 and 30 GPM models dominate with superior "DRAW-DOWN" capability.**

**The STEP Plus™ D Series 4" submersible pump dominates with reduced AMP DRAW.**

**The STEP Plus™ D Series 4" submersible pump dominates with COOLER and QUIETER operation.**

### APPLICATIONS

■ **Clean and Gray Water...** for residential, commercial, and agricultural use.

### SPECIFICATIONS

- Motor** - Available in 115 or 230 volt versions. Dry-wound, double ball-bearing, double-seal and thermal overload protected, UL and CSA approved.
- Shell** - Stainless steel (300 grade)
- Discharge** - Fiberglass-reinforced thermoplastic
- Discharge Bearing** - Nylatron®
- Impellers** - Acetal
- Diffusers** - Polycarbonate
- Suction Caps** - Polycarbonate with stainless steel wear ring
- Thrust Pads** - Proprietary spec.
- Shaft and Coupling** - Stainless steel 300 grade
- Intake** - Fiberglass-reinforced thermoplastic
- Intake Screen** - Stainless steel
- Jacketed Cord** - 600 Volt "SJOW" jacketed 10' leads, 2-wire with ground
- Agency Listing** - UL and CSA

## STEP Plus™ D SERIES

### FEATURES

**STEP Plus DOMINATES with a...**

- Patented Stage System** - The proven SignaSeal™ staging system utilizes a patented ceramic wear surface. When incorporated with STA-RITE's "true" independent floating impellers, dominates with 1st-in-class performance, superior sand handling, and a thrust management staging system with industry exclusive "dry-run" capabilities.
- Superior "draw-down" capability** - The STEP Plus Dominates in this class with the lowest draw-down of 4-1/2" (a standard 4" NEMA submersible only draws-down to 13-1/2").
- Reduced amp draw** - The STEP Plus Dominates in this class with less energy consumption - over 25% less amp draw (9.5 amps vs. 12.7 amps, 115 volt) than a 4" NEMA submersible, reducing operating costs and extending the service life of float switch contacts.
- Cooler and quieter operation** - The STEP Plus Dominates by using the pumped liquid to cool the motor as it passes over the motor. The water passing over the motor dampens the motor noise, eliminating expensive "flow-inducer sleeves" required when using a standard 4" NEMA submersible.
- Impellers** - Precision molded for perfect balance... ultra smooth for the highest performance and efficiency. Allows for .080" solids.
- Shaft** - Positive drive, hexagonal 7/16" - 300-grade stainless steel shaft offers generous impeller drive surfaces.
- Shaft bearing** - Exclusive self-lubricating Nylatron® bearing resists wear surface from sand and abrasives.
- Shell** - Heavy-walled, corrosion resistant 300-grade stainless steel.

### ORDERING INFORMATION

Catalog Number	HP	Max. Lead Amps	Volts	Phase/Cycles	Cord Length	Pallet Quantity	Weight (Lbs.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.5	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.8	230	1/60	10'	80	16
30DOM05121	1/2	9.5	115	1/60	10'	80	16
20DOM0522 +1	1/2	5.3	230	1/60	10'	80	16
20DOM0512 +1	1/2	10.6	115	1/60	10'	80	16

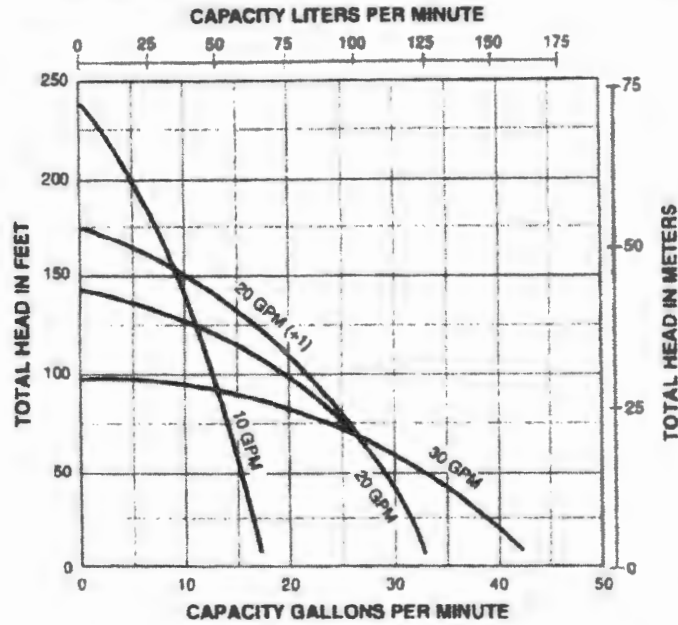
Nylatron® is a registered trademark of Polymer Corp. SignaSeal™ and STEP Plus™ are trademarks of WICOR Industries.

In order to provide the best products possible, specifications are subject to change.



# 4" multi-stage submersible pump

## PUMP PERFORMANCE



### PUMP PERFORMANCE

Pump Model	Flow Rate (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20+1			30	27.5	24	20	13.5	6				
20DOM05121+1	20+1			30	27.5	24	20	13.5	6				

### PUMP PERFORMANCE

Pump Model	Flow Rate (LPM)	Bar											
		0	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58
10DOM05221	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
10DOM05121	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
20DOM05221	75.7		113.6	98.4	81.4	53.7	16.7						
20DOM05121	75.7		113.6	98.4	81.4	53.7	16.7						
30DOM05221	113.55	145.7	126.0	97.7	60.6								
30DOM05121	113.55	145.7	126.0	97.7	60.6								
20DOM05221+1	75.7+1			113.4	103.9	90.7	75.6	51.0	22.6				
20DOM05121+1	75.7+1			113.4	103.9	90.7	75.6	51.0	22.6				





# PR-HF

## PRESSURE REGULATOR - HIGH FLOW

### Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 10, 15, 20, 25, 30, 40, or 50 PSI (0.69, 1.03, 1.38, 1.72, 2.07, 2.76, or 3.45 bar) with a flow range between 10 - 32 GPM (2271 - 7268 L/hr).

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure\*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

#### Inlet

- 1-1/4-inch Female National Pipe Thread (FNPT)
- 1-1/4-inch Female British Standard Pipe Thread (FBSPT)

#### Outlet

- 1-inch Female National Pipe Thread (FNPT)
- 1-1/4-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)
- 1-1/4-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on the outside of each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

### Physical

1-1/4" FNPT x 1" FNPT model (shown on right)

1-1/4" FBSPT x 1" FBSPT model

Overall Length 5.6 inches (14.1 cm)

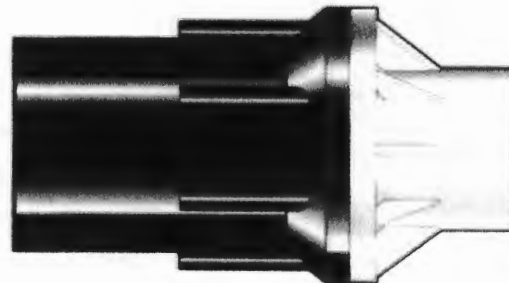
Overall Width 2.9 inches (7.4 cm)

1-1/4" FNPT x 1-1/4" FNPT model

1-1/4" FBSPT x 1-1/4" FBSPT model

Overall Length 5.8 inches (14.7 cm)

Overall Width 2.9 inches (7.4 cm)



\* Please consult factory for applications outside of recommended guidelines.





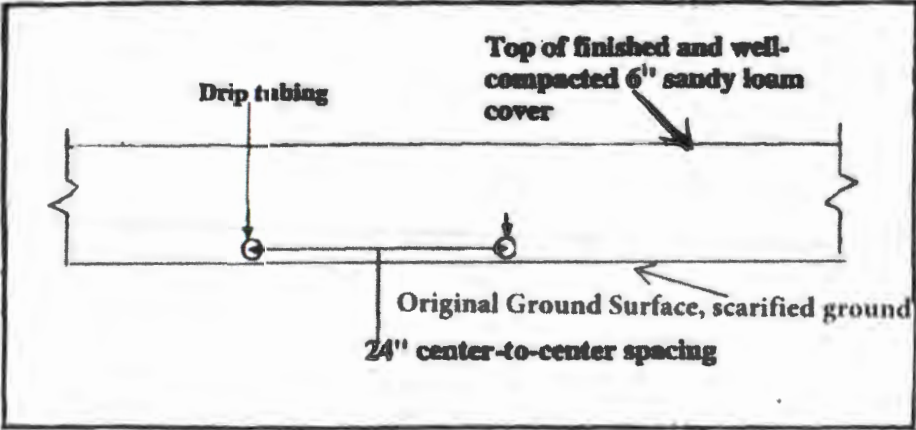
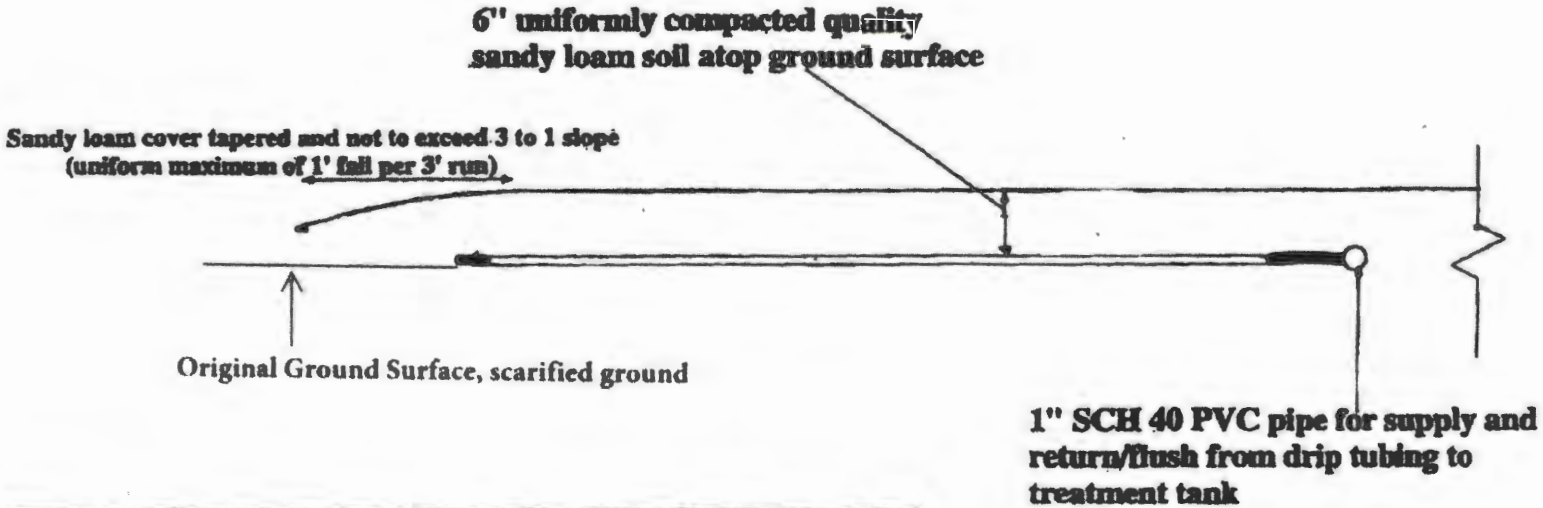
# PR-HF

## PRESSURE REGULATOR - HIGH FLOW

### Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PR-10 HF	10 - 32 GPM (2271 - 7268 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PR-15 HF	10 - 32 GPM (2271 - 7268 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PR-20 HF	10 - 32 GPM (2271 - 7268 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PR-25 HF	10 - 32 GPM (2271 - 7268 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PR-30 HF	10 - 32 GPM (2271 - 7268 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PR-40 HF	10 - 32 GPM (2271 - 7268 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PR-50 HF	10 - 32 GPM (2271 - 7268 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)

# Drip Tubing Cross-Section Diagram



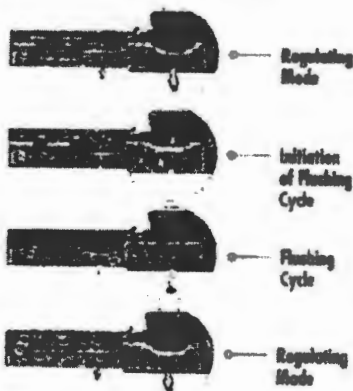
ERIC SCHNEIDER  
RS # 4431

*[Signature]*  
3/18/2021

# NETAFIM

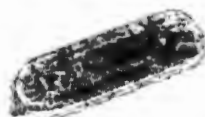
## Bioline Drippers

### Pressure Compensating Dripperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, Bioline is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



### Product Advantages

#### The Proven Performer

- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing chip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

#### Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

#### Long-Term Reliability

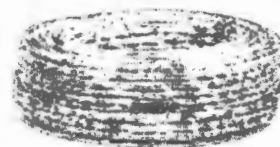
- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Viryzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.

Cross Section of Bioline Drippers



#### Root Safe

- A physical barrier on each Bioline dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.



### Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

### Specifications

Wall thickness (mil): 45\*

Nominal flow rates (GPH): .4, .6, .9\*

Common spacings: 12", 18", 24"\*

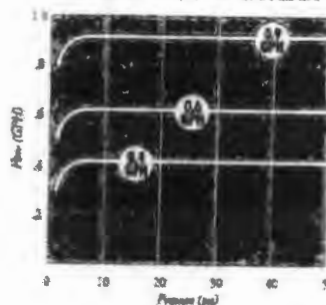
Recommended filtration: 120 mesh

Inside diameter: .570"

Color: Purple tubing indicates non-potable source

\*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



# NETAFIM

NETAFIM USA  
5470 E. Home Ave. • Fresno, CA 93727  
888.638.2346 • 559.453.6800  
FAX 800.695.4753  
[www.netafimusa.com](http://www.netafimusa.com)



QUALITY PUMPS SINCE 1939

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.



MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347  
 SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1361  
 (502) 778-2731 • 1 (800) 928-PLUMP • FAX (502) 774-3624

## FRICITION HEAD FOR SCHEDULE 40 PLASTIC PIPE

Velocity in FT./SEC. Friction head loss in feet of water per 100 ft. of pipe

GALS PER MIN	1/2" PIPE		3/4" PIPE		1" PIPE		1 1/4" PIPE		1 1/2" PIPE		2" PIPE		2 1/2" PIPE		3" PIPE		3 1/2" PIPE		4" PIPE	
	VEL	LOSS	VEL	LOSS	VEL	LOSS	VEL	LOSS	VEL	LOSS	VEL	LOSS	VEL	LOSS	VEL	LOSS	VEL	LOSS	VEL	LOSS
2	2.71	3.54	1.20	0.90	0.74	0.28	0.43	0.07	0.31	0.03										
4	4.22	12.79	2.40	3.28	1.48	1.01	0.86	0.26	0.63	0.13	0.38	0.04	0.08	0.40	0.03					
6	6.33	27.10	3.61	6.90	2.22	2.13	1.29	0.56	0.94	0.27	0.57	0.08	0.13	0.54	0.06					
8	8.44	46.17	4.81	11.75	2.97	3.83	1.71	0.98	1.26	0.45	0.76	0.13	0.19	0.67	0.09					
10	10.55	69.80	6.01	17.77	3.71	5.48	2.14	1.45	1.57	0.68	0.95	0.20	0.27	0.79	0.12	0.43	0.03			
12	5.05	97.84	7.21	24.90	4.45	7.88	2.57	2.03	1.82	0.98	1.15	0.28	0.40	0.91	0.12	0.52	0.04	0.39	0.02	
15			9.01	37.65	5.58	11.63	3.21	3.06	2.36	1.45	1.43	0.43	1.00	0.18	0.65	0.06	0.49	0.03	0.38	0.02
18			10.82	52.77	6.67	16.30	3.86	4.29	2.83	2.03	1.72	0.60	1.20	0.25	0.79	0.09	0.58	0.04	0.45	0.02
20			12.02	64.14	7.42	19.81	4.28	5.22	3.15	2.46	1.91	0.73	1.34	0.31	0.87	0.11	0.65	0.05	0.50	0.03
25			5" PIPE		8.27	29.95	5.36	7.89	3.94	3.73	2.39	1.10	1.67	0.47	1.08	0.16	0.81	0.08	0.63	0.04
30	0.48	0.02			11.12	41.89	6.43	11.06	4.72	5.22	2.86	1.55	2.01	0.65	1.30	0.23	0.97	0.11	0.78	0.06
35	0.56	0.03			12.88	55.86	7.50	14.71	5.51	6.95	3.34	2.06	2.34	0.87	1.50	0.30	1.13	0.15	0.88	0.08
40	0.64	0.03			14.63	71.53	8.57	18.84	6.30	8.90	3.82	2.64	2.69	1.11	1.73	0.39	1.30	0.19	1.01	0.10
45	0.72	0.04			16.68	88.97	9.64	23.43	7.08	11.07	4.30	3.28	3.01	1.38	1.95	0.48	1.46	0.24	1.13	0.13
50	0.80	0.05	0.55	0.02			10.71	28.48	7.87	13.45	4.77	3.99	3.35	1.66	2.17	0.58	1.62	0.29	1.26	0.15
55	0.88	0.06	0.61	0.03			11.78	33.97	8.66	16.06	5.25	4.70	3.68	2.00	2.38	0.70	1.79	0.34	1.38	0.19
60	0.96	0.07	0.67	0.03			12.85	39.91	9.44	18.85	5.73	5.59	4.02	2.35	2.60	0.82	1.94	0.40	1.51	0.22
65	1.04	0.08	0.72	0.03			13.93	46.20	10.23	21.87	6.21	6.48	4.35	2.73	2.82	0.95	2.11	0.47	1.64	0.25
70	1.12	0.10	0.78	0.04			15.00	53.10	11.02	25.08	6.68	7.44	4.69	3.13	3.03	1.09	2.27	0.54	1.76	0.29
75	1.20	0.11	0.83	0.04			16.07	60.34	11.81	28.50	7.16	8.45	5.02	3.56	3.25	1.24	2.43	0.61	1.89	0.33
80	1.28	0.12	0.89	0.05			17.14	68.00	12.59	32.12	7.64	9.52	5.35	4.01	3.47	1.39	2.59	0.69	2.01	0.37
85	1.36	0.14	0.94	0.06			18.21	76.08	13.38	35.94	8.12	10.65	5.69	4.48	3.68	1.56	2.75	0.77	2.14	0.42
90	1.44	0.15	1.00	0.06			19.28	84.57	14.17	39.95	8.59	11.84	6.02	4.99	3.90	1.73	2.92	0.85	2.27	0.46
95	1.52	0.17	1.05	0.07					14.95	44.18	9.07	13.09	6.36	5.51	4.12	1.92	3.08	0.94	2.39	0.51
100	1.60	0.19	1.11	0.08					15.74	48.58	9.55	14.40	6.69	6.06	4.33	2.11	3.24	1.04	2.52	0.56
110	1.76	0.22	1.22	0.09					17.31	57.93	10.50	17.18	7.36	7.23	4.77	2.51	3.57	1.24	2.77	0.67
120	1.92	0.26	1.33	0.11					18.89	68.08	11.46	20.18	8.03	8.50	5.20	2.95	3.89	1.46	3.02	0.79
130	2.08	0.30	1.44	0.12	8" PIPE				20.46	78.33	12.41	23.40	8.70	9.86	5.63	3.43	4.21	1.69	3.27	0.91
140	2.24	0.35	1.55	0.14	0.90	0.04			22.04	90.55	13.37	26.85	9.37	11.31	6.07	3.93	4.54	1.94	3.52	1.05
150	2.40	0.40	1.66	0.16	0.98	0.04			23.61	102.89	14.32	30.51	10.04	12.85	6.50	4.47	4.86	2.20	3.78	1.19
160	2.56	0.45	1.77	0.18	1.02	0.05					15.28	34.38	10.71	14.48	6.94	5.03	5.19	2.48	4.03	1.34
170	2.72	0.50	1.89	0.20	1.09	0.05					16.23	38.46	11.38	16.20	7.37	5.63	5.51	2.78	4.28	1.50
180	2.88	0.56	2.00	0.23	1.15	0.06					17.19	42.76	12.05	18.01	7.80	6.26	5.83	3.09	4.53	1.67
190	3.04	0.61	2.11	0.25	1.22	0.07					18.14	47.28	12.72	19.81	8.24	6.92	6.16	3.41	4.78	1.84
200	3.20	0.68	2.22	0.28	1.28	0.07	10" PIPE				19.10	51.97	13.39	21.89	8.67	7.61	6.48	3.75	5.03	2.03
220	3.52	0.81	2.44	0.33	1.41	0.09	0.89	0.03			21.01	62.01	14.72	28.12	9.54	9.08	7.13	4.47	5.54	2.42
240	3.84	0.95	2.66	0.39	1.54	0.10	0.98	0.03			22.92	72.85	16.06	30.58	10.40	10.68	7.79	5.26	6.04	2.84
260	4.16	1.10	2.88	0.45	1.67	0.12	1.06	0.04				17.40	35.59	11.27	12.37	8.43	8.10	6.54	3.30	
280	4.48	1.26	3.11	0.52	1.79	0.14	1.14	0.04				18.74	40.82	12.14	14.19	9.08	6.99	7.05	3.78	
300	4.81	1.43	3.33	0.59	1.92	0.15	1.22	0.05				20.08	46.38	13.00	16.12	9.72	7.95	7.55	4.30	
320	5.13	1.61	3.55	0.66	2.05	0.17	1.30	0.06				21.42	52.27	13.87	18.17	10.37	8.96	8.05	4.84	
340	5.45	1.80	3.77	0.74	2.18	0.19	1.38	0.06				22.76	58.48	14.74	20.33	11.02	10.02	8.56	5.42	
360	5.77	2.01	3.98	0.82	2.31	0.22	1.45	0.07				24.09	65.02	15.60	22.60	11.67	11.14	9.08	6.02	
380	6.09	2.22	4.21	0.91	2.43	0.24	1.54	0.08	12" PIPE			25.43	71.86	16.47	24.98	12.32	12.31	9.57	6.66	
400	6.41	2.44	4.44	1.00	2.56	0.26	1.63	0.09	1.08	0.03				17.34	27.46	12.86	13.54	10.07	7.32	
450	7.21	3.03	4.99	1.24	2.88	0.33	1.83	0.11	1.26	0.04				19.51	34.16	14.58	15.84	11.33	9.11	
500	8.01	3.69	5.55	1.51	3.20	0.40	2.03	0.13	1.42	0.06				21.67	41.52	16.21	20.47	12.59	11.07	
550	8.81	4.40	6.10	1.80	3.52	0.47	2.24	0.16	1.56	0.07				23.84	49.53	17.83	24.42	13.84	13.20	
600	9.61	5.17	6.66	2.11	3.84	0.56	2.44	0.18	1.70	0.08				26.01	58.20	19.45	28.69	15.10	15.51	
650	10.41	5.98	7.21	2.45	4.16	0.64	2.64	0.21	1.84	0.09				28.17	67.50	21.07	33.28	16.36	17.99	
700	11.21	6.87	7.76	2.81	4.48	0.74	2.84	0.24	1.98	0.10				30.33	77.40	22.69	38.17	17.62	20.64	
750	12.01	7.81	8.32	3.19	4.80	0.84	3.05	0.26	2.13	0.12				32.49	87.90	24.31	43.37	18.88	23.45	
800	12.81	8.80	8.87	3.60	5.12	0.95	3.25	0.31	2.27	0.13				34.65	99.00	25.93	48.88	20.14	26.43	
850	13.61	9.85	9.43	4.03	5.44	1.06	3.45	0.35	2.41	0.15				36.81	110.70	27.55	54.89	21.40	29.57	

The velocity shown (2) feet per second is generally accepted as the velocity to carry solids.

The shaded area above indicates those accepted velocities over two (2) ft. per sec.

Data shown is calculated from Williams and Hazen formula

$$H = 1043.94 X ((Q^{1.852}) / ((C^{1.852} X D^{4.8655})))$$

USING C = 150 for water at 60 degrees F. C = coefficient for roughness of the interior pipe surface for plastic pipe.

H = head loss in FT.

V = fluid velocity in FT./SEC.

D = inside diameter of the pipe in INCHES.

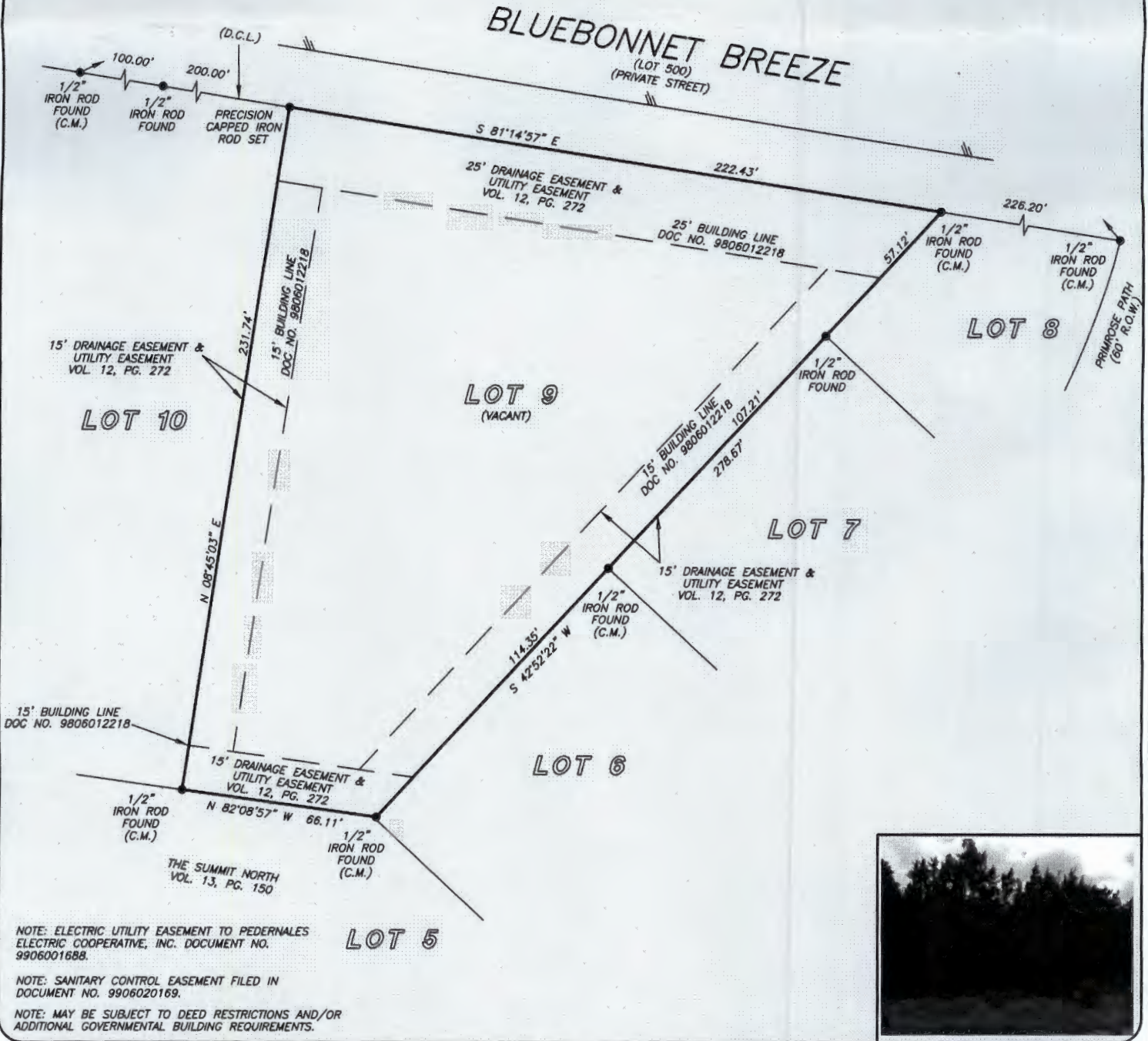
Q = flow rate GPM.



GF NO. 088003NBT NEW BRAUNFELS TITLE  
 ADDRESS: 171 BLUEBONNET BREEZE  
 CANYON LAKE, TEXAS 78133  
 BORROWER: JOHN CABLER LLC

# LOT 9 SUMMIT NORTH PHASE 1

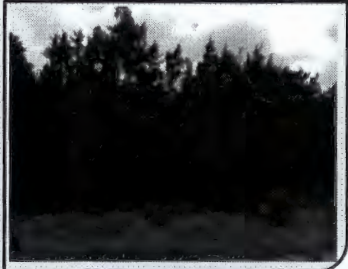
A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 12, PAGES 272-273, OF THE MAP AND PLAT RECORDS  
 OF COMAL COUNTY, TEXAS



NOTE: ELECTRIC UTILITY EASEMENT TO PEDERNALES  
 ELECTRIC COOPERATIVE, INC. DOCUMENT NO.  
 9906001688.

NOTE: SANITARY CONTROL EASEMENT FILED IN  
 DOCUMENT NO. 9906020169.

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48091C 0085 F  
 MAP REVISION: 09/02/09  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

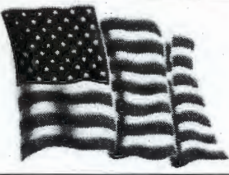
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL.12, PGS. 272-273, C.C.P.R.

DRAWN BY: AC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4678  
 JOB NO. SA2019-01557  
 MAY 8, 2019



**KIM CABLER**  
 512-695-8363



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com

281-496-1586      FAX 281-496-1867      210-829-4941      FAX 210-829-1555  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079      1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

**From:** Gros,Allyse  
**To:** ["eric.schneider"](#)  
**Subject:** Permit 113142 Deficiency Comment  
**Date:** Thursday, August 26, 2021 12:47:00 PM

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RE: 171 Bluebonnet Breeze, The Summit North Phase 1, Lot 9

Property Owner & Agent,

We received planning materials for the referenced permit application on August 23, 2021 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- ✓ The legal description of the property indicated on the application is not consistent with the recorded deed. The subdivision should include the phase number and does not include a block number.
2. This property is not located within an incorporated city.
3. Revise accordingly and resubmit.

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

Thank you,



*Allyse N. Gros, OS0035605*

*Environmental Health Asst.*

*Comal County Engineer's Office*

*195 David Jonas Dr New Braunfels, TX 78132*  
*830-608-2090 [www.cceo.org](http://www.cceo.org)*



RECEIVED  
By KG at 12:56 pm, Aug 23, 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

Date \_\_\_\_\_

Permit Number 113142

**VOID**

## 1. APPLICANT / AGENT INFORMATION

Owner Name	<u>John Cabler, LLC</u>	Agent Name	<u>Eric Schneider</u>
Mailing Address	<u>P.O. Box 2710</u>	Agent Address	<u>1124 Running River</u>
City, State, Zip	<u>Wimberley, TX. 78676</u>	City, State, Zip	<u>New Braunfels, TX 78130</u>
Phone #	<u>512-757-0753</u>	Phone #	<u>512-757-5827</u>
Email	<u>a/400@yahoo.com</u>	Email	<u>planetfriendlydesigns@gmail.com</u>

## 2. LOCATION

Subdivision Name The Summit North Unit \_\_\_\_\_ Lot 9 Block 1  
 Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_  
 Address 171 Bluebonnet Breeze City Canyon Lake State TX Zip 78133

## 3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1,990

**VOID**

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: \$ \_\_\_\_\_ (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

## 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 treatment system.
- 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 Ordinance.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

**VOID**

John Cabler  
Signature of Owner

8/23/21  
Date

NEW BRAUNFELS TITLE CO.  
CANYON LAKE OFFICE  
GF# 080003-1K

201906015962 05/10/2019 10:45:53 AM 1/2

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 §  
COUNTY OF COMAL § KNOW ALL MEN BY THESE PRESENTS:

THAT FEDERICO VARGAS and wife, CRYSTAL L. VARGAS, hereinafter called Grantor; for and In consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration In hand paid by JOHN CABLER, LLC, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated In Comal County, Texas, to-wit:

Lot 9, THE SUMMIT NORTH PHASE 1, a subdivision according to the map and plat recorded In Volume 12, pages 272-273, of the Map and Plat Records of Comal County, Texas.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.



Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 7<sup>th</sup> day of May, 2019.

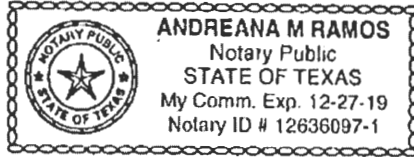
FEDERICO VARGAS

CRYSTAL L. VARGAS

STATE OF TEXAS  
COUNTY OF Bexar

§  
§

This Instrument was acknowledged before me on this the 7<sup>th</sup> day of May, 2019, by **FEDERICO VARGAS** and **CRYSTAL L. VARGAS**.



Andreana M Ramos  
Notary Public in and for the State of Texas

GRANTEE'S MAILING ADDRESS:

P.O. Box 2710  
Wimberley, Tx. 78676

104.deeds  
New Braunfels Title Co. CL  
GF #88003NBT

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
05/10/2019 10:45:53 AM  
TERRI 2 Pages(s)  
201906015962



Bobbie Koepf