

**Comal County OSSF Inspection Sheet**

Permit#: 93837 Location: Emerald Valley / 6160 Chimney Rock Dr.

Installer Name: H.O.  
(if more than one installer is used list them according to inspection)

1st Inspection: MT-7/2/12 2<sup>nd</sup> Inspection: MT-12/12/13 Final Inspection: \_\_\_\_\_  
(inspector initials & date) (inspector initials & date) (inspector initials & date)

Are additional inspections required: Tank not covered or structure on site.

Re-inspection fee owed: \_\_\_\_\_ Re-inspection fee paid: \_\_\_\_\_

**Existing soil conditions:**

Site/soil conditions match soil evaluation: ✓ Notes: \_\_\_\_\_

**System Description:**

Aerobic with spray: ✓ Aerobic with drip emitters: \_\_\_\_\_ Low Pressure Dosing: \_\_\_\_\_ Absorptive drainfield: \_\_\_\_\_  
Evapotranspirative (ET) system: \_\_\_\_\_ Gravel-less drainfield piping: \_\_\_\_\_ Leaching chambers: \_\_\_\_\_  
Soil substitution drainfield: \_\_\_\_\_ other: \_\_\_\_\_

**Tank Inspection:**

Tank set level & watertight: \_\_\_\_\_ Inlet/Outlet: \_\_\_\_\_ Tank Size or GPD: 600 Manuf./Brand: BioRobixs  
Model#: \_\_\_\_\_ Pump Tank Size: \_\_\_\_\_ Alarms/Audible & Visual: \_\_\_\_\_ Operational: \_\_\_\_\_  
Is timer required/provided?: \_\_\_\_\_ Chlorination required/provided? \_\_\_\_\_

Notes: Tank only, set & leveled.

Maintenance Tag for Aerobic: ( ) \_\_\_\_\_

**System installation:**

Pipe check/house to tank: \_\_\_\_\_ Clean-out at structure/every 50 ft./@90's \_\_\_\_\_ Pipe check/tank to drainfield: \_\_\_\_\_  
(1/8"-ft., SDR 26 or Sch. 40)  
Trenches/Excavations: Width/Depth: \_\_\_\_\_ Trenches/Excavations Level: \_\_\_\_\_ Pipe & Gravel: \_\_\_\_\_  
Slope within drainfield/spray area: \_\_\_\_\_ Leaching Chambers: \_\_\_\_\_ GeoTex: \_\_\_\_\_  
Spray irrigation purple pipe: \_\_\_\_\_ Spray irrigation area checked: \_\_\_\_\_

Notes: \_\_\_\_\_

**Separation Distances**

Prop. Lines: \_\_\_\_\_ Water lines: \_\_\_\_\_ Water Wells: \_\_\_\_\_ Bldgs/Driveway/Improvements: \_\_\_\_\_ Creeks/Rivers/Ponds: \_\_\_\_\_  
Drainage Easements/Sharp Slopes: \_\_\_\_\_ If over Recharge Zone check for recharge features: \_\_\_\_\_ Are there water  
lines crossing tightlines/or within 10 feet of system?: \_\_\_\_\_ Have they been properly sleeved: \_\_\_\_\_ Are there sewer  
lines crossing under driveways, sidewalks, or within 5 ft. of surface improvements: \_\_\_\_\_ Have the sewer lines been  
properly sleeved?: \_\_\_\_\_

Notes: \_\_\_\_\_

**Final Inspection:**

Tank(s) Backfilled: \_\_\_\_\_  
System Backfilled: \_\_\_\_\_ ET Systems Class II backfill & vegetative cover for transpiration in place: \_\_\_\_\_  
Surface application area properly landscaped/vegetation acceptable: \_\_\_\_\_

Notes: \_\_\_\_\_

Size of Installed Drainfield/Spray Area: 2 @ 2827 sq. appl. area.

\_\_\_\_\_ Check here to confirm that service agreement has been received, entered and activated in CASST.

# OSSF PERMIT INFORMATION SHEET

Date of Permit Application	Permit Number	Date of OSSF Approval	Date of Flood Plain Approval
1/4/12	93837	1-17-12	1-5-12

LOCATION: Emerald Valley h-35

IF A FLOOD PLAIN PERMIT IS NOT RECEIVED GIVE REASON:  
\_\_\_\_\_

IS A BUILDING PERMIT REQUIRED? NO RECEIVED? \_\_\_\_\_

PRELIMINARY INSPECTION DATE IF APPLICABLE: \_\_\_\_\_

PLANNING MATERIALS REVIEWED BY: RB

LIST DEFICIENCIES IN PLANNING MATERIALS THAT DO NOT MEET TCEQ RULES/CHECK OFF WHEN APPROVED: \_\_\_\_\_

1- Site evaluation indicates a 15 to 20% slope spray area - max allowable is 15%. Indicate plans for making areas of slope greater than 20% acceptable.

## NOTES TO INSPECTOR

**Make sure slope in spray area is 15% or less**



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

### **PERMIT OF AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY PERMIT VALID FOR ONE YEAR FROM DATE ISSUED**

Permit Number: 93837

Issued this date: January 17, 2012

This Permit is hereby given to: Elton/Lulieta Zeneli

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

6160 Chimney Rock, Canyon Lake, TX 78133  
Lot 35, Emerald Valley Subdivision

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic Treatment with Surface Irrigation Discharge

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 Natural Resource Conservation Commission (TNRCC). Installation and inspection must comply with current TNRCC and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date December 16, 2011

Permit # 93837

Owner Name ELTON ZENELI Luljeta Zeneli Agent Name GREG W. JOHNSON, P.E. - 67587 \*

Mailing Address 451 WHISPERING HOLLOW DRIVE Agent Address 170 HOLLOW OAK \*

City, State, Zip KYLE, TEXAS 78640 City, State, Zip NEW BRAUNFELS, TEXAS 78132 \*

Phone # 512 667 2953 Phone # (830) 905-2778 \*

All correspondence should be sent to: [ ] Owner [X] Agent [ ] Both

Subdivision Name EMERALD VALLEY

Unit Lot 35 Block

Acreage/Legal

Street Name/Address 6160 CHIMNEY ROCK City CANYON LAKE Zip 78133

Is the property located over the Edwards Recharge Zone? [ ] Yes [X] 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 [X] 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 [X] 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.

Type of Development: Sites generating more than 5000 gallons per day are required to obtain permitting through the Texas Commission on Environmental Quality.

[X] Single Family Residential Type of Construction (House, Mobile, RV, Etc.) HOME

2 # of Bedrooms Indicate SqFt of Living Area 720 Gallons Per Day (As Per TCEQ Table 111) 180

[ ] Commercial Type of Facility Gallons Per Day (As Per TCEQ Table 111)

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

Source of Water [X] Public [ ] Private Well

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E. - 67587-F2585 \*

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) ENVIRO FLO BIO ROBIX 550pc 400pt Absorption/Application Area (SqFt) 2827sf

Are Water Saving Devices Being Utilized Within the Residence? [X] Yes [ ] No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.

Signature of Owner

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**AFFIDAVIT**



20120600C23E 01/04/2012 08:33:38 AM 1/1

1/c (2)

THE COUNTY OF COMAL  
STATE OF TEXAS

03037

93837

**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.

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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.

II

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

**LOT 35, EMERALD VALLEY, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 6 , PAGE (s) 45 , MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.**

The property is owned by (insert owner's full name): ELTON ZENELI + LULIETA ZENELI

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 15 DAY OF DECEMBER, 2011

ELTON ZENELI

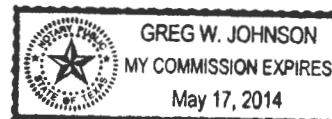
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF DECEMBER, 2011

Notary Public, State of Texas

Notary's Printed Name: GREG W. JOHNSON

My Commission Expires: 05/17/2014



Regulatory Authority COMAL

Permit / License Number 93837

### WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Block Creek Aerobic Services, LLC  
444 A Old Hwy #9  
Comfort, TX 78013  
Off. (830)995-3189  
Fax (830)995-4051

Customer ELTON ZENELE  
Site Address 6000 CHIMNEY FOLK  
City CANYON LAKE Zip 78133  
Mailing Address \_\_\_\_\_  
County COMAL Map # 357ED2  
Phone # 512 667 2953

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COUNTY ENGINEER

- I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between ELTON ZENELE (hereinafter referred to as "Customer") and Block Creek Aerobic Service, LLC. By this agreement, Block Creek Aerobic Service, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.
- II. Effective Dates: This Agreement commences on LTO and end on \_\_\_\_\_ for a total of two (2) years (initial agreement) or one (1) year (there after). If this is an initial agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.
- III. Renewal: This Agreement shall automatically renew each at the same terms, conditions, and costs, unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.
- IV. Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. If this Agreement is so terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.
- V. Services: Contractor will:
  - a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation. The system will be visited a minimum of once every quarter per year.
  - b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
  - c. Repair or replace, if Contractor has necessary materials at site, any component of the OSSF to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and services costs are \$100.00, or less. Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than \$100.00, or if contractor does not have necessary supplies at the site. Contractor will notify Customer of required service(s) and associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with two (2) business days after said notification.
  - d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
  - e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
  - f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. Disinfection: Not required XX required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer. EZ (Initial)
- VII. Electronic Monitoring is not included in this Agreement.
- VIII. Performance of Agreement: Commencement of performance by Contractor under this Agreement is contingent on the following conditions:
  - a. If this is an initial Agreement (new installation):
    - i. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.
    - ii. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
  - b. If this is not an initial Agreement (existing system):
    - i. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.
    - ii. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
  - c. If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.
- IX. Customer's Responsibilities: The customer is responsible for each and all of the following:
  - a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
  - b. Protect equipment from physical damage including but not limited to that damage caused by insects.

- c. Maintain a current license to operate, and abide by the conditions and limitation of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's manufacturer recommendations.
  - d. Notify Contactor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
  - e. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
  - f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluation the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section V. sub-section d. above. Customer agrees to pay contractor for sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.
  - g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
  - h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
  - i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contactor, at Customer's expense.
  - j. Maintain site drainage to prevent adverse effects on the OSSF.
  - k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.
- X. Access by Contractor: Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the Customer, the cost for the labor of excavation, and possibly other labor and material costs will be required. These costs shall be billed to Customer as an additional service at a rate of \$35.00 per hour, plus material at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electrical cable, water, air, or gas lines, etc.), or for the uneven settling of the soil.
- XI. Limit of Liability: Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss sue to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.
- XII. Severability: If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "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.
- XIII. Fee for Services: The fee does not include any equipment, material, or labor necessary for non-warranty repairs or for unscheduled inspections. Customer requested visits to the site.
- XIV. Payment: Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by contractor in due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days form the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.
- XV. Application or Transfer of payment: The fees paid for this agreement may transfer to the subsequent property owner(s); however this Agreements not transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.
- XVI. Entire Agreement: This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.

EMERALD VALLEY LOT 35

Burt Seidensticker

Burt Seidensticker MP# 0000002

*[Handwritten Signature]*

Customer Signature

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 12/28/2011  
 Date

**ON-SITE SEWERAGE FACILITY  
SOIL EVALUATION REPORT INFORMATION**

93837

Date Soil Survey Performed: December 15, 2011

Site Location: EMERALD VALLEY, LOT 35

Proposed Excavation Depth: N/A

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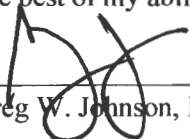
**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 18"	BROWN STONY
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>2 &amp; 3</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

  
Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

12/15/2011  
Date



#93837

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: December 16, 2011

**Applicant Information:**

Name: ELTON ZENELI  
Address: 451 WHISPERING HOLLOW DRIVE  
City: KYLE State: TEXAS  
Zip Code: 78640 Phone: 512 667 2953

**Site Evaluator Information:**

Name: Greg W. Johnson, P.E., R.S., S.E. 11561  
Address: 170 Hollow Oak  
City: New Braunfels State: Texas  
Zip Code: 78132 Phone & Fax (830)905-2778

**REVISED**

**Property Location:**

Lot 35 Unit      Blk      Subd. EMERALD VALLEY  
Street Address: 6160 CHIMNEY ROCK  
City: CANYON LAKE Zip Code: 78133  
Additional Info.:     

**Installer Information:**

Name:       
Company:       
Address:       
City:      State:       
Zip Code:      Phone     

**Topography:** Slope within proposed disposal area: 15 %  
Presence of 100 yr. Flood Zone: YES      NO X  
Existing or proposed water well in nearby area. YES      NO X  
Presence of adjacent ponds, streams, water impoundments YES      NO X  
Presence of upper water shed YES      NO X  
Organized sewage service available to lot YES      NO X

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**Design Calculations for Aerobic Treatment with Sprav Irrigation:**

Commercial

Q =      GPD

Residential Water conserving fixtures to be utilized? Yes X No     

Number of Bedrooms the septic system is sized for: 2 Total sq. ft. living area 720

Q gal/day = (Bedrooms +1) \* 75 GPD - (20% reduction for water conserving fixtures)

Q = ( 2 +1) \* 75 - (20%) = 180

Trash Tank Size 353 Gal.

TCEQ Approved Aerobic Plant Size 800 G.P.D.

Req'd Application Area = Q/Ri = 180 / 0.064 = 2813 sq. ft.

Application Area Utilized = 2827 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 120 Gal. 14.5 Gal./inch.

Reserve Requirement = 80 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

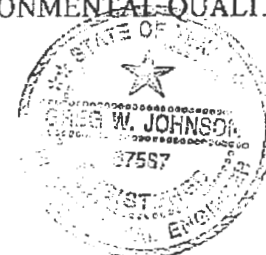
1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE SEPTEMBER 11, 2008)

      
GREG W. JOHNSON, P.E. F=002585 - S.E. 11561

12/16/2011  
DATE



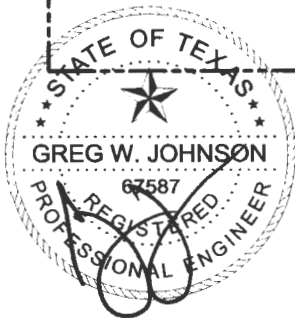
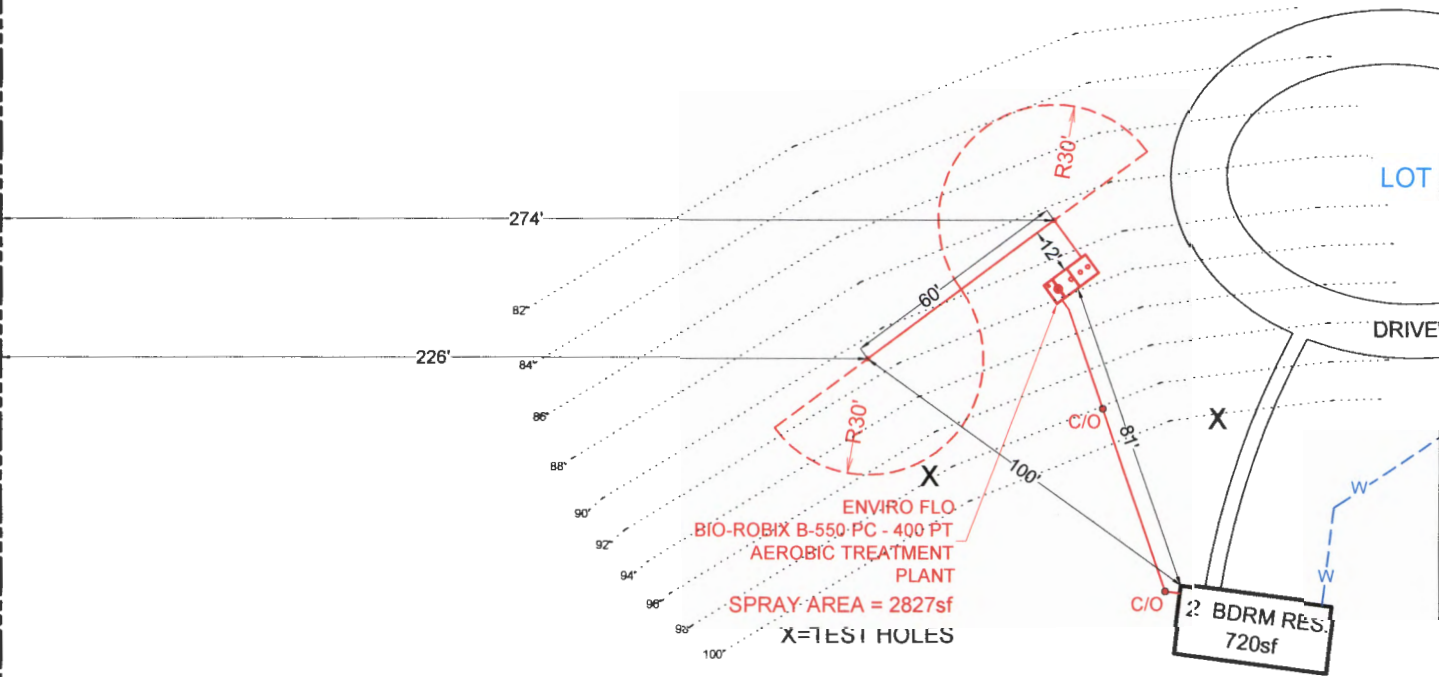


93837

R150'  
SANITARY  
EASEMENT

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624.14'



614.79'

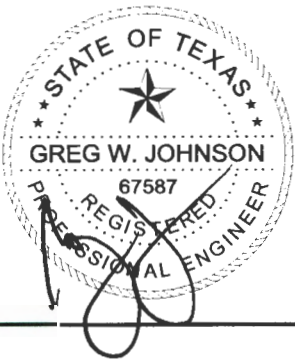
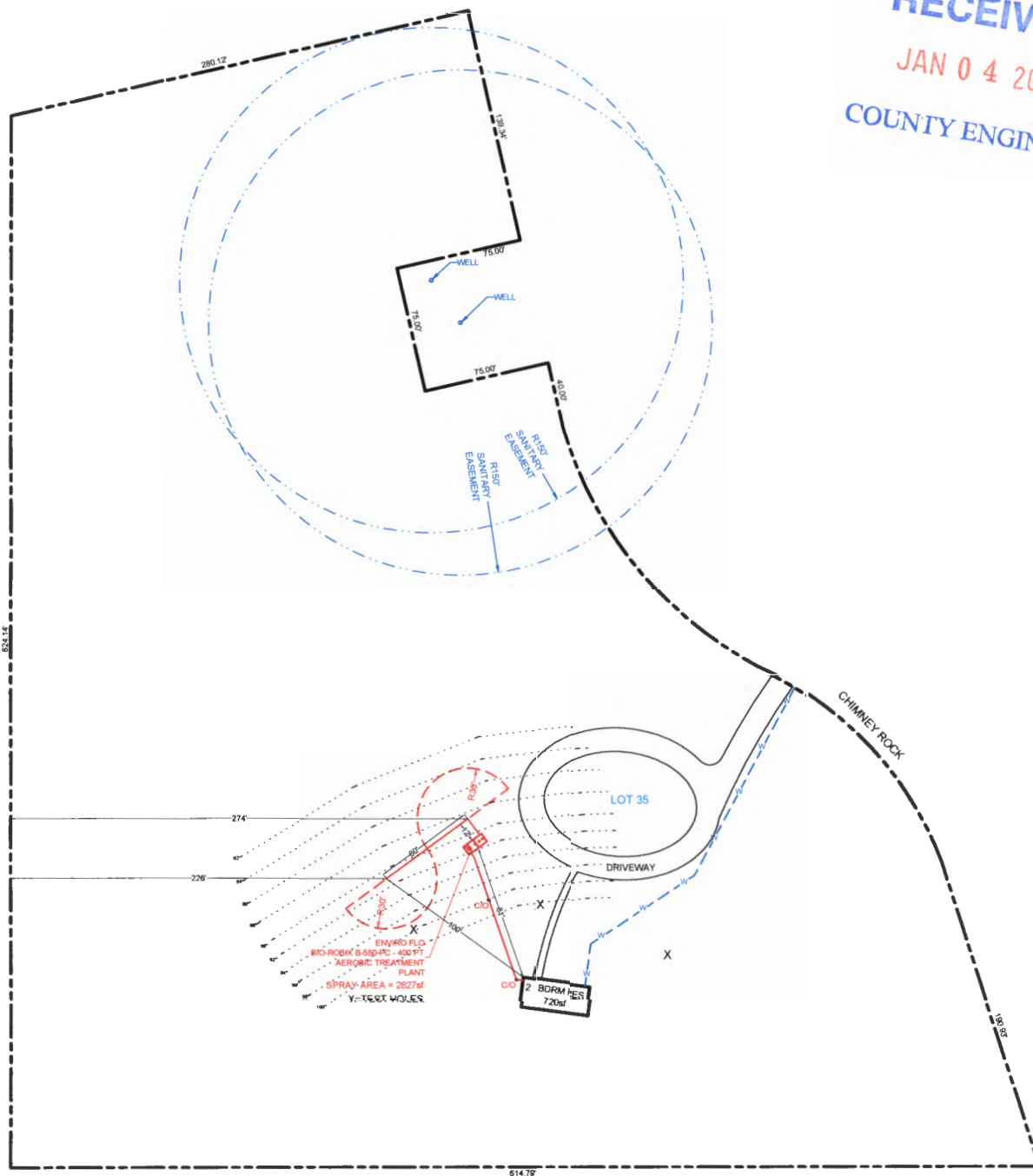
OWNER:	ELTON ZENELI	DRAWN BY:		
STREET ADDRESS:	6160 CHIMNEY ROCK			
LEGAL DESC:	EMERALD VALLEY	UNIT/SECTION:	BLOCK:	LOT: 35
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=100'	DATE: 12/16/2011	REVISED:

93837

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JAN 04 2012

COUNTY ENGINEER



OWNER: ELTON ZENELI		DRAWN BY:		
STREET ADDRESS: 6160 CHIMNEY ROCK				
LEGAL DESC: EMERALD VALLEY	UNIT/SECTION:	BLOCK:	LOT: 35	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=100'	DATE: 12/16/2011	REVIS: ED:	

# Assembly Details

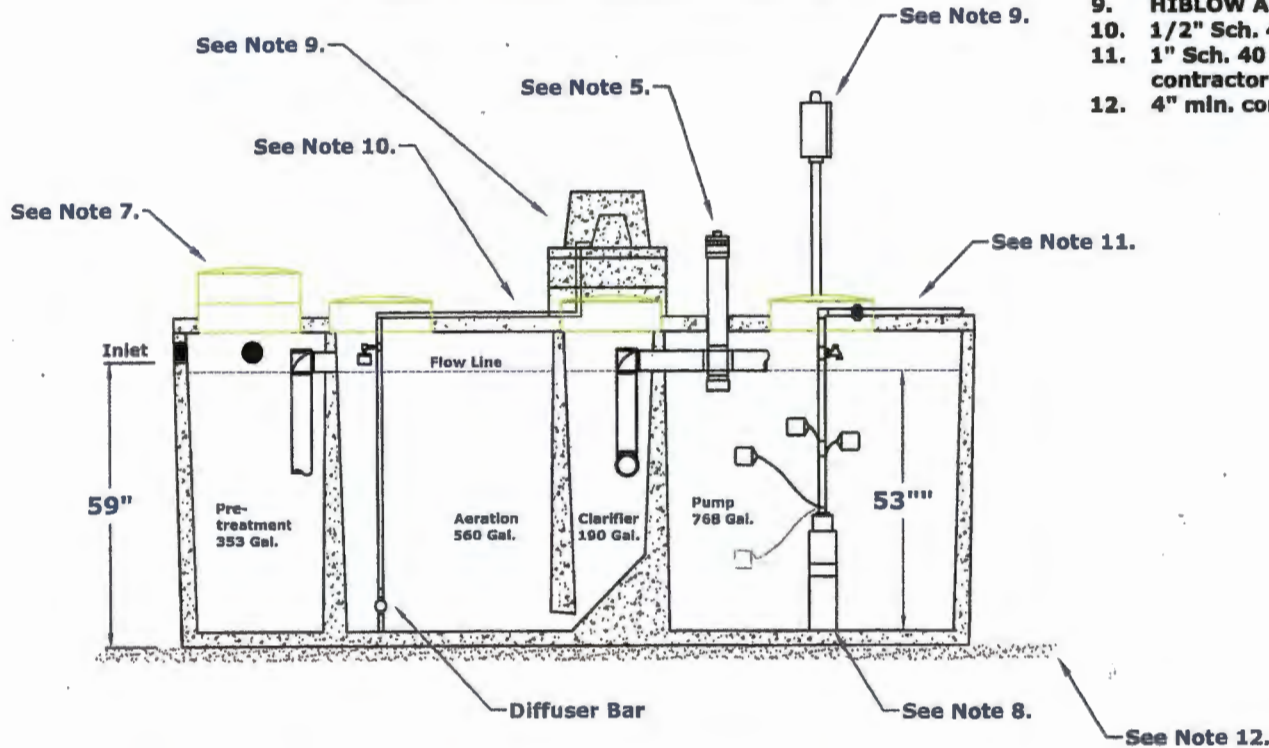
OSSF

**DIMENSIONS:**

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

**MINIMUM EXCAVATION DIMENSIONS:**

Width: 76"  
 Length: 176"



**GENERAL NOTES:**

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

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**Bio-Robix B-550 (600 GPD)  
 Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2010  
 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

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### TANK NOTES:

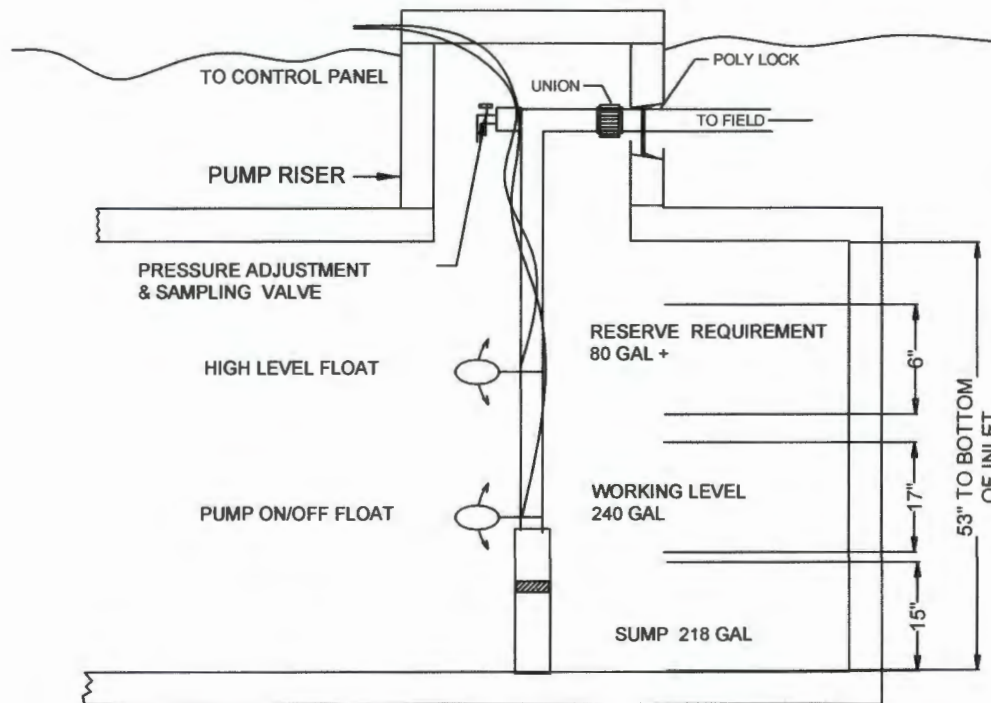
Tanks must be set to allow a minimum of 1/4" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

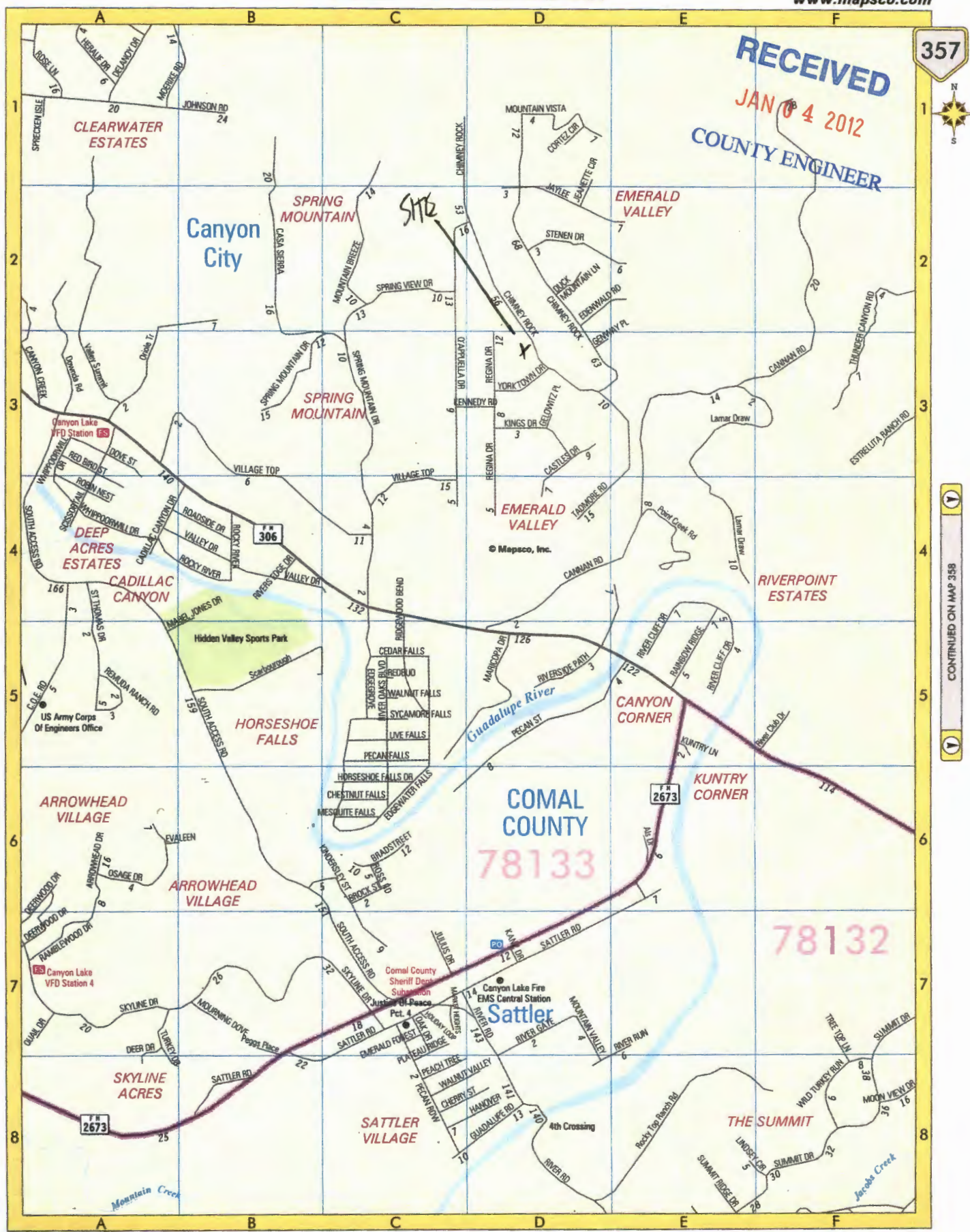
A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE



TYPICAL PUMP TANK CONFIGURATION  
BIO-ROBIX 550PC -400PT 768 GAL PUMP TANK

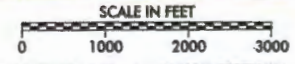
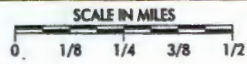


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CONTINUED ON MAP 358



## Ritzen, Brenda

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**From:** Ritzen, Brenda  
**Sent:** Friday, January 13, 2012 1:25 PM  
**To:** 'gregjohnsonpe@yahoo.com'  
**Subject:** Permit 93837

**Re:** Elton & Lulieta Zeneli  
Emerald Valley Lot 35

Dear Greg,

The following information is needed before the permit to construct for the referenced permit submittal can be issued:

1. Site evaluation indicates a 15 to 20 % slope within the proposed system site. Maximum allowable slope for surface application is 15%. Indicate how areas greater than 15% slope will be made acceptable for surface application.

Thank you for your attention in this matter.

Brenda Ritzen  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132-3706  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

VOID

**OSSE SOIL EVALUATION REPORT INFORMATION**

93837

Date: December 16, 2011

**Applicant Information:**

Name: ELTON ZENELI  
Address: 451 WHISPERING HOLLOW DRIVE  
City: KYLE State: TEXAS  
Zip Code: 78640 Phone: 512 667 2953

**Site Evaluator Information:**

Name: Greg W. Johnson, P.E., R.S., S.E. 11561  
Address: 170 Hollow Oak  
City: New Braunfels State: Texas  
Zip Code: 78132 Phone & Fax (830)905-2778

**Property Location:**

Lot 35 Unit \_\_\_ Blk \_\_\_ Sybd. EMERALD VALLEY  
Street Address: 6100 CHIMNEY ROCK  
City: CANYON LAKE Zip Code: 78133  
Additional Info.: \_\_\_\_\_

**Installer Information:**

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Phone \_\_\_\_\_

**Topography:** Slope within proposed disposal area: 20 to 15 %

- Presence of 100 yr. Flood Zone: YES \_\_\_ NO X
- Existing or proposed water well in nearby area: YES \_\_\_ NO X
- Presence of adjacent ponds, streams, water impoundments: YES \_\_\_ NO X
- Presence of upper water shed: YES \_\_\_ NO X
- Organized sewage service available to lot: YES \_\_\_ NO X

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**Design Calculations for Aerobic Treatment with Spray Irrigation:**

Commercial

Q = \_\_\_\_\_ GPD \_\_\_\_\_

Residential Water conserving fixtures to be utilized? Yes X No \_\_\_\_\_

Number of Bedrooms the septic system is sized for: 2 Total sq. ft. living area 720

Q gal/day = (Bedrooms +1) \* 75 GPD - (20% reduction for water conserving fixtures)

Q = (2 +1)\*75-(20%)= 180

Trash Tank Size 353 Gal.

TCEQ Approved Aerobic Plant Size 800 G.P.D.

Req'd Application Area = Q/Ri = 180 / 0.064 = 2813 sq. ft.

Application Area Utilized = 2827 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: \_\_\_\_\_ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 768 Gal. 14.5 Gal/inch.

Reserve Requirement = 80 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator

SCH-40 or SDR-26 3" or 4" sewer line to tank

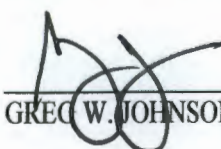
Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE SEPTEMBER 11,2008)

  
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

12/16/2011  
DATE

VOID







93837

**WARRANTY DEED with VENDOR'S LIEN**

**Date:** January 1, 2012  
**Grantor:** EMERALD VALLEY DEVELOPMENT COMPANY, LTD. CO.  
**Grantor's Mailing Address:**

8546 Broadway, Suite 150  
San Antonio, Bexar County, Texas 78217

**Grantee:** ELTON ZENELI and wife, LULIETA ZENELI

**Grantee's Mailing Address:**

451 Whispering Hollow Drive  
Kyle, Hays County, Texas 78640

**Consideration:**

TEN DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of Thirty Seven Thousand Five Hundred and no/100 Dollars (\$37,500.00) executed by Grantee payable to the order of **Emerald Valley Development Company, Ltd. Co.** The note is secured by a vendor's lien retained in favor of **Emerald Valley Development Company, Ltd. Co.** in this deed and by deed of trust of even date.

**Property:**

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being known and designated as Lot 35, EMERALD VALLEY SUBDIVISION, according to plats recorded in Comal County, Texas Map and Plat Records, together with all improvements, buildings, structures, equipment, machinery, fixtures, and furnishings now on and hereafter situated in or on said property.

**Reservations from and Exceptions to Conveyance:**

Restrictive covenants recorded in Vol. 298, Page 655, Deed Records and Vol. 426, Page 640; Vol. 538, Page 406; Vol. 564, Page 800 and Vol. 950, Page 32 of the Official Public Records of Comal County, Texas.

Easement to Pedernales Electric Cooperative, Inc. recorded in Vol. 304, Page 452, Comal County, Texas Deed Records.

Utility easements and building set-back lines as shown on Plats recorded in Comal County, Texas Map and Plat Records.

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Mineral and/or royalty interest in all of the oil, gas and other minerals in and under the herein described property, and as reserved by instruments recorded in Vol. 101, Page 11, and Vol. 286, Page 59 of the Deed Records of Comal County, Texas.

Sanitary Conrol Easement as shown on plat recorded under Vol. 6, Pag. 45, Map and Plat Records, Comal County, Texas and as recorded October 25, 1995 under Document Nos. 9506477310, 9506477311, and 9506477312, Official Public Records, Comal County, TX.

Private roadway agreement dated November 4, 1985, recorded in Vol. 532, Page 298, Deed Records of Comal County, Texas.

Terms and conditions of any Affidavits to the public regarding on-site sewage facilities, and as set out under Doc. No. 200406013139, Official Public Records of Comal County, Texas.

All oil, gas and other minerals of every character in and under the herein described property.

Any and all other exceptions, restrictions, reservations, encumbrances, access limitations, oil and gas leases or royalties and other conditions affecting the property whether of record or not as well as general real estate taxes for the current and subsequent years and subsequent assessments for prior years due to change in land usage or ownership; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments, protrusions or overlapping of improvements.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS, WHERE IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold unto Grantee, Grantee's heirs, executor's administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part hereof, except as to the reservations from and exceptions to warranty.

93837

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

**Emerald Valley Development Company, Ltd. Co.**, at Grantee's request, has paid in cash to Grantor a portion of the purchase price that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of **Emerald Valley Development Company, Ltd. Co.**

EXECUTED this 19 day of December, 2011, but to be effective January 1, 2012.

EMERALD VALLEY DEVELOPMENT COMPANY, LTD. CO.



  
Wm. Mac Riddick, Member

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STATE OF TEXAS


COUNTY OF Bexar

This instrument was acknowledged before me on the 19th day of December, 2011, by William M. Riddick, authorized Member of EMERALD VALLEY DEVELOPMENT COMPANY, LTD. CO., on behalf of said limited liability company.

   
TERESA B. ABREGO  
Notary Public  
State of Texas  
My Comm. Exp. 10-27-2012  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
01/03/2012 12:08:15 PM  
CASHTHREE  
201206000119

 Joy Streater



Comal County

OFFICE OF COMAL COUNTY ENGINEER

EXEMPTION CERTIFICATE

COMAL COUNTY FLOODPLAIN DEVELOPMENT PERMIT

PERMIT # 93837

LOCATION: Emerald Valley

FIRM Panel No. Lot: 35  
0120F

Dated: September 2, 2009

THIS APPLICATION HAS BEEN REVIEWED BY THE COMAL COUNTY ENGINEERS OFFICE, AND IT IS THEIR DETERMINATION THAT THE PROPOSED DEVELOPMENT IS:

**Located within Zone X, and is NOT located within a Special Flood Hazard Area (SFHA)**

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND MAKES THE FOLLOWING COMMENTS:

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE COMAL COUNTY FLOOD DAMAGE PREVENTION ORDER. WORK IS HEREBY AUTHORIZED TO PROCEED.

- THIS PERMIT IS VOID IF THE PERMITTED CONSTRUCTION HAS NOT COMMENCED WITHIN 1 YEAR FROM DATE OF ISSUANCE
- THIS PERMIT IS VOID IF THE PERMITTED CONSTRUCTION HAS NOT COMMENCED AND A FEMA MAP REVISION AFFECTING FLOODPLAINS WITHIN THE PERMITTED PROPERTY HAS BEEN ADOPTED
- THIS PERMIT IS VOID IF THE FOUNDATION FOR A RESIDENTIAL OR COMMERCIAL STRUCTURE HAS NOT BEEN COMPLETED WITHIN 1 YEAR FROM DATE OF ISSUANCE
- THIS PERMIT IS VOID IF THE FOUNDATION FOR A RESIDENTIAL OR COMMERCIAL STRUCTURE HAS NOT BEEN COMPLETED AND A FEMA MAP REVISION AFFECTING FLOODPLAINS WITHIN THE PERMITTED PROPERTY HAS BEEN ADOPTED

SIGNED Kathy Buffin DATE: 1-5-12