



Dwayn Boos
On-Site Sewage Facilities
101 W. Main St
Fredericksburg, TX 78624

NOTICE OF APPROVAL

EJ Cop
279 Achtzehn
Fredericksburg, TX 78624

PERMIT # 8508

Property Location: 279 Achtzehn

GILLESPIE COUNTY, TEXAS

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ) and Gillespie County. This Gillespie County On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

Addition:

420GPD = UP TO 6 BR, ~ 5500 SQ FT LIVING AREA

Dwayn C Boos

Inspector and Gillespie County Designated Representatives: ☒ Dwayn C. Boos OS0011257

☐ Linda Page

Date

Aug 4, 2021

***Email Mandatory

ejcop36@gmail.com

GATE CODE: _____



Gillespie County Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date.)

Permit # 8508

Date: 7/8/2021

Fee: 150

Reason For Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: COP (Last Name) EJ (First Name) (MI)

Mailing Address: 279 ACHTZEHN (House # and/or PO Box) FREDERICKSBURG TX (City & State) 78624 (Zip Code)

Physical Address/Location of new Septic System: 279 ACHTZEHN (House # & Street Name)

FREDERICKSBURG TX (City & State) 78624 (Zip Code)

Daytime Phone Number(s): _____ Cell Number(s): (210) 748-2036

Legal Description: Volume: _____ Page: _____ Instrument#: _____ Gillespie CAD Tax ID # 185869

Subdivision Name: RENEGADE RANCH Lot#: _____ Blk: _____ Phase: _____ Tract: 3

Abstract: _____ Survey Name and #: _____

Total Acreage: 10 ☒ Private Well ☐ Public Well (Supplier's Name): _____

Name & License # of person installing the Septic System: John A. Taylor OS# 000335
Email: johnat@hctc.net Cell #: 830-739-1492

Information on a Single Family Residence: ☒ House ☐ Mobile Home ☐ Manufactured
Total Square Footage of Living Area: ☐ <1500 ☐ <2500 ☐ <3500 ☐ <4500 or ☒ <4900

of bedrooms 4, # of bathrooms (Full) 4, (Half) 1, Does it have or will it have water saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? ☒ Yes ☐ No Water Softener (Demand-Initiated Regeneration)

Circle: Y or N

Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: _____

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

(Signature of Landowner)

6.9.21

(Date)

Office use only:

Daily wastewater usage rate: Q= 420 (gallons/day)

UP TO 6 BR, <5500#

- ☒ Site Evaluation
☒ Planning Materials submitted by: ☒ Installer ☐ P.E. ☐ R.S.
☐ Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R.V. Park)

☐ Floodplain and/or Development Permit 2139-21

For Aerobic Treatment units and non-standard treatment (if applicable):

- ☐ Affidavit to the Public
☐ Two-year Maintenance Contract

ER
7/21/21

☒ AUTHORIZATION to CONSTRUCT

Date: July 20, 2021

8058

1. Mary C. Bross

8/11/2021

7

Other: ☐

☒ Cleanouts every 50 ft. and with 5 ft. of 90° bends

11

Treatment: ☒ Conventional Tanks ☐ Aerobic ☐ Other:

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. 1250 ac	44200	Y/N	C.M.
2.		Y/N	
3.		Y/N	
4.		Y/N	

Disposal Field ☒ Conventional Gravel ☐ Leaching Chambers (Brand) _____
☐ Low-Pressure Pipe ☐ Mounds ☐ Gravel-less Pipe ☐ Pressure Emitters (drip)
☐ ET Beds ☐ Other: _____
 Subsurface Disposal: _____

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA= LENGTH X CREDIT
1. <u>429</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u>	<u>2145</u> Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.

Surface Disposal (Application): _____
Loading Rate: _____

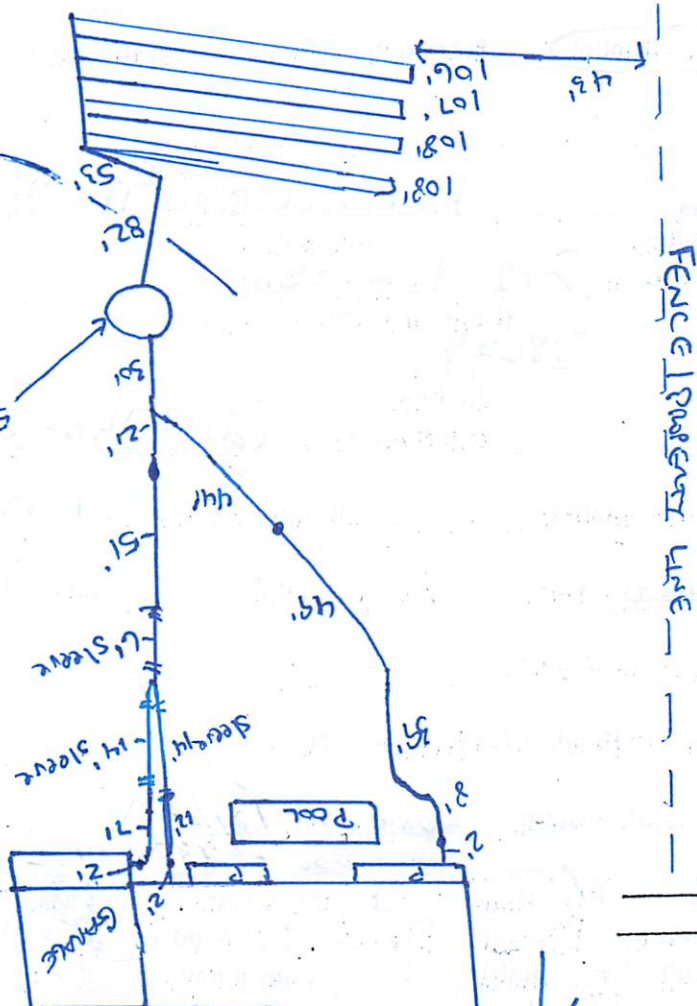
A

Timer installed -----Y/N
Anti-siphon Hole used -----Y/N
Check valve used -----Y/N

Map of System: GPS UTM 14 R

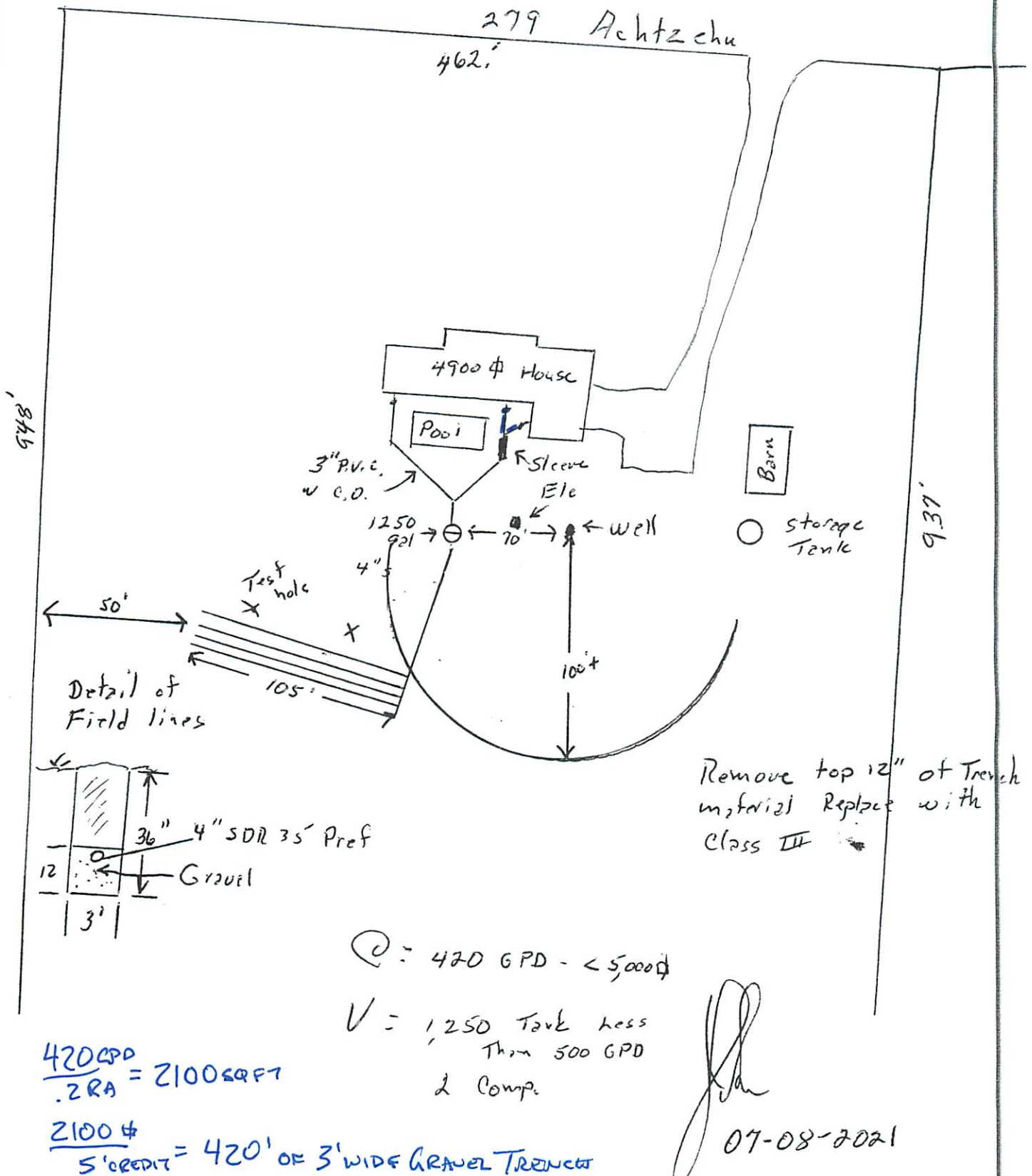
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Not to Scale



Site Plan
Septic
E. J. Cop 279 Achtzehn

Prop



Date: 7-15-21

Site Evaluation Number: 0321

Site Evaluator Information:

Name: EDWARD PARKER Phone: 830 9287259 Fax: _____

Company: NA Address: 1368 MC 474

City: HARPER State: TX Zip Code: 78631

Applicant and Property Information:

Name: E.J. COP Phone: 210 748 2036 Fax: _____

Address: 279 ACHTZEHN City: FREDRICKS State: TX Zip Code: 78624
BORG

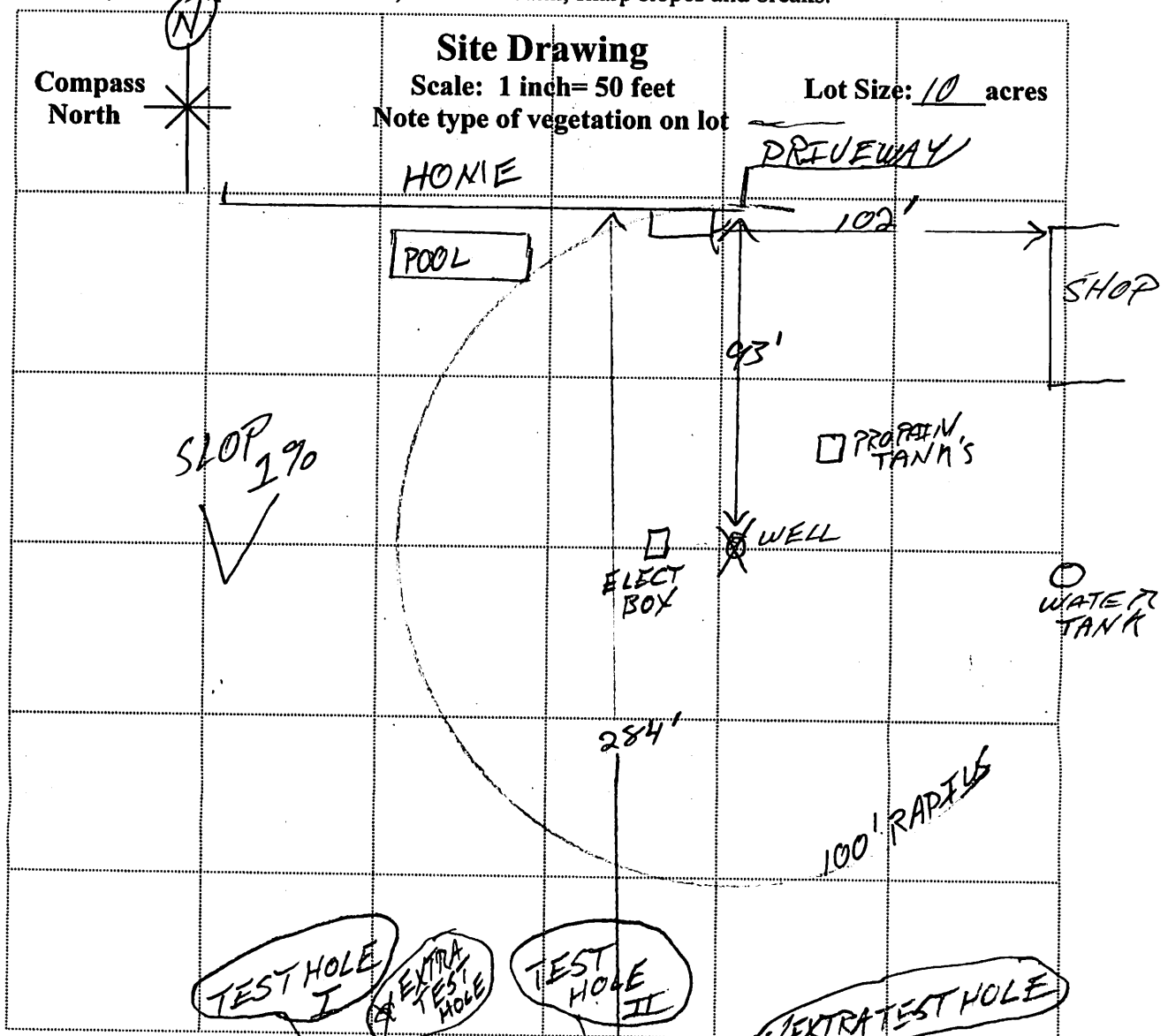
Lot: _____ Block: _____ Subdivision RENACADE County GILL Unincorporated Area? (Y) or N

Street/Road Address: 279 ACHTZEHN City: FREDRICKS Zip Code: 78624
BORG

Additional Information: _____

Schematic of Lot or Tract

- Show: ☒ Compass North, adjacent streets, property lines, property dimensions, location of buildings, casements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).
☒ Location of existing or proposed water wells within 150 feet of property.
☒ Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
☒ Location of soil borings or dug pits (show location with respect to a known reference point).
☒ Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



Features of Site Area

- Presence of 100 year flood zone
Presence of adjacent ponds, streams, water impoundments
Existing or proposed water well in nearby area
Organized sewage service available to lot or tract

Yes ___ No ✓
Yes ___ No ✓
Yes ✓ No ___
Yes ___ No ✓

Signature: Edward J. Parker
(Circle one: RS, PE, DR, Installer II)

Site Evaluator License No: 050027433

On-Site Sewerage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 7-15-21

Site Location: 279 ACHTZEHN

County: ILLINOIS Proposed Excavation Depth: 18"-24"

Name of Site Evaluator: EDWARD J. PARKER Registration Number: 050027433

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

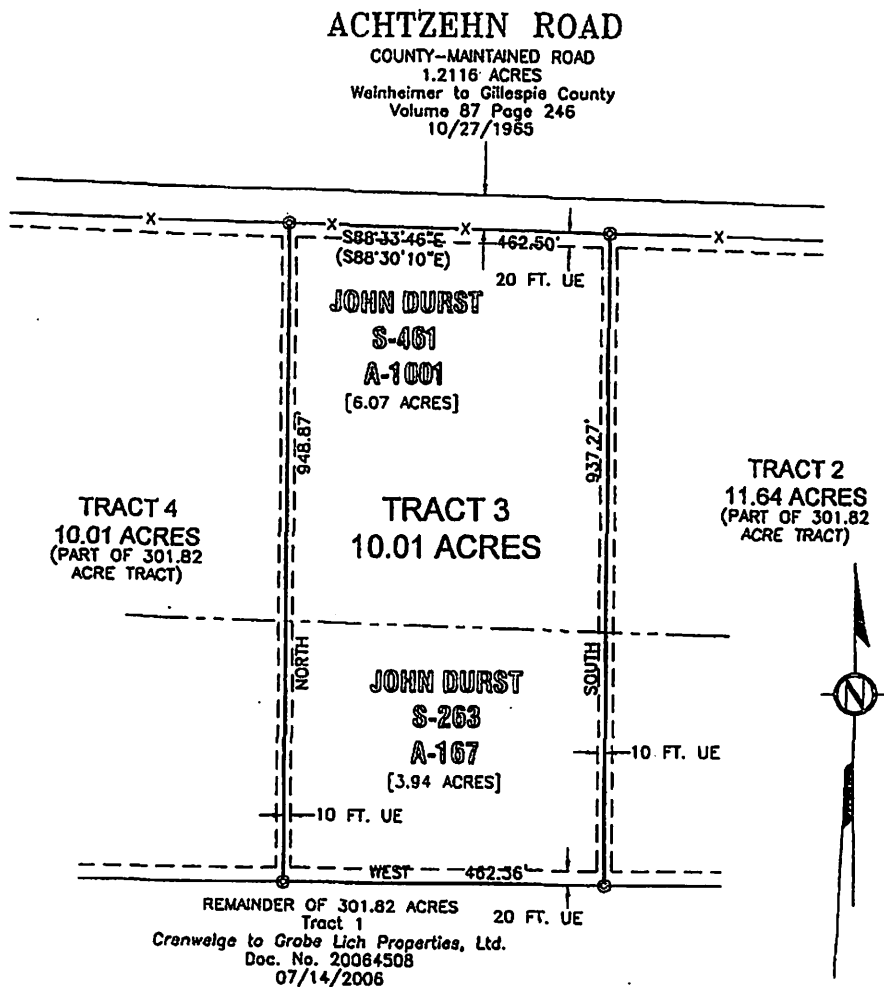
Edward J. Parker 7-15-21
Signature of Site Evaluator Date

Requirements: At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Soil boring locations 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. Identify any restrictive features and indicate depths where features appear.

Soil Boring Number <u>I</u>					
Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III-blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Fingerprint-Slight/Distinct, Root zone, Texture-gritty/floury, etc)
16" 0 1	<u>IV</u>	<u>SILTY CLAY</u>	<u>NA</u>	<u>NO</u>	<u>RIBBON 2" +</u> <u>FINGER DISTINCT</u> <u>ROOT YES</u> <u>TEXT FLOURY</u>
60" 2 3 4 5	<u>III</u>	<u>SILTY CLAY LOAM</u>	<u>NA</u>	<u>NO</u>	<u>RIBBON 1 1/2"</u> <u>FINGER SLIGHT</u> <u>ROOT NO</u> <u>TEXT VERRY GRITTY</u>

Soil Boring Number <u>II</u>					
Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III-blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Fingerprint-Slight/Distinct, Root zone-Texture-gritty/floury, etc)
16" 0 1	<u>IV</u>	<u>SILTY CLAY</u>	<u>NA</u>	<u>NO</u>	<u>RIBBON 2" +</u> <u>FINGER DISTINCT</u> <u>ROOT YES</u> <u>TEXT FLOURY</u>
60" 2 3 4 5	<u>III</u>	<u>SILTY CLAY LOAM</u>	<u>NA</u>	<u>NO</u>	<u>RIBBON 1 1/2"</u> <u>FINGER SLIGHT</u> <u>ROOT NO</u> <u>TEXT VERRY GRITTY</u>

SURVEY PLAT FOR 10.01 ACRES OF LAND, MORE OR LESS, COMPRISING 6.07 ACRES OUT OF JOHN DURST SURVEY NO. 461, ABSTRACT NO. 1001, AND 3.94 ACRES OUT OF JOHN DURST SURVEY NO. 263, ABSTRACT NO. 167, IN GILLESPIE COUNTY, TEXAS; PART OF A CERTAIN 301.82 ACRE TRACT CONVEYED AS TRACT I TO GROBE-LICH PROPERTIES, LTD., FROM SIDNEY E. CRENWELGE, INDEPENDENT EXECUTOR, BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 14TH DAY OF JULY, 2006, AND RECORDED AS DOCUMENT NO. 20064508 IN THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS



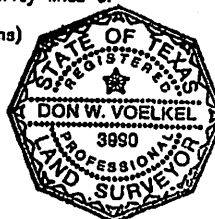
I hereby certify that this plat and accompanying legal description are accurate representations of the property shown hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners and that all property corners are as shown.
(Bearing basis = True north based on GPS observations)
Dates Surveyed: July 28 - August 2, 2006

SCALE: 1" = 200'

LEGEND

- FENCEPOST
- FOUND 1/2" IRON STAKE
- ⊙ SET 1/2" IRON STAKE
- FENCE LINE
- - - PATENT SURVEY LINE
- UE PROPOSED UTILITY EASEMENT

NOTE: RECORD CALLS
SHOWN IN PARENTHESIS



Dated this 3rd day of October, 2006

Don W. Voelkel

Don W. Voelkel
Registered Professional Land Surveyor No. 3990

Property Search Results > 185869 COP, EDWARD J & LANA LYONS for Year 2021

Tax Year: 2021

roperty

Account

Property ID:	185869	Legal Description:	ABS A-MULTIPLE MULTIPLE ABST, -RENEGADE RANCH NORTH TRACT 3- HOMESITE-
Geographic ID:	A1001-0461-000000-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	279 ACHTZEHN RD TX	Mapsc:	
Neighborhood:	FBG 965 NORTH CLOSE	Map ID:	5-N
Neighborhood CD:	F300		

Owner

Name:	COP, EDWARD J & LANA LYONS	Owner ID:	337144
Mailing Address:	279 ACHTZEHN RD FREDERICKSBURG, TX 78624	% Ownership:	100.000000000000%
		Exemptions:	

alues

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$625,300	
(+) Land Homesite Value:	+	\$24,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$649,300	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$649,300	
(-) HS Cap:	-	\$0	

Exercising Jurisdiction

Owner: COP, EDWARD J & LANA LYONS

% Ownership: 100.000000000000%

Total Value: \$649,300

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	0.000000	\$649,300	\$649,300	\$0.00
G086	GILLESPIE COUNTY	0.404400	\$649,300	\$649,300	\$2,625.77
HUW	HILL CNTRY UWCD	0.006200	\$649,300	\$649,300	\$40.26
SFB	FREDBG ISD	1.055300	\$649,300	\$649,300	\$6,852.07
WCD	GILLESPIE WCID	0.000200	\$649,300	\$649,300	\$1.30
Total Tax Rate:		1.466100			
				Taxes w/Current Exemptions:	\$9,519.40
				Taxes w/o Exemptions:	\$9,519.40

Improvement / Building

Improvement #1:	RESIDENTIAL State Code:	E1 Living Area:	5412.0 sqft	Value: \$625,300
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	M8	SV	2020	4181.0
MA2	MAIN AREA 2ND STORY	*		2020	1231.0
AGF2	ATT GARAGE FINISHED DOUBLE	*		2020	1111.0
OP	OPEN PORCH	*		2020	397.0
OP	OPEN PORCH	*		2020	206.0
OP	OPEN PORCH	*		2020	150.0
BARN	BARN	BARN4		2020	1250.0
SHED	SHED	SHED4		2020	2500.0

and

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN2	NATIVE PASTURE 2	1.0000	43560.00	0.00	0.00	\$24,000	\$0

Oil Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$625,300	\$24,000	0	649,300	\$0	\$649,300

Deed History - (Last 3 Deed Transactions)