



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

NOTICE OF APPROVAL

9/21/23
Sheryl Sutton

Ironbreaker Development, LLC
C/O John Bernard, mngr
PO Box 2526
Fredericksburg, Tx 78624

PERMIT #9243

Property Location: 3841 W US Highway 290 Fredericksburg, Tx

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:

4800 ^{sq} 1 BR CABIN (No Laundry)	=	150 GPD
1 RV Space	=	40 GPD
		190 GPD

Inspector and Gillespie County Designated Representatives:

Dwayn C Boos OS0011257

Sheryl Sutton
Sheryl Sutton OS0006358

Date: 9/21/23



GILLESPIE COUNTY

Permit Application for On-Site Sewage Facility

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

Permit # 9243 Date: 9/6/23 Fee: \$275

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

Name of Landowner: Ironbreaker Development, LLC John Bernard mgr
(Last Name or Entity) (First Name) (MI)

Mailing Address: PO Box 2526 Fredericksburg Tx 78624
(House # and Street Name/or PO Box) (City & State) (Zip Code)

Daytime Phone Number(s): _____ Cell Number(s): 325-668-1678

***Email Mandatory HCCAJUN@GMAIL.COM

Physical Address/Location of new Septic System: 3841 WUS Hwy 290
(House # & Street Name)
Fredericksburg Tx 78624 *** GATE CODE: 3841 1793
(City & State) (Zip Code)

Legal Description: Gillespie CAD Property ID #: 21430 Volume 2020858 Page _____ Instrument# _____

Subdivision Name: _____ Lot#: _____ Blk _____ Phase _____ Tract _____

or
Abstract: A118 Survey Name and #: GE LO #700

Total Acreage: 96.28 ☒ Private Well ☐ Public Well (Supplier's Name): _____

Name & License # of person installing the Septic System: Fernando Albiter OS# 1037793

Email: fabiter@unhcs.com Cell #: 830-998-9987

Information on a Single Family Residence: ☐ House ☐ Mobile Home ☐ Manufactured
Total Square Footage of Living Area: ☐ <1500 ☐ <2500 ☐ <3500 ☐ <4500 or ☐
of bedrooms _____ # of bathrooms (Full) _____ (Half) _____. 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: Y or N Water Softener (Demand Initiated Regeneration): 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:

1- 1 Bedroom Cabin (with water saving devices)
1- RV

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.

IRON BREAKER DEVELOPMENT, LLC

(Signature of Landowner)

9-18-23

(Date)

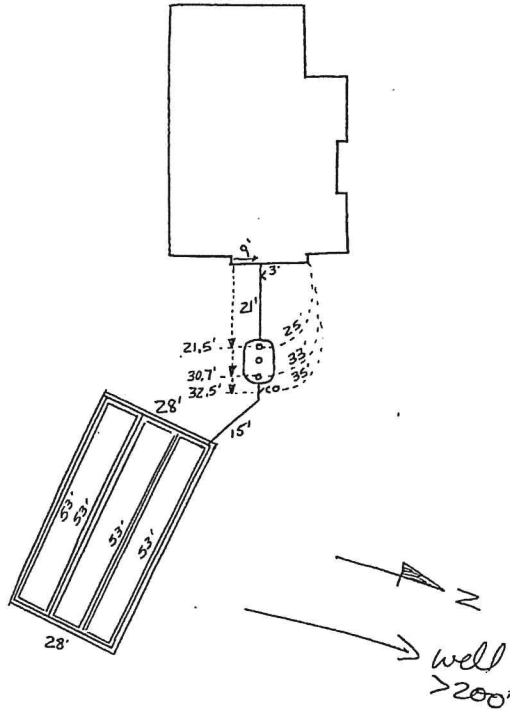
Office Use Only:		Q:	
Daily wastewater usage rate: Q= <u>190</u> (gallons/day)		<u>1 BR CABIN <1000'</u>	
<input checked="" type="checkbox"/> Site Evaluation		<u>1 RV Space</u>	
<input checked="" type="checkbox"/> Planning Materials submitted by: <input checked="" type="checkbox"/> Installer <input type="checkbox"/> P.E. <input type="checkbox"/> R.S.			
<input type="checkbox"/> 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).			
<input type="checkbox"/> Floodplain and/or <input checked="" type="checkbox"/> Development Permit # _____			
For Aerobic Treatment units and non-standard treatment (if applicable):			
<input type="checkbox"/> Affidavit to the Public			
<input type="checkbox"/> Two-year Maintenance Contract			
<input checked="" type="checkbox"/> AUTHORIZATION to CONSTRUCT			
DR: <u>John A. Pop</u>		DATE: <u>9/8/23</u>	

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE 5/16/96 PERMIT NO. 2755 FEE _____
 MANUFACTURER Concrete Products
 TANK #1 SN# 430963 TANK #2 SN# _____
 SIZE TANK #1 1250/20 GALS. TANK #2 _____ GALS. TYPE concrete
 ABSORPTION TRENCH (☒) LENGTH 268 WIDTH 3'
 ABSORPTION BED AREA () SQUARE FEET 804
 COMMERCIAL () PRIVATE RESIDENCE (☒)
 INSTALLER OR CONTRACTOR Pete Morales
 ADDRESS _____ PHONE # _____

DATE 5/16/96 FINAL INSPECTION MADE BY Dwain C. Boos
 (INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)
 MAKE A SKETCH OF SYSTEM
 (NOT TO SCALE)



APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE 4/25/96 PERMIT NO. 2755 FEE 130.00

I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas.

OWNER ED BRUNE PHONE NO. 997-9299

MAILING ADDRESS P.O. Box 427, F. 69, TEX.

HOUSE NO. AND STREET ADDRESS 1/2 Miles from Main St. on 290W

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME GE Co. #531 574 336 GED RD, F012 Winchester Lc.

SIZE ACREAGE OR TRACT 7.36 SECTION 1 BLOCK 1 LOT 1

DESCRIPTION OF STRUCTURE TO BE SERVED

House (☒) Mobile Home () Other 2241 sq ft approx 290

Commercial () (Type of Business)

Living Area 2700 Bedrooms (3) Bathrooms (2) Disposal (1)

Washing Machine (1) Dishwasher (1) Water Softner (1) Other ()

Water Supply By: Public System () Community () Individual (1)

DATE 4/25/96 INSPECTOR-SANITARIAN Dwight M. Sandy

Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #)

DATE 4/25/96 Signature of Owner or Authorized Agent Ed Brune

Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.

OFFICIAL USE ONLY

SITE INSPECTION OR PERCOLATION TEST

DATE 4/25/96 PERMIT NO. 2755 FEE 130.00

TYPE SOIL - Rocky () Gravel () Sand () Other ()

SLOPE - Flat () Sloping () Other ()

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

HOLES (1) (2) (3) (4) (5) (6)

(7) (8) PERC. TEST AVERAGE

DATE 4/25/96 INSPECTOR-SANITARIAN Dwight M. Sandy

COMMENTS:

Certification of Approval

Final Inspection PERMIT # 4243

Date: 9/2/23

Approved by: S. Sutton

- I. Sewer (House Drain) ☒ 3" Sch 40 ☒ 4" Sch 40 ☐ Other: _____
Slope of sewer pipe to tank ☐ minimum of 1/8"/ft.
☒ Cleanouts every <100' and within 5' of 90° bends
- II. Treatment: Conventional Tanks Aerobic Other: _____
TANKS SIZE AND COMPARTMENTS SERIAL# RISERS MANUFACTURER
1. 750 2/C 15648 Y/N Puckett
2. _____ V/N _____
3. _____ V/N _____
4. _____ V/N _____
- III. Disposal Field: ☐ Conventional Gravel ☒ Leaching Chambers (Brand) Ave 36
☐ Low-Pressure Pipe ☐ Mounds ☐ Gravel-Less Pipe ☐ Pressure Emitters (drip)
☐ ET Beds ☐ Other: _____
Subsurface Disposal:
LENGTH OF TRENCH WIDTH HEIGHT OF MEDIA CREDIT AREA LENGTH X CREDIT
1. 950 ft. 4 ft. _____ ft. 5 187 Sq.ft.
2. _____ ft. _____ ft. _____ ft. _____ Sq.ft.
3. _____ ft. _____ ft. _____ ft. _____ Sq.ft.
4. _____ ft. _____ ft. _____ ft. _____ Sq.ft.
- IV. Surface Disposal (Application):
Loading Rate: _____ Area Required in Sq. ft. _____
Timer installed _____ Y/N Area Designed in Sq. ft. _____
Anti-siphon Hole used _____ Y/N
Check valve used _____ Y/N
- V. Map of System: GPS UTM 14 R _____ Not to Scale

