

# Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Issued This Date: 06/10/2014 Permit Number: 101418

Location Description: 1030 PROVENCE PLACE  
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard  
Unit: 2  
Lot: 338  
Block:  
Acreage:

Type of System: Aerobic  
Surface Irrigation

Issued to: Cozzell & Ramanda Wilson

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.

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 facility has not been remodeled and is functioning properly.

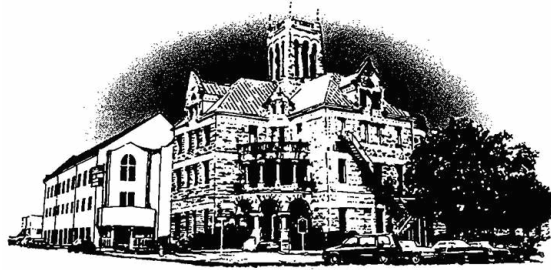
Licensing Authority

**Comal County Environmental Health**

ENVIRONMENTAL HEALTH INSPECTOR

OS0023773

ENVIRONMENTAL HEALTH COORDINATOR



# 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: 101418  
Issued This Date: 10/07/2013  
This permit is hereby given to: Cozzell & Ramanda Wilson

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

1030 PROVENCE PLACE  
NEW BRAUNFELS, TX 78132

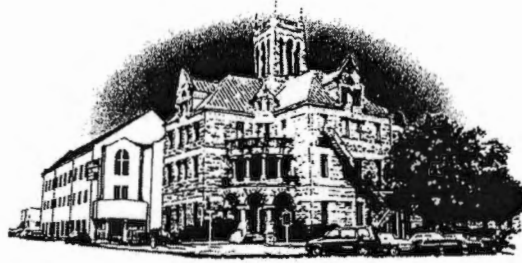
Subdivision: Vintage Oaks at the Vineyard  
Unit: 2  
Lot: 338  
Block:  
Acreage:

### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



# Comal County

OFFICE OF COMAL COUNTY ENGINEER

## Floodplain Development Exemption Certificate

Permit Number: 101349  
 Issued This Date: 10/07/2013  
 Location Description: 1030 PROVENCE PLACE  
 NEW BRAUNFELS, TX 78132  
 Subdivision: Vintage Oaks at the Vineyard  
 Unit: 2  
 Lot: 338  
 Block:  
 Acreage:

FIRM Panel Number: 0245F Dated: 09/02/2009

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 Duffi DATE: 10-7-13

OSSF/FLOODPLAIN DEVELOPMENT  
APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received Initials

--

Permit Number

Instructions:

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

Floodplain Development Permit

- Property in Incorporated City
- Completed Application
- Boundary Map Indicating Location of Proposed Improvements
- Copy of Recorded Deed
- Required Permit Fee

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SEP 24 2013

COUNTY ENGINEER

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

Donna Bellquist  
Signature of Applicant

9-20-2013  
Date

<input checked="" type="checkbox"/> COMPLETE APPLICATION
Check No. _____ Receipt No. _____

<input type="checkbox"/> INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*  
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN  
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date \_\_\_\_\_ Permit # 101418  
 Owner Name Coyell + Ramanda Wilson Agent Name South Texas Wastewater  
 Mailing Address 40 Stacy Street 1937 IH35 N #102 Agent Address PO Box 1284  
 City, State, Zip New Braunfels TX 78130 City, State, Zip Baerke TX 78006  
 Phone # 281 513 5970 Tray Phone # 830 249 8098  
 Email \_\_\_\_\_ Email \_\_\_\_\_

All correspondence should be sent to:  Owner  Agent  Both Method:  Mail  Email

Subdivision Name Vintage Oaks @ The Impact Unit 2 Lot 338 Block \_\_\_\_\_  
 Acreage/Legal \_\_\_\_\_

Street Name/Address 1030 Provence Place City New Braunfels Zip 78132

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.

Type of Development: Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.

Single Family Residential Type of Construction (House, Mobile, RV, Etc.) House  
3 # of Bedrooms Indicate Sq Ft of Living Area 3368 Gallons Per Day (As Per TCEQ Table III) 300

Commercial or Institutional Facility  
 Type of Facility \_\_\_\_\_ Gallons Per Day (As Per TCEQ Table III) \_\_\_\_\_

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 \_\_\_\_\_

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**SEP 24 2013**  
**COMAL COUNTY ENGINEER**

Source of Water  Public  Private Well

Planning Materials & Site Evaluation as Required Completed By South Texas Wastewater

System Description aerobic spray

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

Tank Size(s) (Gallons) 750/500 Absorption/Application Area (Sq Ft) 5654

Are Water Saving Devices Being Utilized Within the Residence?  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/spill 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 [Signature]  
 195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

# SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86 WASTE

## WASTEWATER TREATMENT FACILITY MAINTENANCE AGREEMENT

REGULATORY AUTHORITY Comal County PERMIT/LICENSE # \_\_\_\_\_

Customer: Cozz and Ramanda Wilson **RECEIVED** Mail To: Cozzell C & Ramanda Wilson  
Site Address: 1030 Provence Pl **SEP 24 2013** ~~PO Box 562~~  
New Braunfels TX 78132 **Alabaster AL 35007**

**COUNTY ENGINEER**

**3631 TIMBER WAY**  
**HELONA, AL 35022**

I. General: This Work for Hire Agreement ( hereinafter referred to as "Agreement" ) is entered into by and between Wilson (hereinafter referred to as "Customer") and South Texas Wastewater Treatment and its' employees ( hereinafter 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 \_\_\_\_\_ and ends on \_\_\_\_\_ for a total of two (2) years. The date of commencement will be the date the "Notice of Approval" (Authorization to Operate) was issued by the permitting authority (unless otherwise required by regulating 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 as stated in our PROPOSAL AND CONTRACT FOR SERVICES.

III. Renewal: This Agreement shall automatically renew for an additional period of two (2) years at the same terms and conditions 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. NO REFUNDS. 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, plus 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 appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

V. Services: Contractor will:

- 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 regulations approximately every four months.
- Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.
- Repair or replace, if Contractor has necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of routine monitoring visit. If such services are not covered by warranty, and service 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, if contractor does not have necessary supplies at the site, Contractor will notify Customer of required service (s) and associated costs. Customer must notify Contractor of arrangements to effect repair of system within two (2) business days after said notification, or Contractor will effect repairs and bill Customer for service as required by State and/or local Agency rules.
- Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.)
- Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.
- Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

VI. Disinfection: Not Required X Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it (See Attached Invoice), Contractor will add 12 tablets of chlorine at routine services (See Section Sub-section A) W INITIAL.

VII. Electronic Monitoring is X is not included in this Agreement.

VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:

- If this is an initial agreement ( new installation ):
  - Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.
  - Contractor providing the equipment and installation for this OSSF.
  - Contractor's receipt of payment in full for the equipment and installation.
  - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
- If this is not an initial agreement (existing system):
  - Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor
  - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
- If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.

Customer Cozz and Ramanda Wilson PERMIT LICENSE NUMBER \_\_\_\_\_

IX. Customer's Responsibilities: The Customer is responsible for each and all of the following:

- Provide all necessary yard or lawn maintenance and the 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.

# SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86 WASTE

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COUNTY ENGINEER

## WASTEWATER TREATMENT FACILITY MAINTENANCE AGREEMENT

- 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 limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's manufacturer recommendations.
- D. Notify Contractor 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 evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section Sub-section D. above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$65.00 per hour plus the associated fees for laboratory testing.
- G. Prevent the backwash or flushing of water treatment of conditioning equipment from entering the OSSF.
- H. Prevent the condensate 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 Contractor, 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. IF SPECIAL ARRANGEMENTS ARE REQUESTED (I.E., CALL AHEAD, APPOINTMENTS, ETC.), THERE WILL BE AN ADDITIONAL CHARGE. 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 proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$75.00 per hour, plus materials 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 electric cables, 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 due 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 this "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 this "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. Fee for Services: The fee for the basic Services described in this Agreement is \$410.00. This fee does not include any equipment, materials, or labor necessary for non-warranty repairs or for unscheduled, Customer requested visits to the site.

XIV. Payment: Payment of Fee for Services for the original two year term as stated above is to be made as follows:

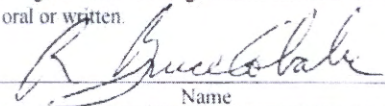
- Included in PROPOSAL AND CONTRACT number 5544
- Full amount due upon signature (Required of new Customer)
- Payments of \$\_\_\_\_\_ due upon receipt of invoice. (Payment terms for renewal of agreement.)

Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice.

Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a 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). Any check returned to Contractor for any reason will be assessed a \$30.00 returned check fee.

XV. Application of Transfer of payment: The fees paid for this agreement will transfer to the subsequent property owner(s), however this agreement is 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 received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned 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 promises or conditions in any other agreement, oral or written.

  
Name

9/6/2013  
Date

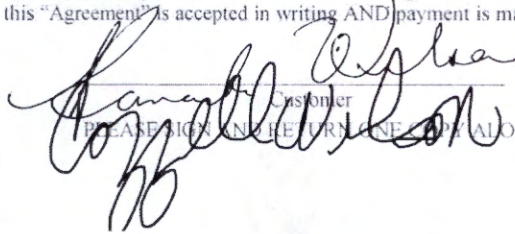
Texas Installer II and Site Evaluator License numbers  
OS 4815 and OS 12360

Certified Service Provider for: Jet Inc.

Member: Texas On-Site Wastewater Association and National On-site Wastewater Recycling Association.

ATU Brand Jet Inc.

Acceptance of Agreement: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the Services as specified. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this "Agreement" is accepted in writing AND payment is made as outlined above.

  
Customer

Sept. 6, 2013  
Date

PLEASE SIGN AND RETURN ORIGINALS ALONG WITH PAYMENT

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL  
STATE OF TEXAS



201306040853 09/24/2013 12:19:11 PM 1/2

201306040844 09/24/2013 11:28:50 AM 1/2

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.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality to regulate on-site sewage facilities (OSSF's). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owner's to provide notice to the public that certain types of OSSF's are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

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

Lot 338 Unit 2A  
Vintage Oaks @ the Vineyard  
Comal County Texas

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SEP 24 2013

COUNTY ENGINEER

The property is owned by:

Cozzell C Wilson and Ramanda Wilson

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 Comal County Engineer's Office.

WITNESSED BY HAND(S) on this 20 day of Sept, 2013

Cozzell C Wilson, owner  
Cozzell Wilson

Ramanda Wilson owner

Ramanda Wilson

Please print owner/agent

Please print owner/agent

SWORN TO AND SUBSCRIBED BEFORE ME on this 20 day of Sept, 2013

Notary Public, State of Texas

My Commission Expires: 21 Sept 2014







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SEP 24 2013

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

This page becomes part of the document identified by the instrument number affixed to the first page.

Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
09/24/2013 11:28:50 AM  
LAURA 2 Page(s)  
201306040844



*Joy Streater*

Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
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*Joy Streater*



# South Texas Wastewater Treatment

PO Box 1284  
Boerne, TX 78006  
830-249-8098

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SEP 24 2013

COUNTY ENGINEER

I, Ronald R Graham have reviewed the WPAP # 2631-00 for this location and certify that this design meets all of the requirements of the Texas Commission of Environmental Quality OSSF regulations, all provisions of the existing WPAP and the orders of Comal County.

\_\_\_\_\_  
Ronald R Graham RS (3741)

# SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86-WASTE

**REVISED**

8:27 am, Oct 17, 2013

Revised 16 Oct 2013

## JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Wilson Residence  
c/o Comal Classic Custom homes, Inc.  
1937 IH 35 N, #102  
New Braunfels TX 78130  
210 573-5970 Troy

Site: 1030 Provence Place  
Lot 338, Unit 2  
Vintage Oaks @ The Vineyard  
Comal County, Texas

This design includes an attached drawing No. 5544 R1 dated 16 Oct 2013

### Design Specifications:

- Estimated average daily wastewater flow: 3 Bedroom [3,368 sq ft] (300 GPD)  
Treatment of 480 GPD
- Pump tank/chlorine contact chamber capacity: 500 gallons
- Design application rate: 0.064 gal./sq.ft./day
- Dosing cycle quantity: 100-110 gallons
- Number of dosing cycles per day: three (3)
- Type of float switch: mercury float switch
- Design pressure head: 25-40 psi at sprinkler head
- Total length of supply pipe: 138 feet
- Dosing pump capacity: MY 2NFL-52-20E--20.0 GPM @ approx. 25-40 psi at sprinkler
- NSF Certified Tablet Chlorinator: installed at inlet of pump tank
- Safety Lid installed on Clarifier
- Maximum slope of the field: <15 percent
- Means of preventing syphoning: gravity
- Diameter of supply pipe: 1 inch
- Pressure adjusting valves to be installed: hose bib
- Safety Lid installed on Clarifier
- Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds, etc shall be strictly adhered to as required by latest Texas Natural Resources Conservation Commission OSSF Regulations.

Pump controls must have NEMA (National Manufacturing Association) approval. A PVC union shall be placed above the pump to allow for easy pump removal.

### Calculation of field Size

3 bedroom house 3,368 sf --allow 300 GPD effluent flow

Assume an application rate of 15.6 square feet per gallon per day.

$$300 / 0.064 = 4,688 \text{ sq ft}$$

We are installing 2 sprinkler heads, both spraying a full circle, both with a radius of 30 ft. The area as measured by autocad is:

$$A = 5,654 \text{ sq ft}$$



16 Oct 13  
2013

Pipe and fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1 inch in diameter. A Myers Rustler or equivalent high head submersible pump capable of providing at least 6 GPM and providing a 25-40 psi head shall be utilized for pumping effluent.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service(see attached copy of service contract).

Flood Prone Areas

The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C0245F.

Tank Sizes

The system shall have a JET Model J-750 (capable of treating 750gpd) extended aeration plant(Plant specification sheet attached) external chlorinator. The pump tank shall have a capacity of 500 gal. This tank will not need tees on inlet. Safety Lid installed on clarifier.

Inspections

In addition to the inspections required by Comal County the system shall be inspected by the design engineer at least twice during construction and an inspection report submitted to Comal County officials including an as-built drawing.


This system designed by:

South Texas Wastewater Treatment  
Ronald R. Graham, Registered Sanitarian  
Registration Number 3741, State of Texas  
PO Box 1284, Boerne, TX



Ronald R. Graham, RS



16 Oct 13  
  
October 16, 2013

Date

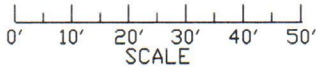
Attachments:

Drawing No. 5544R1 dated 16 Oct 2013

**REVISED**  
8:30 am, Oct 17, 2013

SYSTEM DESIGN  
FOR  
WILSON RESIDENCE  
1030 PROVENCE PLACE  
LOT 338, UNIT 2  
VINTAGE OAKS @ THE VINEYARD  
COMAL COUNTY, TEXAS  
BY  
RONALD R. GRAHAM R.S. 3741  
SOUTH TEXAS WASTEWATER TREATMENT  
P.O. BOX 1284 BOERNE, TX 78006  
830-249-8098  
DRAWING NO: 5544R1  
REVISED: 16 OCT 2013  
DATE: 03 SEP 2013 KS

THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.

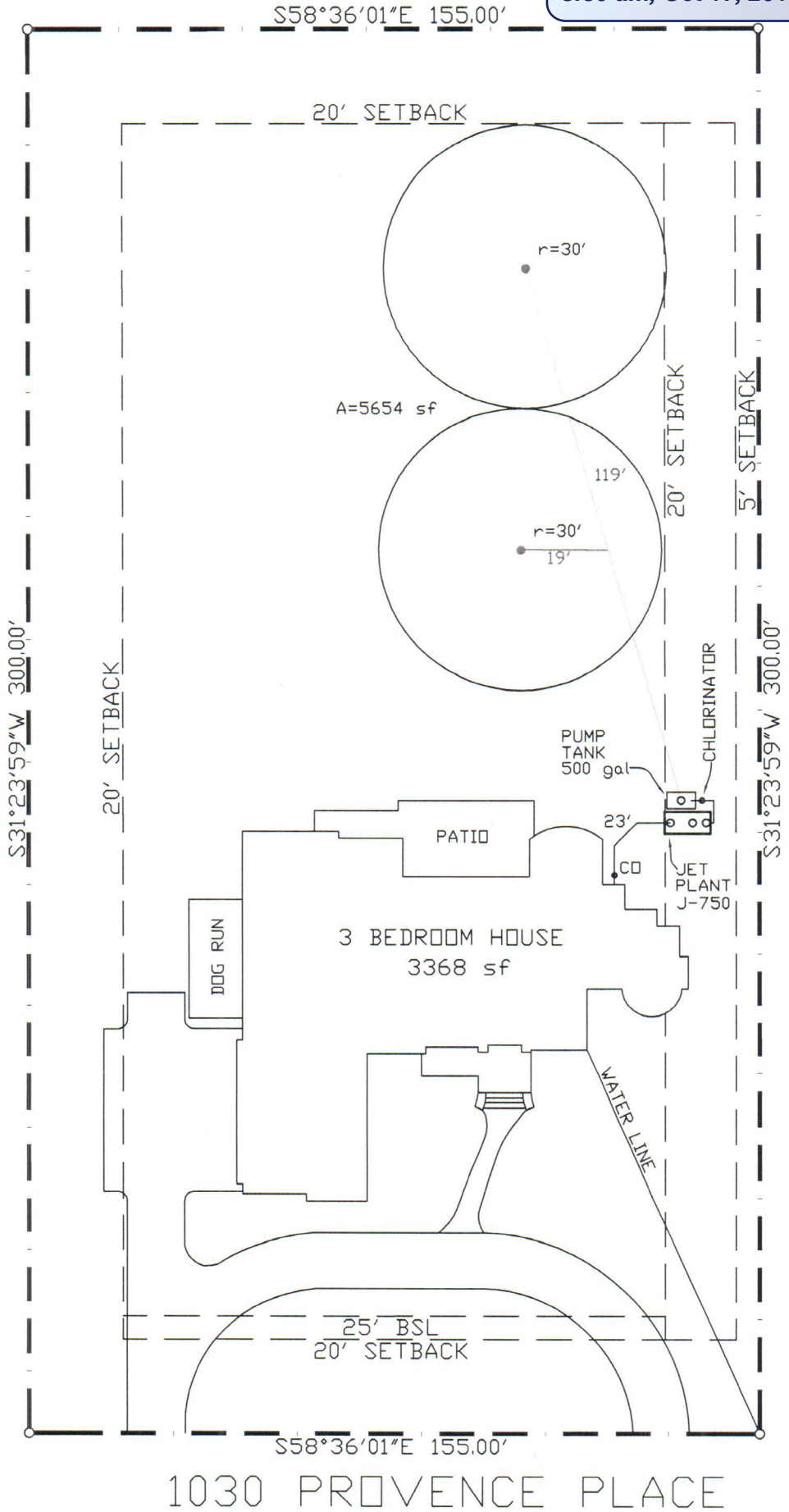


ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS

ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.



16 Oct 13  
*[Signature]*



1030 PROVENCE PLACE

**SOUTH TEXAS WASTEWATER TREATMENT**

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86 WASTE

**SITE EVALUATION INFORMATION SHEET**

Wilson Residence  
c/o Comal Classic Custom homes, Inc.  
1937 IH 35 N, #102  
New Braunfels TX 78130  
210 573-5970 Troy

Site: 1030 Provence Place  
Lot 338, Unit 2  
Vintage Oaks @ The Vineyard  
Comal County, Texas

Date Site Evaluation Performed: 28 Aug 2013

Within 100 year Flood zone No, FIR Map 48091C0245F  
Edwards Recharge Zone: Yes, USGS map Index map

Profile Holes: Significant slab, honeycomb & weathered limestone from surface. NO test holes dug due to extreme coverage of rock & mounds of fill dirt. Rock will need to be cleared & soil added in spray area.

Soil Texture Analysis: Class        suitable NO

Soil Structure Analysis:        suitable X unsuitable for conventional septic

Structureless       

Weak        Moderate        Strong       

Blocky       

Platy        (unsuitable)

Massive        (unsuitable)

Restrictive Horizon: None found:        Depth: surface

Rock or Fractured Rock: x

Clay 40% or more       

Ground Water N/A

Brief Description: No identified recharge features within 150' of proposed system location.

This site evaluated by:  
South Texas Wastewater Treatment  
Ronald R. Graham, Site Evaluator  
Registration Number 19772, State of Texas  
PO Box 1284, Boerne, Texas

  
Ronald R. Graham, SE

**RECEIVED**  
SEP 24 2013  
COUNTY ENGINEER

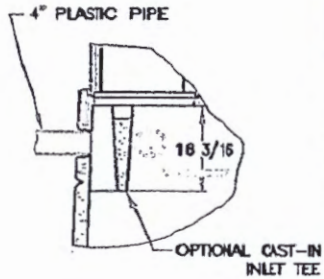
9/5/13  
Date

RECEIVED

SEP 24 2013

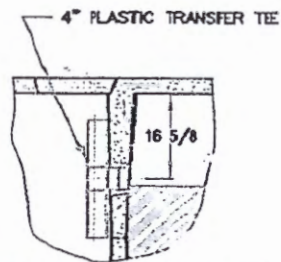
COUNTY ENGINEER

DETAIL 1



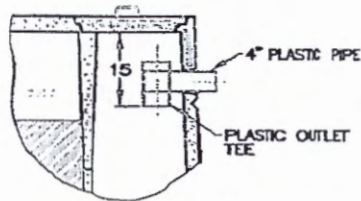
OPTIONAL INLET TEE

DETAIL 2

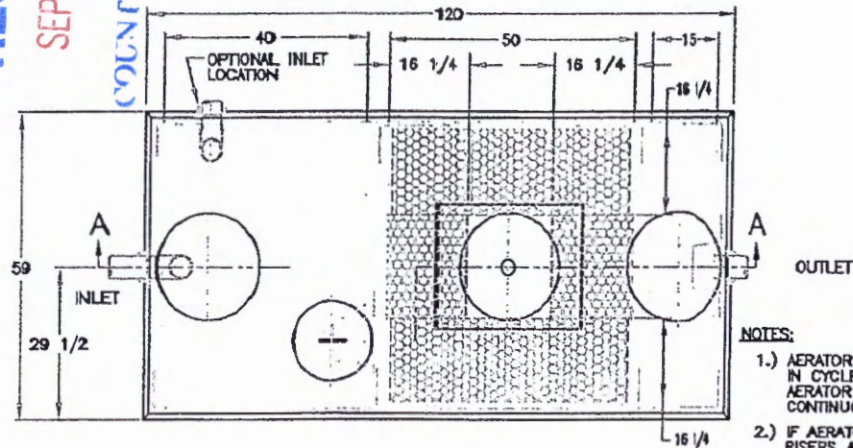


OPTIONAL TRANSFER TEE

DETAIL 3

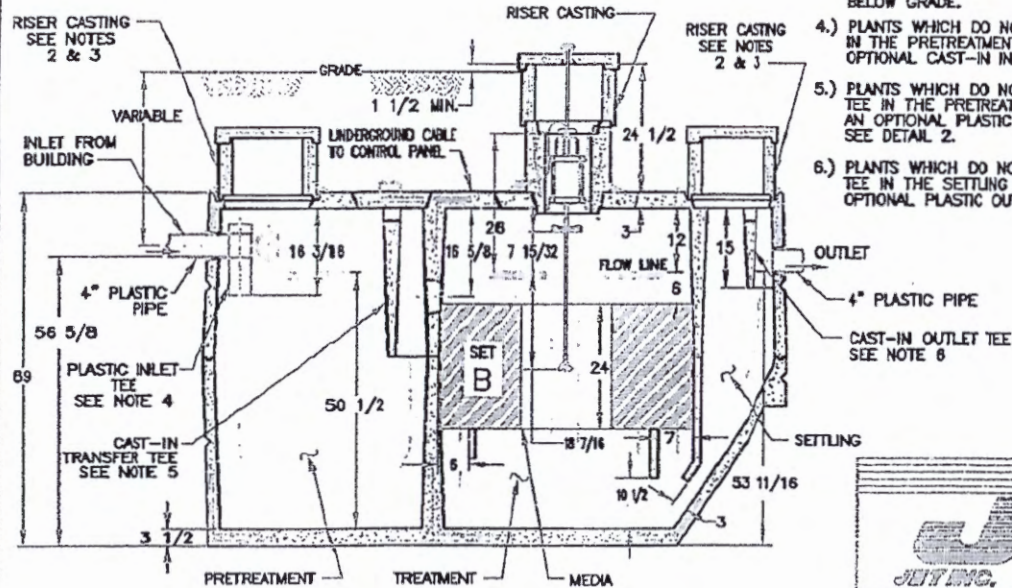


OPTIONAL OUTLET TEE



NOTES:

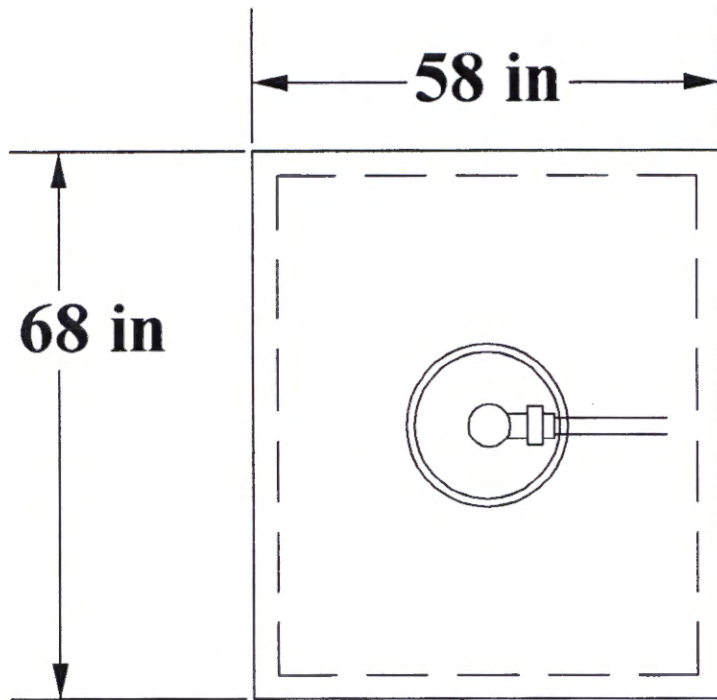
- 1.) AERATOR MODELS 565LL-S AND 665LL-FP IN CYCLED OR CONTINUOUS OPERATION OR AERATOR MODELS 560-S AND 660-FP IN CONTINUOUS OPERATION MUST BE USED.
- 2.) IF AERATOR MOUNTING CASTING HAS NO RISER, RISERS ARE NOT REQUIRED HERE. REMOVABLE CONCRETE COVERS ARE REQUIRED.
- 3.) IF AERATOR MOUNTING CASTING HAS A RISER(S), COVERED RISERS ARE REQUIRED HERE. RISERS SHOULD BE DEVELOPED TO GRADE OR TO 6"-12" BELOW GRADE.
- 4.) PLANTS WHICH DO NOT USE A PLASTIC INLET TEE IN THE PRETREATMENT COMPARTMENT MAY USE AN OPTIONAL CAST-IN INLET TEE. SEE DETAIL 1.
- 5.) PLANTS WHICH DO NOT HAVE A CAST-IN TRANSFER TEE IN THE PRETREATMENT COMPARTMENT MAY USE AN OPTIONAL PLASTIC TRANSFER TEE. SEE DETAIL 2.
- 6.) PLANTS WHICH DO NOT HAVE A CAST-IN OUTLET TEE IN THE SETTLING COMPARTMENT MAY USE AN OPTIONAL PLASTIC OUTLET TEE. SEE DETAIL 3.



SECTION A-A

<p><b>JET INC.</b></p> <p>750 GPD PLANT COMPONENT PARTS &amp; INSTALLATION</p> <p>©MMI JET INC.</p>	REVISED: 05-18-01e
	DRAWN BY: R. P. T.
	APPROVED BY: D.S.M.
	DATE: 3-15-94
SCALE: 12	NONE

FILE REF. No. ART-449



**PUMP. TANK**  
**500 gal.**

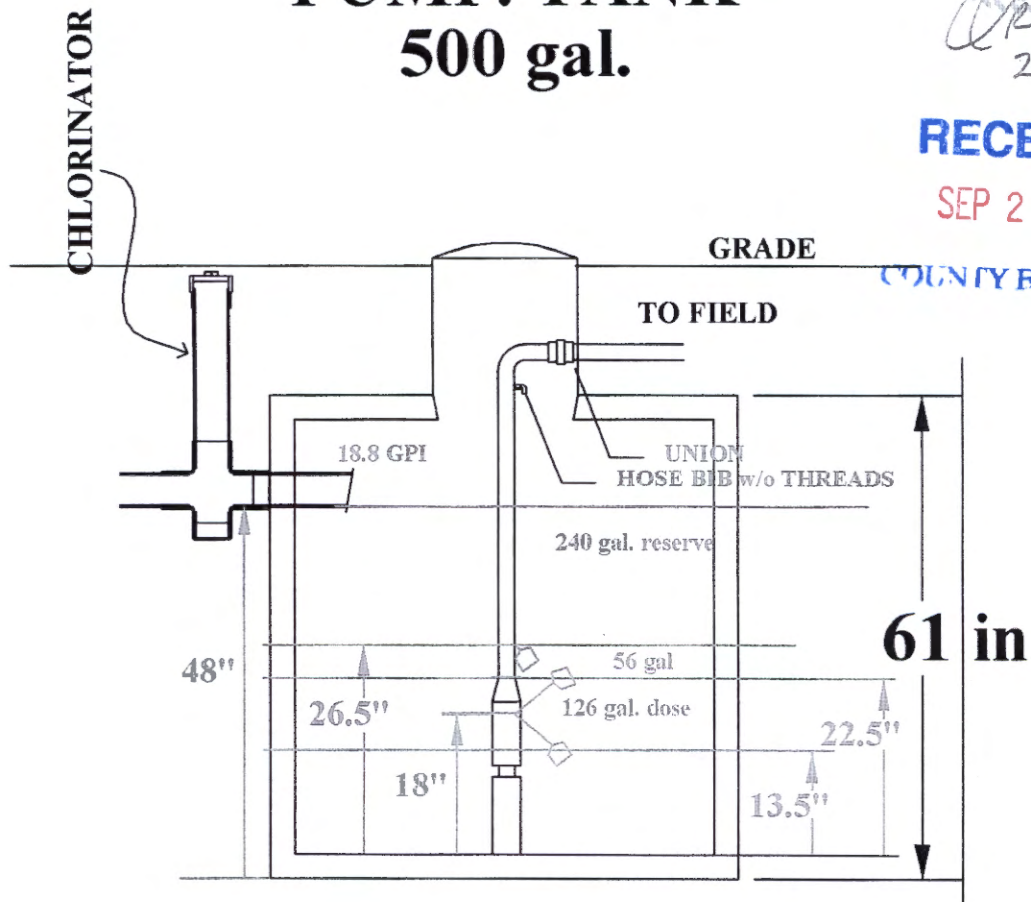


*Oscar D. Graham*  
24 MAY 2013

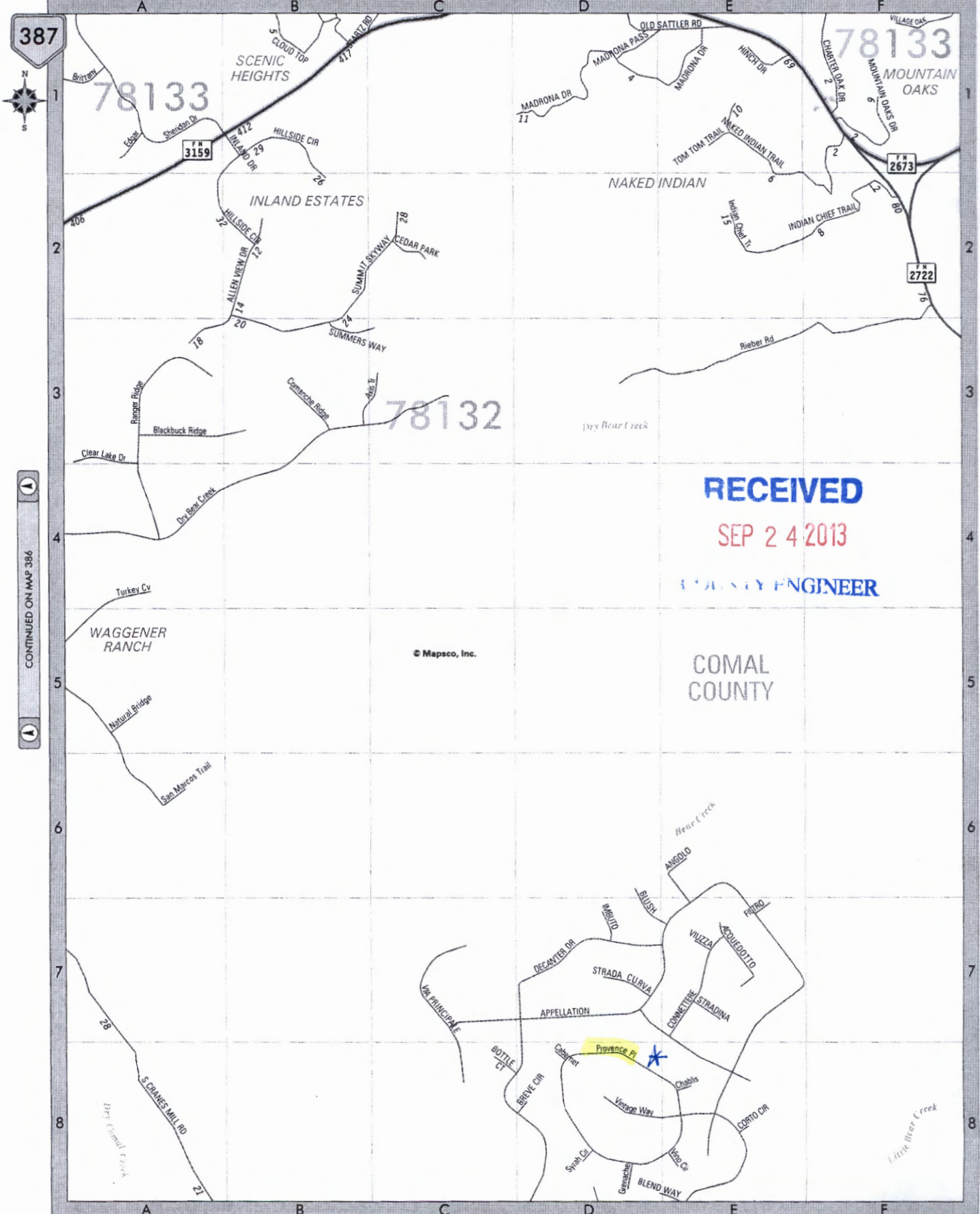
**RECEIVED**

SEP 24 2013

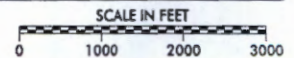
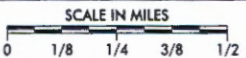
COUNTY ENGINEER







CONTINUED ON MAP 386



# SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86-WASTE

**VOID**

## JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Wilson Residence  
c/o Comal Classic Custom homes, Inc.  
1937 IH 35 N, #102  
New Braunfels TX 78130  
210 573-5970 Troy

Site: 1030 Provence Place  
Lot 338, Unit 2  
Vintage Oaks @ The Vineyard  
Comal County, Texas

This design includes an attached drawing No. 5544 R0 dated 03 Aug 2013, KS  
Design Specifications:

- Estimated average daily wastewater flow: 3 Bedroom [3,368 sq ft] (300 GPD)  
Treatment of 480 GPD
- Pump tank/chlorine contact chamber capacity: 500 gallons
- Design application rate: 0.064 gal./sq.ft./day
- Dosing cycle quantity: 100-110 gallons
- Number of dosing cycles per day: three (3)
- Type of float switch: mercury float switch
- Design pressure head: 25-40 psi at sprinkler head
- Total length of supply pipe: 170 feet
- Dosing pump capacity: MY 2NFL-52-20E--20.0 GPM @ approx. 25-40 psi at sprinkler
- NSF Certified Tablet Chlorinator: installed at inlet of pump tank
- Safety Lid installed on Clarifier
- Maximum slope of the field: <15 percent
- Means of preventing syphoning: gravity
- Diameter of supply pipe: 1 inch
- Pressure adjusting valves to be installed: hose bib
- Safety Lid installed on Clarifier
- Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds, etc shall be strictly adhered to as required by latest Texas Natural Resources Conservation Commission OSSF Regulations.

Pump controls must have NEMA (National Manufacturing Association) approval. A PVC union shall be placed above the pump to allow for easy pump removal.

### Calculation of field Size

3 bedroom house 3,368 sf --allow 300 GPD effluent flow

Assume an application rate of 15.6 square feet per gallon per day.

$$300 / 0.064 = 4,688 \text{ sq ft}$$

We are installing 2 sprinkler heads, both spraying a full circle, both with a radius of 30 ft. The area as measured by autocad is:

$$A = 5,654 \text{ sq ft}$$

**VOID**

**RECEIVED**

SEP 24 2013

COUNTY ENGINEER

**VOID**



5 Sept. 13  
*[Signature]*

**VOID**

**RECEIVED**

SEP 24 2013

Wilson residence  
4 Sept 2013  
Page 2 of 3

Pipe and fittings COUNTY ENGINEER

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1 inch in diameter. A Myers Rustler or equivalent high head submersible pump capable of providing at least 6 GPM and providing a 25-40 psi head shall be utilized for pumping effluent.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service(see attached copy of service contract).

Flood Prone Areas

**VOID**

The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C0245F.

Tank Sizes

The system shall have a JET Model J-750 (capable of treating 750gpd) extended aeration plant(Plant specification sheet attached) external chlorinator. The pump tank shall have a capacity of 500 gal. This tank will not need tees on inlet. Safety Lid installed on clarifier.

Inspections

In addition to the inspections required by Comal County the system shall be inspected by the design engineer at least twice during construction and an inspection report submitted to Comal County officials including an as-built drawing.

This system designed by:

South Texas Wastewater Treatment  
Ronald R. Graham, Registered Sanitarian  
Registration Number 3741, State of Texas  
PO Box 1284, Boerne, TX



*[Handwritten Signature]*

Ronald R. Graham, RS

*5 Sept 13*  
*[Handwritten Signature]*

*September 5, 2013*

Date

**VOID**

Attachments:

Drawing No. 5544R0 dated 03 Sep 2013, KS

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SEP 24 2013

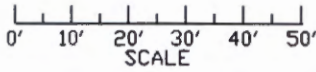
COUNTY ENGINEER

SYSTEM DESIGN  
FOR  
WILSON RESIDENCE  
1030 PROVENCE PLACE  
LOT 338, UNIT 2  
VINTAGE OAKS @ THE VINEYARD  
COMAL COUNTY, TEXAS

BY  
RONALD R. GRAHAM R.S. 3741  
SOUTH TEXAS WASTEWATER TREATMENT  
P.O. BOX 1284 BOERNE, TX 78006  
830-249-8098

DRAWING NO. 5544R0 DATE: 03 SEP 2013 KS

THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DSSR REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



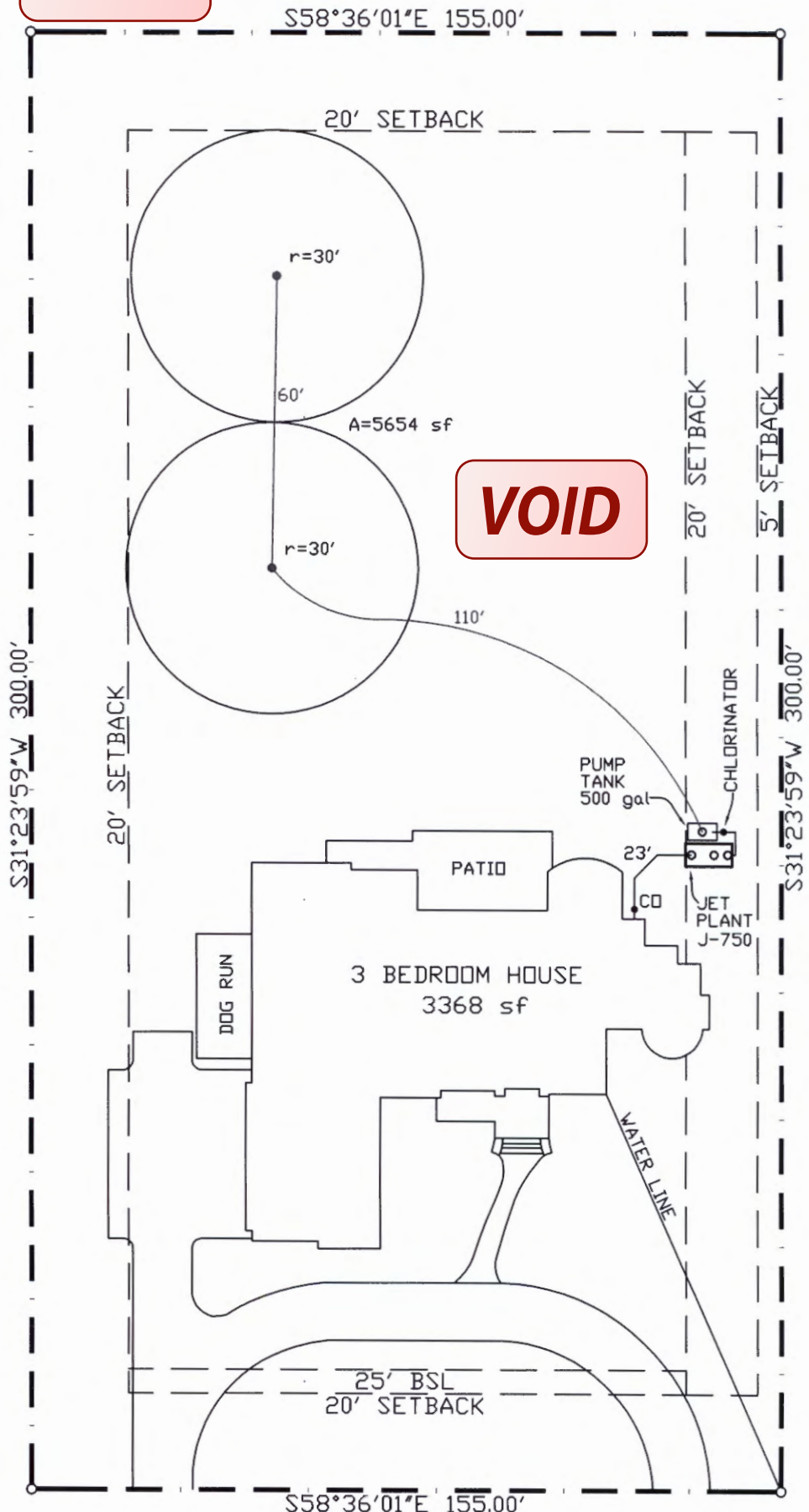
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ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.



*5 Sept. 13*  
*[Signature]*

**VOID**



**VOID**

**VOID**

1030 PROVENCE PLACE

3  
/m



**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.**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS  
COUNTY OF COMAL

§  
§ KNOW ALL MEN BY THESE PRESENTS:  
§

**FILED BY  
PRESIDIO TITLE**

**Grantor:** BLUEGREEN SOUTHWEST ONE, L. P.  
By and through its General Partner,  
BLUEGREEN SOUTHWEST LAND, INC.  
6060 North Central Expressway, Suite 138  
Dallas, Dallas County, Texas 75206

# 115485 RD

**RECEIVED**

SEP 24 2013

**Grantee:** COZZELL C. WILSON and RAMANDA WILSON  
3631 Timber Way  
Helena, Alabama 35022

**COUNTY ENGINEER**

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged and confessed has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the Grantee, the Property described herein to wit:

Lot 338, VINTAGE OAKS AT THE VINEYARD, UNIT TWO, an addition to Comal County, Texas and according to the plat of the development filed of record in Document No. 200706040713, Map and Plat Records of Comal County, Texas (hereinafter the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging, unto Grantee, its heirs and assigns forever; and Grantor does hereby bind itself, its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor, but not otherwise.

IT IS expressly UNDERSTOOD, ACKNOWLEDGED and AGREED that Grantor hereby RESERVES and EXCEPTS from this conveyance all oil, gas and other minerals of any type or form including all rights to ingress and egress as well as other rights appurtenant to the minerals and the mineral estate owned by Grantor, and does not transfer the minerals and the appurtenant rights thereto to Grantee.

THIS CONVEYANCE IS MADE AND ACCEPTED by Grantee SUBJECT TO (i) taxes for the current year, which have been prorated as of the date of closing, the payment of which Grantee assumes; (ii) all subsequent tax assessments for the current year the payment of which Grantee assumes; (iii) the Declaration of Conditions, Covenants and

Restrictions for Vintage Oaks at the Vineyard filed in the Official Real Property Records, Comal County, Texas, all other restrictions, covenants, conditions, easements, reservations, leases, mineral severances, and other instruments that affect the Property and as may or may not be shown in the public records of Comal County, Texas; and (iv) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities that affect the Property and (v) the items listed below as Permitted Exceptions:

1. Subject to the Declaration of Conditions, Covenants and Restrictions for Vintage Oaks at the Vineyard, recorded at Clerk's Document No. 200706000771 and 200706040721, Official Real Property Records, Comal County, Texas.
2. Subject to those items, restrictions, building setback lines, easements and Notes shown on the plat recorded in Document No. 200706040713, Official Map and Plat Records of Comal County, Texas.
3. Subject to a 25-foot building setback line from the front and side property lines.
4. Subject to 20-foot wide Public Utility, Drainage and Embankment/ Backslope Easement adjacent to all street right-of-way lines.
5. Subject to a 10-foot wide Public Utility and Drainage easement adjacent to all non-street lot lines.
6. Subject to Utility Easement, 20 feet from the front property line and 10 feet from the side and rear property lines.
7. Subject to Easement and Right-of-Way as provided in instrument recorded in Volume 73, Page 101, Deed Records of Comal County, Texas.
8. Electric Easement granted to New Braunfels Utilities by instrument dated October 26, 1998, recorded under Document No. 9806025937, Official Public Records, Comal County, Texas.
9. Deed Recordation Affidavit concerning Edwards Aquifer Protection Plan as provided in instrument recorded under Clerk's Document No. 200706020092, Official Public Records, Comal County, Texas.
10. All oil, gas or other minerals of every character reserved previously by instrument recorded in Document #201006000593, Official Real Property Records of Comal County, Texas.

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

**RECEIVED**

SEP 24 2013

COUNTY ENGINEER

BLUEGREEN SOUTHWEST ONE, L.P. TO

COZZELL C. WILSON  
and RAMANDA WILSON

EXECUTED on the 5<sup>th</sup> day of October, 2011.

BLUEGREEN SOUTHWEST ONE, L. P.  
By and through its General Partner  
BLUEGREEN SOUTHWEST LAND, INC.

By: *Jesse Keasler*  
Jesse Keasler, Vice President

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §


This instrument was acknowledged before me on the 5<sup>th</sup> day of October, 2011, by Jesse Keasler, Vice President of BLUEGREEN SOUTHWEST LAND, INC., General Partner of BLUEGREEN SOUTHWEST ONE, L. P., Grantor in above Special Warranty Deed.



*Stephanie M Lada*  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Cosal County, Texas  
10/12/2011 09:12:16 AM  
CASHTMO  
201106035140

 *Joy Streater*

**RECEIVED**  
**SEP 24 2013**  
**COUNTY ENGINEER**

Comal County OSSF Inspection Sheet

Permit# 10/4/18 Location: 1030 Provence Place UIN 11/30

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

1st Inspection: 12/16/18 2nd Inspection: \_\_\_\_\_ Final Inspection: \_\_\_\_\_  
(inspector initials & date) (inspector initials & date) (inspector initials & date)

Are additional inspections required: \_\_\_\_\_

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: Jet  
Model#: \_\_\_\_\_ Pump Tank Size: \_\_\_\_\_ Alarms/Audible & Visual:  Operational:   
Is timer required/provided?:  Chlorination required/provided?:

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

Maintenance Tag for Aerobic: (  ) STWN

**System installation:**

Pipe check/house to tank: \_\_\_\_\_ Clean-out at structure/every 50 ft./@90°: \_\_\_\_\_ 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:  2 Full @ 30'  
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: 5654 SF

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



Comal County OSSE Inspection Sheet

Permit# 10/4/18 Location: 1030 Provence Place UIN 1050 9.45

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

1st Inspection: 12/16/18 (inspector initials & date) 2nd Inspection: (inspector initials & date) Final Inspection: 6/10/19 (inspector initials & date)

Are additional inspections required:

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: Jet Model#: Pump Tank Size: Alarms/Audible & Visual: Operational: Is timer required/provided?: Chlorination required/provided?: Notes:

Maintenance Tag for Aerobic: (STWN)

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: 2 Full @ 30' 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: 5654 SF

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

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

To: Cozz Wilson  
PO Box 562  
Alabaster, AL 35007

Site: 1030 Provence Pl  
New Braunfels, TX 78132  
(205) 800-2779

Permit #: **101418**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: JET - Jet - 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Vintage Oaks@ the Vineyards 2

Customer ID: 5544

Contract Dates: 10/21/2013 - 10/21/2015

Scheduled Date: 6/7/2014

Aerator: OCT1300222

Aerator S/N: OCT1300222

Inspection 2 of 6

Installed: 10/21/2013

Warranty End: 4/21/2016

**Service Type: Scheduled Inspection**

Visit Date: 6/24/2014

Method: Grab

Technician: Dale

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.6

Time In: 2:40pm

Time Out: 3:10pm

This counts as a type of "Scheduled Inspection"

Entered By: \_

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced

- Tank Lid was noted as Secured prior to leaving.

Service Completed

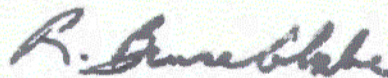
Printed 6/25/2014

Provider: R. Bruce Cobabe

R. Bruce Cobabe

License: MP0000572

Expires: 11/30/2014



REVISED

102418

ON-SITE SEWERAGE FACILITY  
Site Evaluation Report Information

Date: 9/11/2014

**Applicant Information:**

Name: Briggs Holding Corporation DBA Summit  
Vacation and RV Resort  
Address: 13105 River Road  
City: New Braunfels State: Texas Zip: 78132  
Phone: (336) 558-7983

**Site Evaluator Information:**

Name: Hoyt Seidensticker  
Company: Land Stewardship Services, LLC  
Address: 1822 FM 473  
City: Boerne State: Texas Zip: 78006  
Phone: (210) 414-6603 Fax: (830) 336-4697

**Property Location:**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Sub.: \_\_\_\_\_  
Street/Road Address: 13105 River Road  
City: New Braunfels State: Texas Zip: 78132  
Unincorporated Area? Y or N Y  
Additional information \_\_\_\_\_

**Installer information:**

Name: Carl Eoff OS0029546  
Company: Carl Eoff Services  
Address: 420 Bear Creek Road  
City: New Braunfels State: Texas Zip: 78132  
Phone: (210) 669-6088 Fax: \_\_\_\_\_

**Schematic of Lot or Tract**

**Show:**

- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, 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 impoundments areas, cut or fill bank, sharp slopes and breaks.

**SITE DRAWING** Lot Size: 13.22 acres

SEE ATTACHED

RECEIVED

SEP 16 2014

COUNTY ENGINEER

Signature of Site Evaluator *Hoyt Seidensticker* Site Evaluator License No: OS0008771

REVISED

ON-SITE SEWERAGE FACILITY  
Soil Evaluation Report Information

RECEIVED

SEP 16 2014

Date Soil Survey Performed: 8/4/2014

Site Location: 13105 River Road

COUNTY ENGINEER

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: N/A County: Comal

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

Soil Boring Number 1						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	none		Brown
1 12 in	III	clay	<30%		yes, Clay	Red
2 24 in	III	Clay loam	>30%		yes, gravel	Orange
3	↓	↓	↓			↓
4						
5 60 in						
Soil Boring Number 2						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	None		Orange
1						
2						
3 36 in		rock			yes, rock	
4						
5						

Features of Site Area

Presence of 100 year flood zone Yes  No

Presence of adjacent ponds, streams, water improvements Yes  No

Existing or proposed water well in nearby area Yes  No

Organized sewage service available to lot or tract Yes  No

Recharge feature within 150 feet Yes  No

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of

other alternatives based upon the result of this site evaluation

  
Signature of Site Evaluator

9-11-14  
Date

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

To: Cozz Wilson  
1030 Provence Pl  
New Braunfels, TX 78132

Site: 1030 Provence Pl  
New Braunfels, TX 78132  
(205) 800-2779

Permit #: 101418

Agency: Comal County Environmental  
County: Comal  
Mfg / Brand: JET - Jet - 2 yr  
Treatment Type: Aerobic  
Disposal: Surface Application

Sub: Vintage Oaks@ the Vineyards 2

Customer ID: 5544

Contract Dates: 10/21/2013 - 10/21/2015

Scheduled Date: 2/7/2015

Inspection 4 of 6

Aerator: OCT1300222

Installed: 10/21/2013

Aerator S/N: OCT1300222

Warranty End: 4/21/2016

**Service Type: Scheduled Inspection**

Visit Date: 3/10/2015

Time In: 11:15

Out: 12pm

Method: Grab

Technician: Demas Juarez - MT0000867

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.8

**Sudge Levels**

For Tank 1: 0"

For Tank 2: 0"

For Tank 3: 2"

This counts as a type of "Scheduled Inspection"

Entered By: JJ

Copy emailed to Customer

Customer Emailed: 3/12/2015

Added Chlorine Amount: 12

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

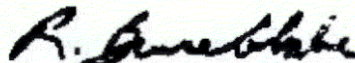
**Comments**

Service Completed

- Serviced - BAT's cleaned during the Scheduled Inspection.
- Technician noted there is a broken sprinkler head next to the system. However, the tech was unable to replace at this time due to a bobcat parked in next to it. Please call our office to schedule the replacement of the broken sprinkler head. Thank you.
- Copy emailed to the customer on 3/12/2015.

Insp ID #:433838  
Printed:3/12/2015

Provider: R. Bruce Cobabe  
R. Bruce Cobabe  
License: MPO000572  
Expires: 11/30/2017



South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

To: Cozz Wilson  
1030 Provence Pl  
New Braunfels, TX 78132

Site: 1030 Provence Pl  
New Braunfels, TX 78132  
(205) 800-2779

Permit #: 101418

Customer ID: 5544

Agency: Comal County Environmental

Contract Dates: 10/21/2013 - 10/21/2015

County: Comal

Sub: Vintage Oaks@ the Vineyards 2

Scheduled Date: 6/11/2015

Inspection 5 of 6

Mfg / Brand: JET - Jet - 2 yr

Aerator: OCT1300222

Installed: 10/21/2013

Treatment Type: Aerobic

Aerator S/N: OCT1300222

Warranty End: 4/21/2016

Disposal: Surface Application

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 6/25/2015

Time In: 2:00

Out: 2:50

Entered By: Julia

Method: Grab

Copy emailed to Customer

Customer Emailed: 6/30/2015

Technician: Demas Juarez - MT0000867

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 0"

Irrigation Pumps: Operational

For Tank 2: 0"

Disinfection Device: Operational

For Tank 3: 1-2"

Chlorine Supply: Operational

Chlorine Residual: 1.5

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

Service Completed

- Tank Lid was noted as Secured prior to leaving.
- BAT's cleaned during the Scheduled Inspection.
- Serviced - Copy emailed to the customer on 6/30/2015.

Insp ID #:437329  
Printed:6/30/2015

Provider: R. Bruce Cobabe

R. Bruce Cobabe

License: MP0000572

Expires: 11/30/2017



South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

To: Cozz Wilson  
1030 Provence PI  
New Braunfels, TX 78132

Site: 1030 Provence PI  
New Braunfels, TX 78132  
(205) 800-2779

Permit #: 101418

Agency: Comal County Environmental  
County: Comal  
Mfg / Brand: JET - Jet - Spray 2 yr  
Treatment Type: Aerobic  
Disposal: Surface Application

Sub: Vintage Oaks@ the Vineyards 2

Customer ID: 5544

Contract Dates: 10/21/2013 - 10/21/2015

Scheduled Date: 10/11/2015

Inspection 6 of 6

Aerator: OCT1300222

Installed: 10/21/2013

Aerator S/N: OCT1300222

Warranty End: 4/21/2016

**Service Type: Scheduled Inspection**

Visit Date: 12/1/2015

Time In: 1:32

Out: 2:00

Method: Grab

Technician: Todd Caron

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0 mg/L

This counts as a type of "Scheduled Inspection"

Entered By: Betina

Copy emailed to Customer

Customer Emailed: 12/20/2015

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

- Tank Lid was noted as Secured prior to leaving.
- Serviced
- Copy emailed to the customer on 12/20/2015.

Service Completed

Provider: R. Bruce Cobabe

R. Bruce Cobabe

License: MP0000572

Expires: 11/30/2017

Insp ID #: 442309  
Printed: 12/21/2015



**Aerobic Services of South Texas**  
 15188 FM 306  
 Canyon Lake, TX 78133



ENTERED

(830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 101418**

**To: Cozz Wilson**  
**1030 Provence Place**  
**New Braunfels, TX 78132**

Tech: Not Assigned  
 Brand/Mfg.: Jet 750 -  
 System S/N:  
 Aerator and S/N:

Site: 1030 Provence Place, New Braunfels  
 Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision: Vintage Oaks

Contract: -  
 Inspections per year: 3  
 Service Due:  
 Alt Phone: *N/A*  
 Warranty Ending: *N/A*

Inspection Type: *ix Inspection*

Item	Operational	Inoperative	N/A
Aerator:	<u><i>/</i></u>	<u>      </u>	<u>      </u>
Irrigation pump:	<u><i>/</i></u>	<u>      </u>	<u>      </u>
Air compressor:	<u><i>/</i></u>	<u>      </u>	<u>      </u>
Disinfection device:	<u><i>/</i></u>	<u>      </u>	<u>      </u>
Chlorine supply:	<u><i>/</i></u>	<u>      </u>	<u>      </u>
Spray field vegetation:	<u><i>/</i></u>	<u>      </u>	<u>      </u>
Sprinkler / Drip backwash:	<u><i>/</i></u>	<u>      </u>	<u>      </u>
Controls/ Electric Circuits	<u><i>/</i></u>	<u>      </u>	<u>      </u>

Air Pressure */*

Test Results and observations: (As Required)  
 Chlorine Residual: *0.52*  
 Test Method: *TSM*  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Access Ports Secured YES / NO  
 Repairs made: YES / NO

Mixed Liquor  
 Aeration *6*  
 Sludge Levels  
 Clarifier *18*  
 Pump *1*

Repairs and Comments: *System is fully functional*

Inspector: *Ricky* Date: *3/28/18*  
 Tom Hampton VP  
 MP349/OS24597

RECEIVED  
 APR 11 2018  
 COUNTY ENGINEER



