

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **08/20/2019** Permit Number: **108016**

Location Description: **215 OVERVIEW PLACE
SPRING BRANCH, TX 78070**
Subdivision: **Mystic Shores**
Unit: **19**
Lot: **2146**
Block:
Acreage:

Type of System: **Aerobic
Surface Irrigation**

Issued to: **Nick & Becky Martinez**

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

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

Alterations to this permit including, but not limited to:

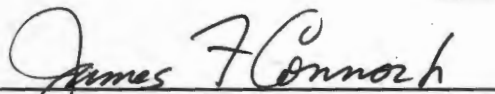
- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

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


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

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority
Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

4:30

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Zon Graham OSSF Installer #: 050008048
 1st Inspection Date: 2-27-19-TC 2nd Inspection Date: 3/4/19 3rd Inspection Date: 5-30-19 final
 Inspector Name: S. Henke Inspector Name: Mike T. Inspector Name: John

Permit #: 108016 Address: 215 OVERVIEW PLACE - MYSTIC SHORES

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)			3/4/19	
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(ii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(iii)(ii) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

2-27-19-SH
 tank check
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 tank set, level

Need more
 water in
 tank

MT-3/4/19
 Tanks full of
 water.

operational
 covered 5-30-19
 JC

**Comal County Environmental Health
OSSF Inspection Sheet**

Final

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	/	285.33(d)(2)(G)(III)(I) 285.33(d)(2)(G)(III)(II) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(III) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(I) 285.33(d)(2)(G)(II) 285.33(d)(2)(G)(III)(I)			3/4/19 	
41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan Is as Designed	/	285.33(d)(2)(G)(I) 285.33(d)(2)(A) 285.33(d)(2)(F)				/
42	APPLICATION AREA Area Installed	/					/
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

4:30

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Ron Graham OSSF Installer #: 050008048

1st Inspection Date: 2.27.19 - TC 2nd Inspection Date: 3/4/19 3rd Inspection Date: _____

Inspector Name: S. Helmke Inspector Name: Mike T. Inspector Name: _____

Permit#: 108016 Address: 215 OVERVIEW PLACE - MYSTIC SHORES

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3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
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2.27.19 - SH
tanks check
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tank set, level

Need more
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MT. 3/4/19
Tanks full of
water.

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(II) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed	✓			2-27-19		3/4/19
13	PUMP TANK Volume Installed	✓		750			
14	AEROBIC TREATMENT UNIT Size Installed	✓		1500			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Jet			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

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

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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)			3/4/19	
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	✓					
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly installed with Chlorine Tablets in Place.</p>	✓					
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
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Comal County Environmental Health
OSSF Inspection Sheet

39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried					3/4/19	
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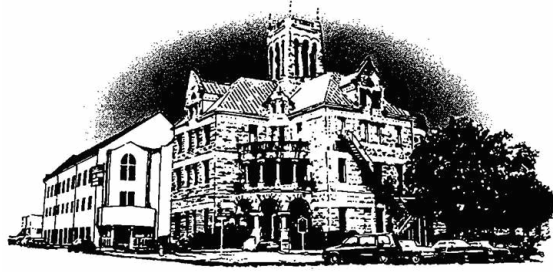
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OSSF Inspection Sheet

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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: 108016
Issued This Date: 08/29/2018
This permit is hereby given to: Nick & Becky Martinez

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

215 OVERVIEW PLACE
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 19
Lot: 2146
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 ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date _____ Permit # 109016
 Owner Name Nick R + Becky A Martinez Agent Name South Texas Wastewater Trmt
 Mailing Address 3659 Rolling Terrace Dr Agent Address P.O. Box 1284
 City, State, Zip Spring TX 77388-5067 City, State, Zip Boerne TX 78006
 * Phone # _____ Phone # 830 249 8088
 * Email _____ Email bonnie@stwastewater.com

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

Subdivision Name Mythic Shores Unit 19 Lot 2146 Block _____
 Acreage/Legal _____
 Street Name/Address 215 Overview Place City Spring Branch Zip 78070

Type of Development:

Single Family Residential

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

Number of Bedrooms 5

Indicate Sq Ft of Living Area 3610

Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
 Restaurants, Lounges, Theaters - Indicate Number of Seats _____
 Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
 Travel Trailer/RV Parks - Indicate Number of Spaces _____
 Miscellaneous _____

* Estimated Cost of Construction: \$ _____ (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

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

* Nick R Martinez Becky A Martinez
 Signature of Owner

* 8/7/18 / 8/11/18
 Date

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

Planning Materials & Site Evaluation as Required Completed By Ronald R Graham, South Texas Wastewater
Thru

System Description Aerobic Spray

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

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

Gallons Per Day (As Per TCEQ Table III) 360

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? Yes No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes No

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

Is the property located over the Edwards Contributing Zone? Yes No

Is there an existing TCEQ approval CZP for the property? Yes No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

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

 _____  _____
Signature of Designer Date



South Texas Wastewater Treatment

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

I, Ronald R. Graham have reviewed the CZP# 1743.00 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 CZP and the orders of Comal County.

A handwritten signature in blue ink, appearing to read 'Ronald R. Graham', written over a horizontal line.

Ronald R. Graham, RS 3741

2/10/18

AFFIDAVIT TO THE PUBLIC



201806033040 08/22/2018 10:59:38 AM 1/2

**THE COUNTY OF COMAL
STATE OF TEXAS**



CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) 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 TCEQ 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:

Mystic Shores 19
Lot 2146
Comal County, Texas

The property is owned by: Nick R Martinez and Becky A Martinez

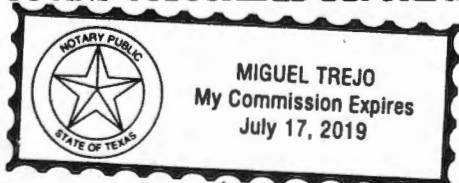
This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Comal County within 30 days after the property has been transferred. The Owner will, upon any sale or transfer to the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Comal County.

WITNESSED BY HAND(S) on this 11th day of August, 2018.

Nick R Martinez
Nick R Martinez, owner

Becky A Martinez
Becky A Martinez, owner

SWORN TO AND SUBSCRIBED BEFORE ME on this 11th day of August, 2018



Miguel Trejo
Signature of Notary Public

My Commission Expires: July 17 2019

Please have this Affidavit Notarized and recorded at the Comal County office responsible for land records and return a stamped copy to South Texas Wastewater Treatment, Inc., PO Box 1284, Boerne, TX 78006

**South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006**

Phone: (830) 249-8098

Date: 4/2/2018

bruce@stwastewater.com

**To: Nick R & Becky A Martinez
3659 Rolling Terrace Dr
Spring, TX 77388**

Contract Period

Start Date:
End Date:

Phone: Subdivision: Mystic Shores 19
Site: 215 Overview Pl, Spring Branch, TX 78070
County: Comal
Installer: Ronald R Graham
Agency: Comal County Environmental
Mfg/Brand: Jet, Inc. / J-750- 2 yr

South Texas Wastewater Treatment
3 visits per year - one every 4 months
360 gallons per day
Map Key: 320 D6 ID: 8873

- I. **General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, 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 and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The 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 \$85.00 per hour for any work performed and for which compensation has not been received. 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:
- 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 regulations approximately every four months.
 - B. 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.
 - C. Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) charged by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. If the technician receives approval after he leaves the property, a service call charge of \$85.00 to return to the property will be added to the final bill. If warranted items are required to be replaced within 30 days of installation, labor will not be charged; after 30 days, labor will be charged according to the service agreement.
 - D. 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.).
 - E. Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.
 - F. 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. 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 V Sub-section A)
- INITIAL
- VII. **Electronic Monitoring** is 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):
 - 1. Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
 - 2. Contractor providing the equipment and installation for this OSSF.
 - 3. Contractor's receipt of payment in full for the equipment and installation.
 - 4. 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):
 - 1. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
 - 2. 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. **DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT**

THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.

- B. 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.
- C. Protect equipment from physical damage including but not limited to that damage caused by insects.
- D. 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
- E. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
- F. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- G. 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.
- H. Prevent the backwash or flushing of water treatment of conditioning equipment from entering the OSSF.
- I. 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.
- J. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- K. Maintain site drainage to prevent adverse effects on the OSSF.
- L. 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 (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates, biting dogs, appointment to enter, to call on the way, etc.) or if any part of the system is located behind a locked door (garage, etc.) - THERE IS 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 \$85.00 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 _____. This fee does not include any equipment, materials, or labor necessary for non-warranty repairs or for unscheduled, Customer requested visits to the site which will incur a service call fee of \$85.00, plus parts and labor.

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

X. Included in PROPOSAL AND CONTRACT

_____ 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 are not refundable, however, the agreement is 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.

R. Bruce Cobale

20 Aug 2018

Texas Installer II and Site Evaluator License numbers 01/31/2018

Name

Date

OS 4815 and OS 12360.

Certified Service Provider for: Jet Inc.

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

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.

Walt Martinez

8/7/18

martineznr@live.com

Customer

Date

E-Mail

CONTACT PHONE NUMBERS:

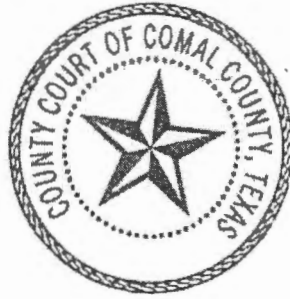
#1 281-384-6371

#2 713-817-2719

Gate Codes for:

SubDivision _____

Property _____



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

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/22/2018 10:59:38 AM
LAURA 2 Page(s)
201806033040



Bobbie Koepf

SITE EVALUATION INFORMATION SHEET

Nick R & Becky A Martinez
3659 Rolling Terrace Dr
Spring TX 77388-5067
c/o Richard Heller Homes

SITE: 215 Overview Pl
Lot 2146
Mystic Shores 19
Comal County, TX

Date Site Evaluation Performed

Within 100 year Flood zone No, FIR Map 48091C0095F
Edwards Recharge Zone: No, USGS map Index map

Profile Holes: Areas of medium brown silty clay. Lot has significant surface limestone, slab, fractured & some honeycomb. No test holes dug due to excessive surface rock.

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

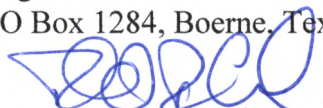
Rock or Fractured Rock: x

Clay 40% or more x

Ground Water _____

Brief Description: No sensitive features noted at time of site evaluation within 150 ft of proposed system location. No actual drainage in area of OSSF

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

4/12/18
Date

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; www.stwastewater.com

02 April 2018

JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Nick R & Becky A Martinez
3659 Rolling Terrace Dr
Spring TX 77388-5067
c/o Richard Heller Homes

SITE: 215 Overview Pl
Lot 2146
Mystic Shores 19
Comal County, TX

This design includes an attached drawing No. 6873R0 dated 10 APR 2018, KS

Design Specifications:

Estimated average daily wastewater flow: 5 Bedroom, 3,610sq ft (360 GPD)

Effluent Treatment minimum capacity = 600 gpd

Pump tank/chlorine contact chamber capacity: 750 gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 120-130 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: 123 feet

Dosing pump capacity: Little Giant WE20G05P4-22-20.0 GPM

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: hose bib

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib required

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds,
etc shall be strictly adhered to as required by latest Texas Commission on
Environmental Quality 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

Five bedroom house (3,610 SF) allow 360 GPD effluent flow

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

$$600 \div 0.064 = 5,625 \text{ sq ft}$$

We are installing 2 spray heads that are capable of 2.0 gallons per minute, with a radius of 30 feet, spraying a full circle. The area as measured by autocad is:

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



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 Little Giant WE20G05P4-22 or equivalent high head submersible pump capable of providing at least 20 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.

Flood Prone Areas

The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C0095F. This lot is in the Contributing Area of the Edwards Aquifer - CZP 1743.00.

Tank Sizes

The system shall have a JET Model J-750 extended aeration plant external NSF Certified tablet chlorinator. The pump tank shall have a capacity of 750 gal. This tank will not need tees on inlet. A safety lid will be 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, Texas





Ronald R. Graham, RS



Date

Attachments: Drawing No. 6873R0, dated 10 APR 2018, KS

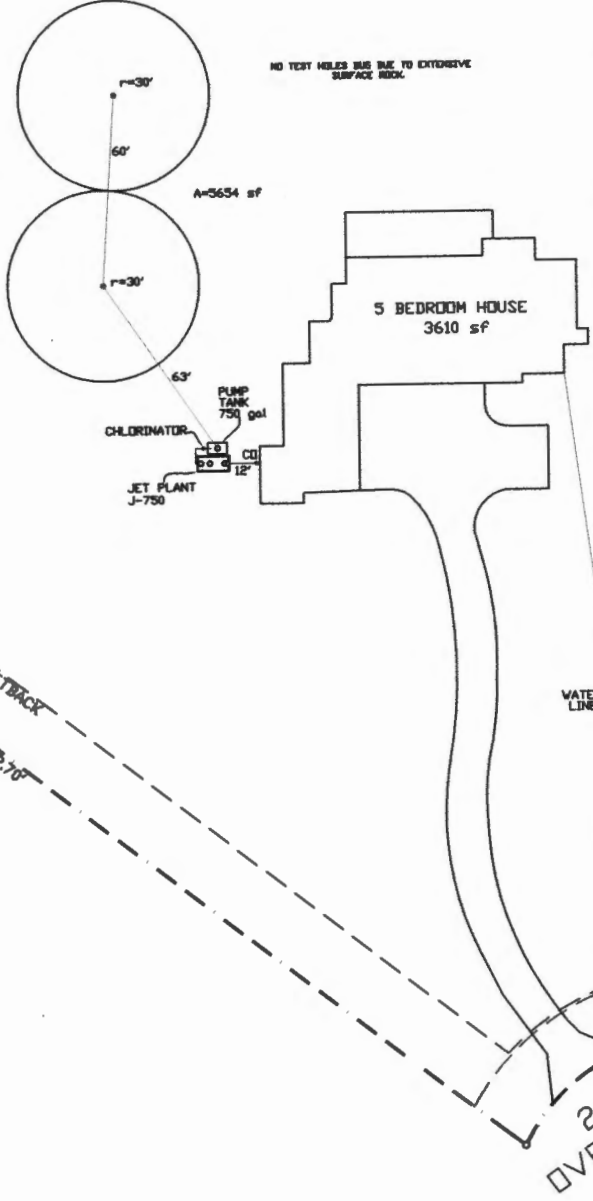
SYSTEM DESIGN
FOR
215 OVERVIEW PLACE
LOT 2146
MYSTIC SHORES 19
COMAL COUNTY, TEXAS
BY
RONALD R. GRAHAM R.S. 3741
SOUTH TEXAS WASTEWATER TREATMENT
P.O. BOX 1884 BESSIE, TX 76808
800-649-0890

DRAWING NO. 6487390 DATE: 10 APR 2018 13

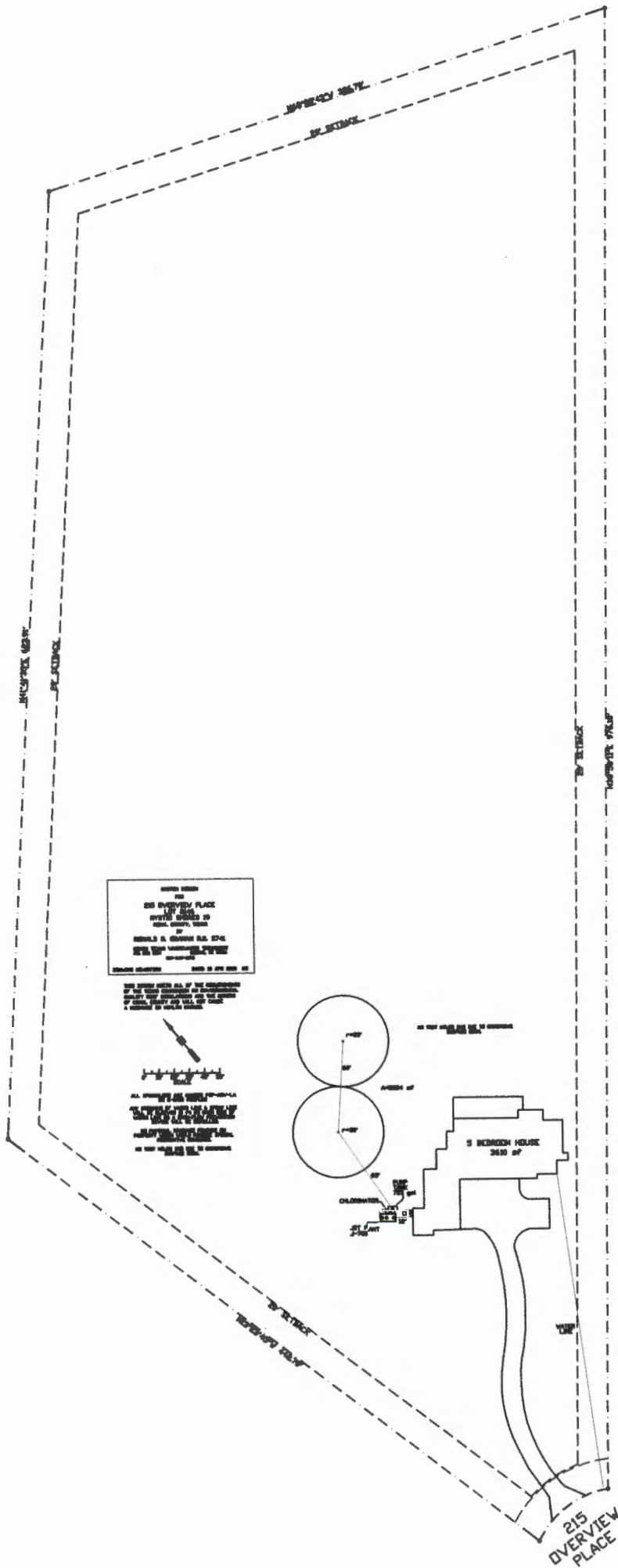
THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DESIGN REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



- ALL SPRINGHEADS ARE HITTER POP-UP-NV-LA OR K-WASH PROFILES
- ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED IN 4" ON EACH SIDE OF WATER LINE OR A BEND-FLEX PROVISION SERVICE WILL BE INSTALLED.
- NO PHYSICAL MANHOLE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES.
- NO TEST HOLES ARE DUE TO EXTENSIVE SURFACE ROCK.

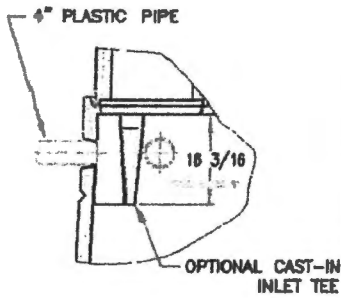


12/4/18
[Handwritten Signature]



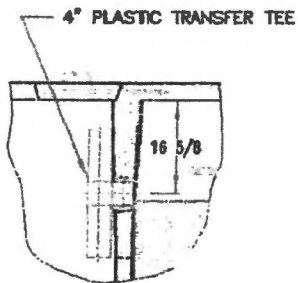
12 April 18
[Signature]

DETAIL 1



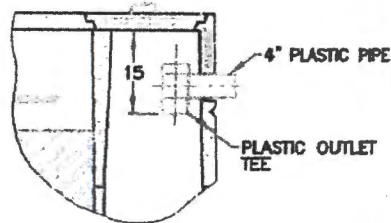
OPTIONAL INLET TEE

DETAIL 2

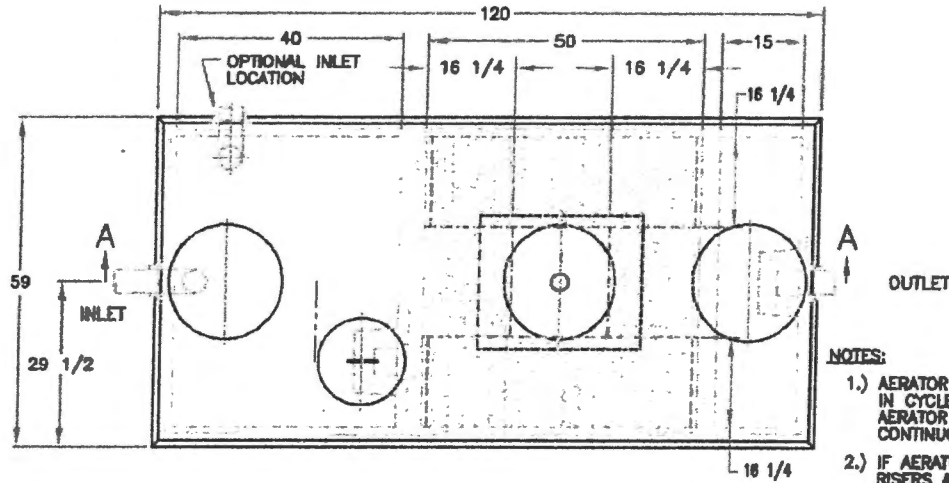


OPTIONAL TRANSFER TEE

DETAIL 3

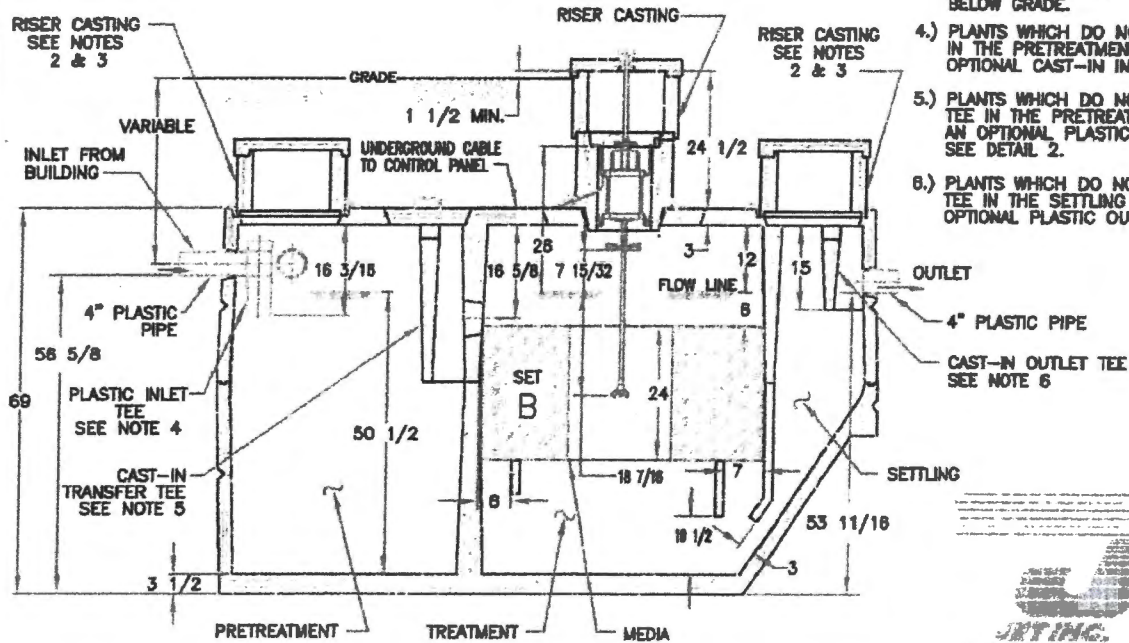


OPTIONAL OUTLET TEE



NOTES:

- 1.) AERATOR MODELS 565LL-S AND 668LL-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

JET INC.

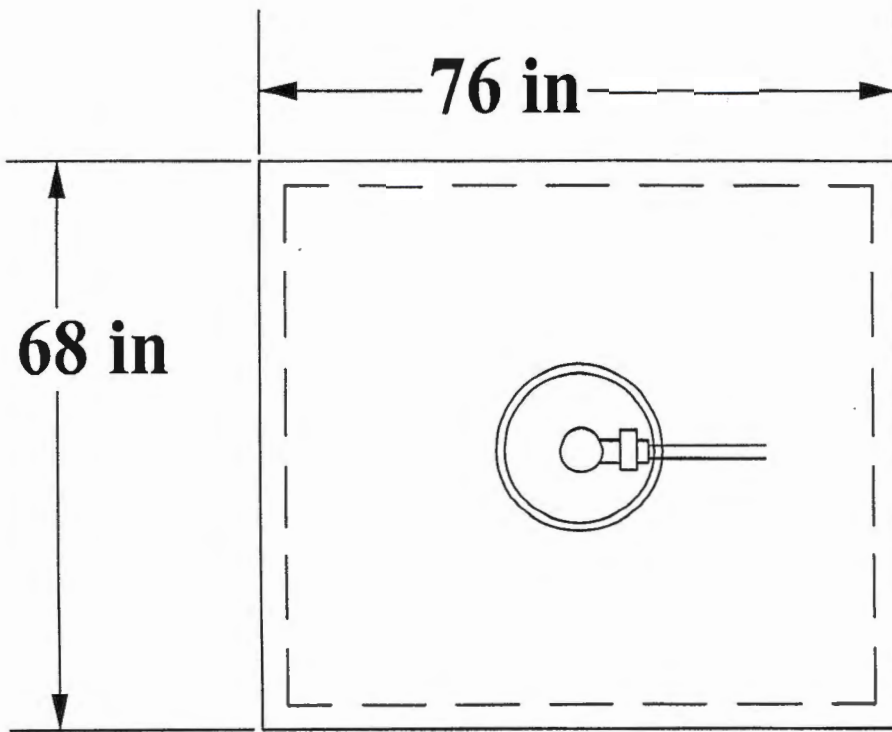
**750 GPD PLANT
COMPONENT PARTS & INSTALLATION**

©MMI
JET INC.

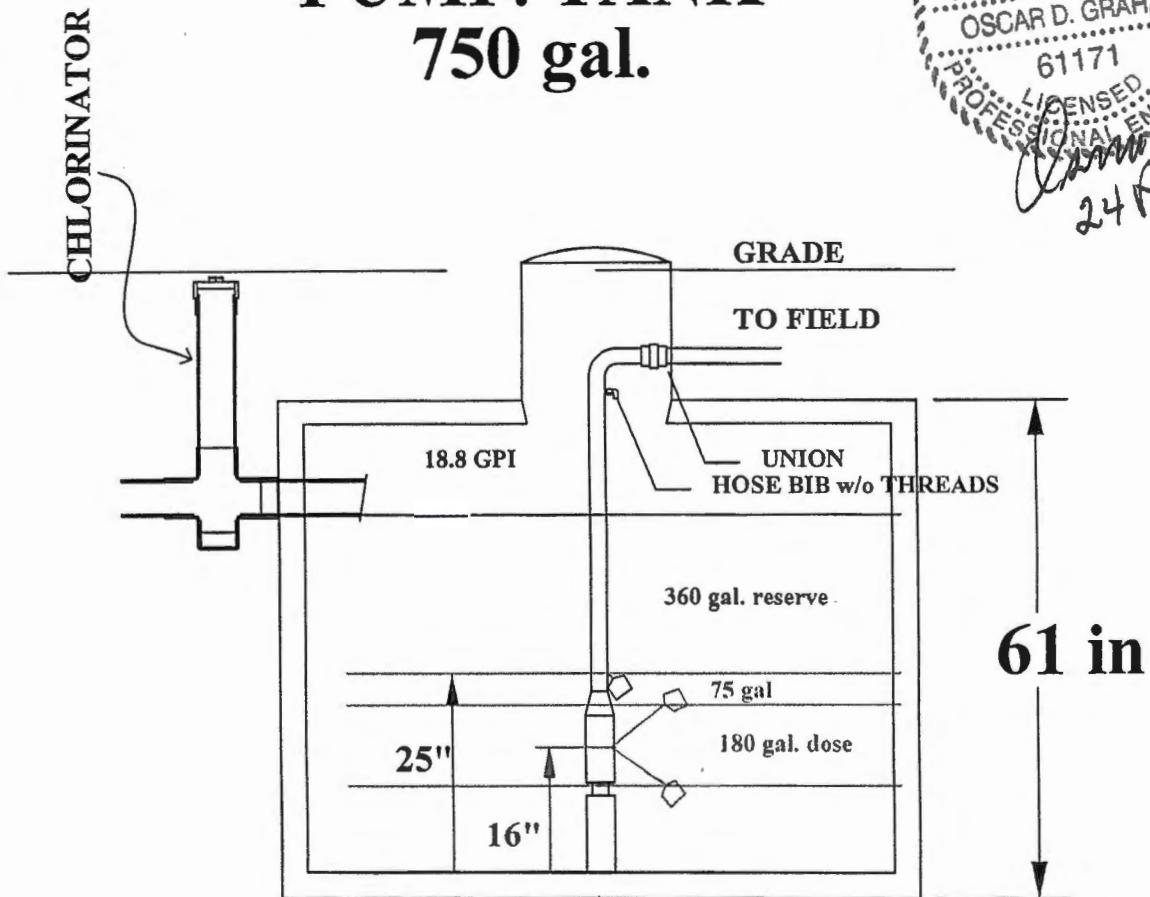
06-18-01e	R. P. T.
D.S.M.	3-15-94
NONE	J-750

PATENTED

FILE REF. No. ART-449



PUMP. TANK 750 gal.





FATCO-SA

3
T

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

Grantor: BLUEGREEN SOUTHWEST ONE, L. P.
 By and through its General Partner,
 BLUEGREEN SOUTHWEST LAND, INC.
 P. O. Box 896
 Wimberley, Hays County, Texas 78676

Grantee: NICK R. MARTINEZ AND BECKY A. MARTINEZ
 3659 Rolling Terrace Dr
 Spring, Texas 77388-5067

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 2146, MYSTIC SHORES, UNIT NINETEEN, an addition to Comal County, Texas and according to the plat of the development filed of recorded in Document No. 200606046241, Map and Plat Records of Comal County, Texas, together with all improvements thereon, all of which fixtures and equipment shall, for all purposes, be deemed attached to and a part of the real property and all rents, revenues and royalties, incidental thereto or arising therefrom (hereinafter the "Property").

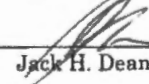
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging, unto Grantee, its heirs and assigns forever; and Grantor does hereby bind itself, its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto 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.

Under this conveyance, Grantor shall not be liable or responsible in the future for rollback taxes, if any, that become due as a result of a change in use occurring after the date of this deed.

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 and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes; (iii) the Restrictions 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 on Exhibit "A" as Permitted Exceptions.

When the context requires, singular nouns and pronouns include the plural.
EXECUTED on the 17 day of November, 2007

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

By: 
Jack H. Dean, Vice President

BLUEGREEN SOUTHWEST ONE, L.P. TO

NICK R. MARTINEZ
AND BECKY A. MARTINEZ

ACKNOWLEDGMENT

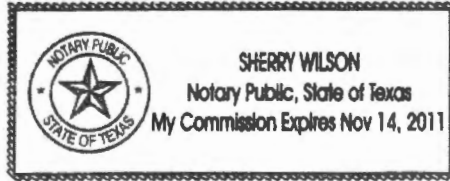
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 17 day of November 2007, by Jack H. Dean, Vice President of BLUEGREEN SOUTHWEST LAND, INC., General Partner of BLUEGREEN SOUTHWEST ONE, L. P., Grantor in above Special Warranty Deed.

Sherry Wilson
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

NICK R. MARTINEZ AND BECKY A. MARTINEZ
3659 Rolling Terrace Dr
Spring, Texas 77388-5067



BLUEGREEN SOUTHWEST ONE, L.P. TO

NICK R. MARTINEZ
AND BECKY A. MARTINEZ

EXHIBIT "A"

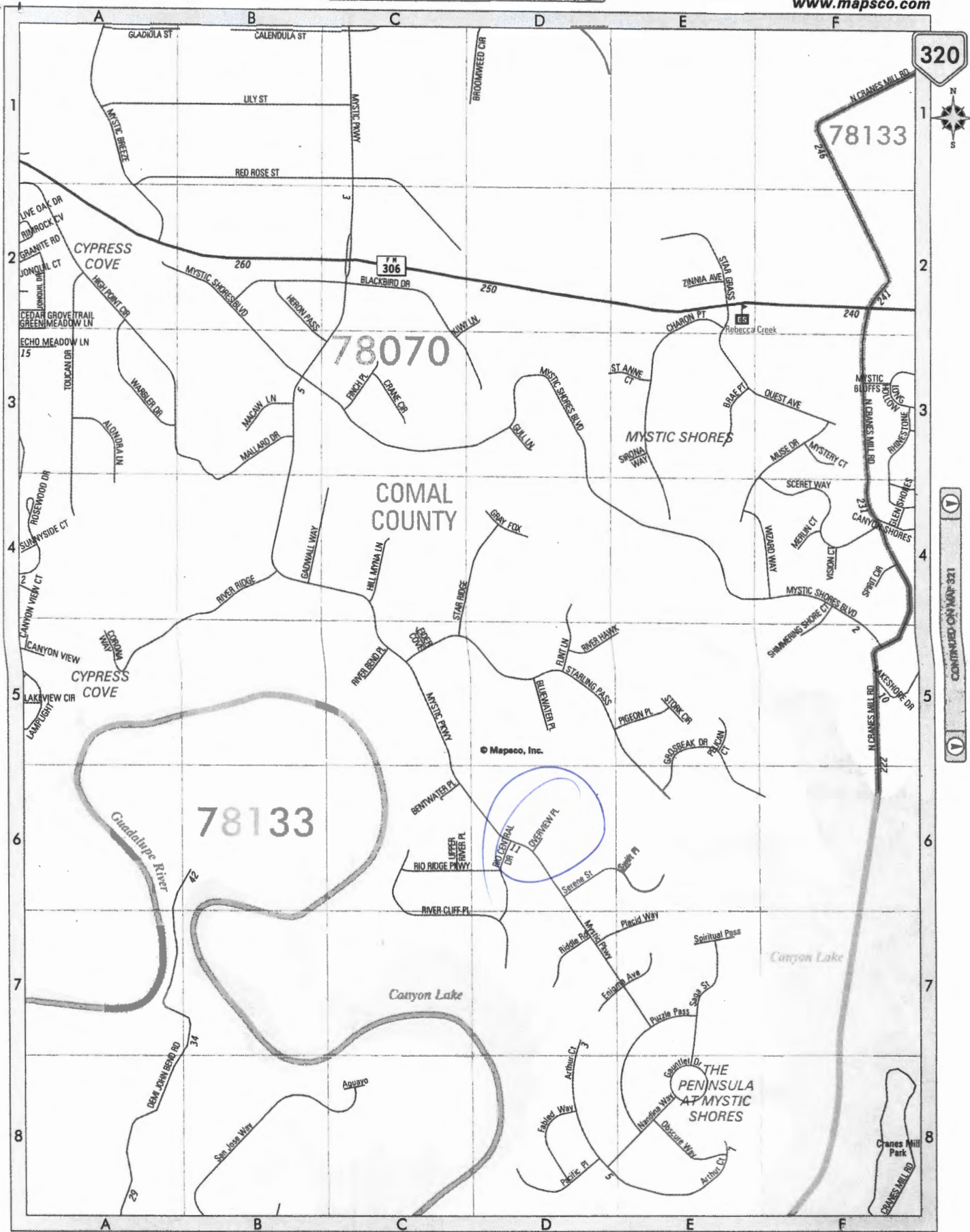
PERMITTED EXCEPTIONS

1. Subject to all Conditions, Covenants and Restrictions recorded at Document #200206027138, 200406026218, 200406026220, 200506044288, 200606021273, and 200606046399, 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. 200606046241, Official Map and Plat Records of Comal County, Texas.
3. Subject to a 20-foot Public Utility, Public Drainage and Embankment/Back Slope Easement adjacent to all street side property lines.
4. Subject to a 10-foot Public Utility and Public Drainage easement along all non-street property lines.
5. Subject to Comal County, Texas requirement of a 25-foot building line along the front property line.
6. Subject to a 30-foot Drainage Easement as centered on all natural runoff channels, creeks and swales.
7. Subject to an Electric Utility Easement to Pedernales Electric Cooperative, Inc., as provided by instrument recorded in Document No. 200206018208, Official Records of Comal County, Texas.
8. Subject to an Easement to Guadalupe Valley Telephone Cooperative, Inc., as provided by instrument recorded in Document No. 200206042335, Official Records of Comal County, Texas.
9. One-half (1/2) of all oil, gas and minerals of every character in and under the herein described property reserved by instrument recorded in Volume 74, Page 151, Deed Records of Comal County, Texas.
10. Subject to the terms and provisions of Declaration for Mystic Shores, recorded in Document No. 200206027138 and 200406026218, Official Records of Comal County, Texas.
11. Subject to an Electric Utility Easement to Pedernales Electric Cooperative, Inc., dated April 3, 2001, and recorded under County Clerk's File No. 200206018208, Official Public Records of Comal County, Texas.
12. Rights to oil, gas and other minerals of every kind and character on, in and under the Property together with all rights appurtenant thereto.

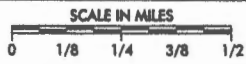
Filed and Recorded
Official Public Records
Joy Streater County Clerk
Comal County Texas
11/30/2007 11:13:03 AM
\$24.00 CASH/NO
200706046235



Joy Streater

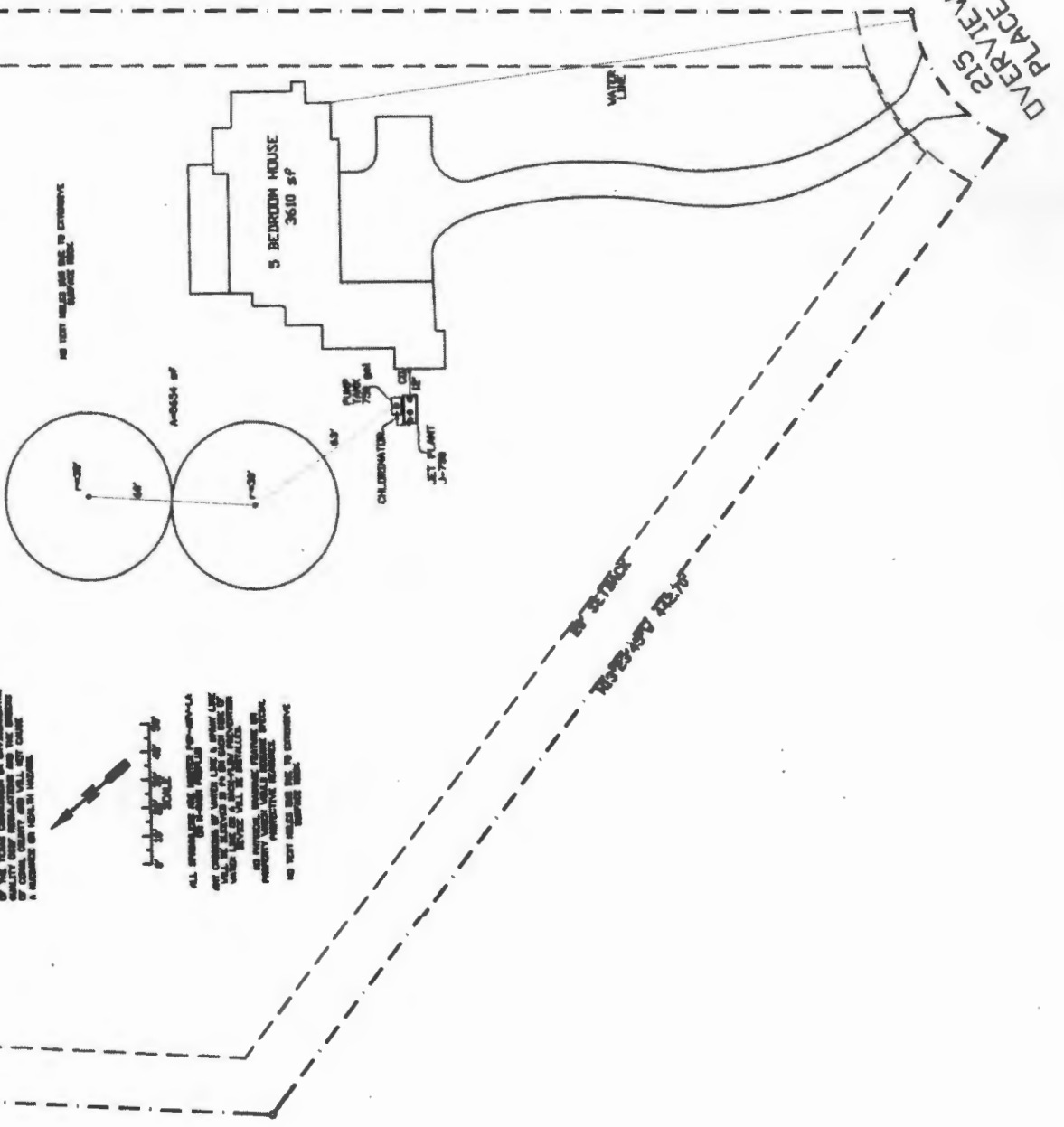


CONTINUED ON MAP 321





12 APR 81
R. Graham



STATION NUMBER
 215 OVERVIEW PLACE
 HYDRA-SERVICES 19
 CORAL GABLES, FLORIDA
 BY
 RONALD R. GRAHAM R.S. 3741
 SOUTH TOWN WATERWORKS DISTRICT
 12000 N.W. 25TH AVENUE
 MIAMI, FLORIDA 33187

NO TEST WELLS ARE TO BE CONSIDERED

ALL INFORMATION ON THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NO TEST WELLS ARE TO BE CONSIDERED



215 OVERVIEW PLACE

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: Nick R & Becky A Martinez
215 Overview Pl
Spring Branch, TX 78070

Printed: 9/23/2019
Site: 215 Overview Pl
Spring Branch, TX 78070

Permit #: **108016**

Agency: Comal County Environmental
County: Comal
Mfg / Brand: Jet, Inc. - J-750- 2 yr
Treatment Type: Aerobic
Disposal: Surface Application

Sub: Mystic Shores 19

Customer ID: 6873

Contract Dates: 5/17/2019 - 5/17/2021

Scheduled Date: 9/17/2019

Inspection 1 of 6

Aerator: J-750

Installed: 5/17/2019

Aerator S/N: APR1900323

Warranty End: 5/17/2020

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **9/17/2019**

Time In: 10:43

Out: 11:12

Entered By: Shauna Cobabe

Method: **Grab**

Technician: Bart Rogers

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0 mg/L

Sludge Levels

For Tank 3: 0-1"

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- Serviced

Service Completed

Insp ID #: 484819

Provider: R. Bruce Cobabe
R. Bruce Cobabe



License #: MP0000572

Expires: 11/30/2020

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: Nick R & Becky A Martinez
215 Overview Pl
Spring Branch, TX 78070

Printed: 2/6/2020
Site: 215 Overview Pl
Spring Branch, TX 78070

Permit #: **108016**
Agency: Comal County Environmental
County: Comal Sub: Mystic Shores 19
Mfg / Brand: Jet, Inc. - J-750- 2 yr
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 6873
Contract Dates: 5/17/2019 - 5/17/2021
Scheduled Date: 1/17/2020 Inspection 2 of 6
Aerator: J-750 Installed: 5/17/2019
Aerator S/N: APR1900323 Warranty End: 5/17/2020

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Lynn

Visit Date: 1/27/2020 Time In: 1:00 Out: 1:35

Method: Grab

Technician: Brian Lopez - MT0001159

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Sludge Levels

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

For Tank 3: 0-1"

Chlorine Supply: Operational

Chlorine Residual: 1.4

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Service Completed

Comments

Serviced

Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #: 488994

Provider: *R. Bruce Cobabe*
R. Bruce Cobabe

License #: MP0000572

Expires: 11/30/2020

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: Nick R & Becky A Martinez
215 Overview PI
Spring Branch, TX 78070

Printed: 2/16/2022
Site: 215 Overview PI
Spring Branch, TX 78070

Permit #: **108016**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Mystic Shores 19

Customer ID: 6873

Contract Dates: 5/17/2021 - 5/17/2023

Scheduled Date: 1/17/2022

Aerator: J-750

Aerator S/N: AUG2100297

Inspection 2 of 6

Installed: 5/17/2019

Warranty End: 5/17/2020

Service Type: Scheduled Inspection

Visit Date: **1/24/2022**

Time In: 11:23

Out: 11:43

Method: **Grab**

Technician: Todd Caron - MT0001158

Maint. Provider: R. Bruce Cobabe

This counts as a type of "Scheduled Inspection"

Entered By: Shauna Cobabe

Copy emailed to Customer

Customer Emailed: 2/7/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0 mg/L

Sludge Levels

For Tank 3: 0"

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- Serviced - Copy emailed to the customer on 2/7/2022.

Service Completed

Insp ID #:513903

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001158 Expires: 4/30/2022

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: Nick R & Becky A Martinez
215 Overview PI
Spring Branch, TX 78070

Printed:5/25/2022
Site: 215 Overview PI
Spring Branch, TX 78070

Permit #: **108016**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Mystic Shores 19

Customer ID: 6873

Contract Dates: 5/17/2021 - 5/17/2023

Scheduled Date 5/17/2022

Aerator: J-750

Aerator S/N: AUG2100297

Inspection 3 of 6

Installed: 5/17/2019

Warranty End: 5/17/2020

Service Type: Scheduled Inspection

Visit Date: **5/20/2022**

Time In: 11:51

Out: 12:14

Method: **Grab**

Technician: Todd Caron - MT0001158

Maint. Provider: R. Bruce Cobabe

This counts as a type of "Scheduled Inspection"

Entered By: Lynn

Copy emailed to Customer

Customer Emailed: 5/25/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 2.8

Added Chlorine Amount: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced

- BATs cleaned during the Scheduled inspection

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 5/25/2022.

Service Completed

Insp ID #:517467

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001158 Expires: 4/30/2025

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

To: Nick R & Becky A Martinez
215 Overview Pl
Spring Branch, TX 78070

Printed: 11/8/2022
Site: 215 Overview Pl
Spring Branch, TX 78070

Permit #: **108016**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Mystic Shores 19

Customer ID: 6873

Contract Dates: 5/17/2021 - 5/17/2023

Scheduled Date: 9/17/2022

Aerator: J-750

Aerator S/N: AUG2100297

Inspection 4 of 6

Installed: 5/17/2019

Warranty End: 5/17/2020

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **10/31/2022**

Time In: 11:08

Out: 11:28

Entered By: Lynn

Method: **Grab**

Technician: Todd Caron - MT0001158

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0

Sludge Levels

For Tank 3: 0-1"

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 11/8/2022.

Service Completed

Insp ID #:521673

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001158 Expires: 4/30/2025

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Date: 5/26/2023

Phone: (830) 249-8098

To: Nick R & Becky A Martinez
215 Overview PI
Spring Branch, TX 78070

Contract Period

Start Date: 5/17/2023

End Date: 5/17/2025

Permit #: 108016

Phone: Subdivision: Mystic Shores 19

Site: 215 Overview PI, Spring Branch, TX 78070

County: Comal

Installer: Ronald R Graham

Installed: 5/17/2019

3 visits per year - one every 4 months
360 gallons per day

Agency: Comal County Environmental

South Texas Wastewater Treatment

Mfg/Brand: Jet, Inc. / J-750- 2 yr

Map Key: 320 D6

ID: 6873

- I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, 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 and ends as noted above.
- 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 \$95.00 per hour for any work performed and for which compensation has not been received. 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 repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. **If the technician receives approval after he leaves the property, a service call charge of \$95.00 to return to the property will be added to the final bill.** If warranted items are required to be replaced within 30 days of installation, labor will not be charged. After 30 days, labor will be charged according to the service agreement.
 - 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. 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 6 tablets of chlorine at routine services (See Section V Sub-section A) **INITIAL**
- VII. Electronic Monitoring is 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 email 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.
- IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :
- DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.**
 - Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals,

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

To: Nick R & Becky A Martinez
215 Overview Pl
Spring Branch, TX 78070

Printed: 4/6/2023
Site: 215 Overview Pl
Spring Branch, TX 78070

Permit #: **108016**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Mystic Shores 19

Customer ID: 6873

Contract Dates: 5/17/2021 - 5/17/2023

Scheduled Date: 1/17/2023

Aerator: J-750

Aerator S/N: AUG2100297

Inspection 5 of 6

Installed: 5/17/2019

Warranty End: 5/17/2020

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **3/10/2023**

Time In: 5:52

Out: 6:12

Entered By: Lynn

Method: **Grab**

Technician: Todd Caron - MT0001158

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 3.0

Sludge Levels

For Tank 3: 0-1"

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

Serviced - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 4/6/2023.

Insp ID #:525391

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001158 Expires: 4/30/2025

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

To: Nick R & Becky A Martinez
215 Overview PI
Spring Branch, TX 78070

Printed: 7/18/2023
Site: 215 Overview PI
Spring Branch, TX 78070

Permit #: **108016**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Mystic Shores 19

Customer ID: 6873

Contract Dates: 5/17/2023 - 5/17/2025

Scheduled Date: 5/17/2023

Aerator: J-750

Aerator S/N: AUG2100297

Inspection 6 of 6

Installed: 5/17/2019

Warranty End: 5/17/2020

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **6/19/2023**

Time In: 9:44

Out: 10:25

Entered By: Lynn

Method: Grab

Technician: Arthur Chapelle

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0

Sludge Levels

For Tank 3: 0-1"

Added Chlorine Amount: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced

- BATs cleaned during the Scheduled inspection - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 7/18/2023.

Service Completed

Insp ID #:528574

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

South Texas Wastewater Treatment

(830) 249-8098

PO Box 1284
Boerne, TX 78006

Printed:10/26/2023

Permit: 108016

Site: 215 Overview Pl, Spring Branch, TX 78070

Cell Phone: 2813846371

Nick R & Becky A Martinez

**215 Overview Pl
Spring Branch, TX 78070**

Agency: Comal County Environmental

County: Comal

Subdivision: Mystic Shores 19

System Info: MFG: Jet, Inc. Brand: J-750- 2 yr Aerator: J-750 Customer ID: 6873
Treatment Type: Aerobic Disposal Type: Surface Application Aerator S/N: AUG2100297 Insp ID: 532007
Installed: 5/17/2019 Warranty Expiration: 5/17/2020

Visit Details

Visit Date: 10/9/2023

Entered By: Lynn

<----->

Scheduled Date: 9/17/2023

Time In: 4:00

Contract Starts: 5/17/2023

Entered On: 10/26/2023

Time Out: 4:40

Contract Ends: 5/17/2025

Visit Results

Service Type: Scheduled Inspection

Added Chlorine

Count: Inspection 1 of 6

Method: Grab

License #

Expires

Technician: Andrew Dykes - MT0001810

MT0001810

10/31/2025

Provider: R. Bruce Cobabe

MP0000572

11/30/2023

Service Completed

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Sludge Level Tank 3: 1-2"

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0

Chloring Amount Added: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced -

Tech replaced the broken Model 101 chlorine tube

Technician Secured the Tank Lid and/or Riser prior to leaving location. - Invoice to follow in separate email. Thank you. - Copy emailed to the customer on 10/26/2023.

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License: Number: MP0000572 Exp: 11/30/2023

South Texas Waste Water Treatment, LLC

(830) 249-8098

PO Box 1284
Boerne, TX 78006

Printed:2/25/2025

Permit: 108016

Site: 215 Overview Pl, Spring Branch, TX 78070

Cell Phone: 2813846371

Nick R & Becky A Martinez
215 Overview Pl
Spring Branch, TX 78070

Agency: Comal County Environmental
County: Comal
Subdivision: Mystic Shores 19

System Info: MFG: Jet, Inc. Brand: J-750- 2 yr Aerator: J-750 Customer ID: 6873
Treatment Type: Aerobic Disposal Type: Surface Application Aerator S/N: AUG2100297 Insp ID: 543683
Installed: 5/17/2019 Warranty Expiration: 5/17/2020

Visit Details <----->
Visit Date: 2/17/2025 Entered By: Diandra
Scheduled Date: 1/2/2025 Time In: 12:50 Contract Starts: 5/17/2023 Customer Emailed: 2/20/2025
Entered On: 2/20/2025 Time Out: 1:20 Contract Ends: 5/17/2025

Visit Results
Service Type: Scheduled Inspection Added Chlorine
Count: Inspection 4 of 6
Method: Grab License # Expires
Technician: Andrew Dykes - MT0001810 MT0001810 10/31/2025
Provider: R. Bruce Cobabe MP0000572 11/30/2026 Service Completed

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational **Sludge Level Tank 3: 0-1**
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 1.0
Chloring Amount Added: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments
Serviced.
Minimal amount of sludge measured. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 2/20/2025.

Provider: *R. Bruce Cobabe*
R. Bruce Cobabe

License: Number: MP0000572 Exp: 11/30/2026