

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 12/19/2018 Permit Number: 108061

Location Description: 1440 DECANter DR
NEW BRAUNFELS, TX 78132
Subdivision: Vintage Oaks at the Vineyard
Unit: 1
Lot: 170
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Perry Homes, LLC

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

Signature of Michael Lopez
ENVIRONMENTAL HEALTH INSPECTOR

Signature of Sandra Ann Hernandez
ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swayer OSSF Installer #: 050026238
 1st Inspection Date: 12-11-18 2nd Inspection Date: _____ 3rd Inspection Date: 12/19/18
 Inspector Name: Connor Inspector Name: _____ Inspector Name: M. Ke F.
 Permit#: 108061 Address: Vintage Oaks 1440 Decatur

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)		/		✓
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)(iii) 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)(ii)(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)				

tank set level no leaks operational cover

MT-12/19/18

covered.

**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						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	/			/		/ 12/19/18
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/		Meyer Am M-800	/		/ 12/19/18
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)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
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)	<i>aerobic spray</i>	/		<i>12/19/15</i>
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)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) 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 EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
32	AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.	/	285.32(c)(1)		/		12/19/18
33	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided. AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	/			/		
34	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	/			/		
35	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
36	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
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38	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	/			/		12/19/18
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OSSF Inspection Sheet**

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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	/		4825 SF	/		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swayer OSSF Installer #: 050026238

1st Inspection Date: 12-11-18 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: Connor Inspector Name: _____ Inspector Name: _____

Permit#: 108061 Address: Vintage Oaks 1440 Decatur

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35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	/			/		
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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OSSF Inspection Sheet**

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42	APPLICATION AREA Area Installed	/		4825 SF	/		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



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: 108061
Issued This Date: 09/07/2018
This permit is hereby given to: Perry Homes, LLC

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

1440 DECANTER DR
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard
Unit: 1
Lot: 170
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 July 25, 2018

Permit # 108061

Owner Name PERRY HOMES, LLC
Mailing Address c/o 23011 FM 306
City, State, Zip CANYON LAKE TEXAS 78133
Phone# 830-935-4936
Email ashley@paulswoyerseptics.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

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

Method: [] Mail [X] Email

Subdivision Name VINTAGE OAKS AT THE VINEYARD Unit/Phase/Section 1 Lot 170 Block

Acreage/Legal

Street Name/Address 1440 DECANTER City NEW BRAUNFELS Zip 78132

Type of Development:

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[X] Single Family Residential

SEP 04 2018

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

Number of Bedrooms 4

COUNTY ENGINEER

Indicate Sq Ft of Living Area 3494

[] 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: \$ 450,000 (Structure Only)

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

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

Source of Water [X] Public [] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [X] 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 also understand that a permit of authorization to construct will not be issued 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.

Signature of Owner

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 GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) MAXX AIR M800 Absorption/Application Area (Sq Ft) 4825

Gallons Per Day (As Per TCEQ Table III) 300

(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? [X] Yes [] No

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

RECEIVED

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

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

SEP 04 2018

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.)

COUNTY ENGINEER

Is the property located over the Edwards Contributing Zone? [] Yes [X] No

Is there an existing TCEQ approval CZP for the property? [] Yes [X] 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 P.E. or R.S. 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 [X] No

If yes, indicate the city: _____



FIRM #2585

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 (Handwritten Signature)

Date July 28, 2018

1/05

AFFIDAVIT



201806034586 09/04/2018 11:44:31 AM 1/1

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

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II

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

COUNTY ENGINEER

1 UNIT/PHASE/SECTION _____ BLOCK 170 LOT VINTAGE OAKS AT THE VINEYARD SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY _____

The property is owned by (insert owner's full name): PERRY HOMES, LLC, a Texas limited liability company

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 24 DAY OF AUGUST, 20 18

[Signature]
Owner(s) signature(s)

Colton Gray - MANAGER
Owner (s) Printed name (s)

COLTON GRAY SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24 DAY OF
AUGUST, 20 18

[Signature]
Notary Public Signature

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/04/2018 11:44:31 AM
CSCHUL 1 Page(s)
201806034586



(Notary Seal Here)



Bobbie Koepf



PAUL SWOYER SEPTIC SUPPLY & SERVICE
23011 FM 306
CANYON LAKE, TX 78133

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

PROPERTY LEGAL DESCRIPTION:

VINTAGE OAKS AT THE VINEYARD, UNIT 1, LOT 170

Customer: PERRY HOMES, LLC

Site Address: 1440 DECANter DRIVE

City/State: NEW BRAUNFELS, TX

Zip: 78132

County: COMAL

Permit#: _____

Phone Number: _____

E-mail: _____

I. General: This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between PERRY HOMES, LLC (hereinafter referred to as "Client") and PS Supply & Service LLC. (hereinafter referred to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein (the "Services") and the client agrees to fulfill his/her/their responsibilities under this agreement herein.

II. Effective Dates: This agreement commences on the date of License to Operate is issued for Three (3) years.

Date of License to Operate: _____ Last Date of Service: _____

SEP 04 2018

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III. Services by Contractor: Contractor will provide the following Services:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with the code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located (the "County") and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
3. Notify Client and repair any components of the OSSF that are found to be in need of repair during the inspection. If warranty, you just do it. If not, Client will be responsible. Repairs will be made so brought up to compliance and bill forward.
4. Visit site in response to Client's request for unscheduled service within two business days from the date of Contractor's actual receipt of Client's request. Unscheduled service visits are not included in the fee agreement herein and will be billed to the client in addition to fees under this Agreement.
5. Provide notification of arrival to site to the Client or to site personnel. Additionally, Contractor will leave written notification of the visit at the site or with site personnel upon completion of inspection, and forward such notice to the appropriate regulatory authority within fourteen (14) days.

IV. Payment(s): Client shall pay to Contractor _____, for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided or rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1.5% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are found to be usurious by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this contract, Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client agrees to pay for any labor cost associated with the installation and the reasonable cost of removal of said parts.

Client: [Signature]

Contractor: [Signature]

V. Client's Responsibilities: Client is responsible for each and all of the following:

1. To maintain chlorinator and provide proper chlorine supply, if OSSF is so equipped.
2. To provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor ready access to all parts of the OSSF.
3. To maintain a current license to operate, and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities from the State and local regulatory agency.
4. To maintain the OSSF in accordance with manufacturer's recommendations.
5. To immediately notify Contractor and Agency of any and all problems with, the OSSF, including failure thereof.
6. Upon receipt of any written notification of required services from Contractor, to contact Contractor and authorize the required service. If Client elects a different contractor to perform the required service, Client is responsible for ensuring the substitute contractor holds the proper license (Installer II) and is certified by the manufacturer. Additionally, Client shall be responsible for ensuring proper notification is given to the appropriate regulatory authority, as required by the State and/or local regulatory authority rules.
7. To provide Contractor with water usage records, upon request, for evaluation by Contractor of the OSSF performance.
8. To pay required sampling charges for samples collected for testing (e.g. Biological Oxygen Demand/Total Suspended Solids ("BOD/TSS")) that may be required on the OSSF.
9. To prevent backwash from water treatment or water conditioning equipment to enter the OSSF.
10. To provide, at Client's expense, for pumping of tanks as needed.
11. To maintain site drainage sufficient to prevent adverse effects on the OSSF.
12. To promptly and fully pay Contractor's bills, fees, or invoices as described herein.

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VI. Access by Contractor: Client agrees to allow Contractor, or personnel authorized by the Contractor, to enter the property at reasonable times without prior notice for the purpose of performing the Services described herein. Such entry shall include access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by the manufacturer, and/or regulatory authority rules. If such manways or risers are not in place, Client shall allow and be responsible for payment of required excavation, including labor and materials, necessary to allow access to the OSSF or any required components. Such excavation shall be billed at the rate of \$75.00 per hour for labor, plus materials billed at list price. Contractor shall make only those efforts reasonable under the circumstances to replace excavated soil.

VII. Application or Transfer of Payment: The fees paid for this agreement may transfer to any subsequent owner(s) of the property on which the OSSF is located. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the above-described Services, and accepting Client's responsibilities. The replacement Agreement must be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past due obligations arising from this Agreement including late charges, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to termination of the agreement by Contractor

VIII. Termination of Agreement: This agreement may be terminated by either party with 30 days written notice. If this agreement is so terminated by Client, Contractor shall be paid at the rate of \$75.00 per hour for any worked performed or required, but not yet paid. If terminated by Contractor, all amounts outstanding shall be due within thirty days of termination. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.

IX. Limitation of Liability: In no event shall Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for direct damages exceed payments by the Client under this Agreement.

X. Severability and Reformation: If any provision in this Agreement shall be held to be invalid or unenforceable for any reason, it shall be reformed to the minimum extent necessary to effect the intent of the Parties. If any provision is such that it cannot reasonably be reformed, it shall be struck from this Agreement and the remaining provisions shall continue to be valid and enforceable.

XI. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions: (1) Contractor receiving a fully executed original copy of this agreement. (2) Contractor receiving payment in full of the fee(s) described herein. If the above conditions are not met, then Contractor is from any obligation to perform any portion of this agreement.

XII. Modification. This Agreement may not be changed or modified except by an instrument in writing, signed by both Contractor and Client.

XIII. Waiver. Except as otherwise noted in this Agreement, the waiver by other party of a breach of any provision of this Agreement shall not operate or be construed as a continuing waiver or as a consent to or waiver of any subsequent breach hereof.

Client: 

Contractor: 

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XIV. **Headings.** The Article and Section headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.

XV. **GOVERNING LAW AND CHOICE OF VENUE.** EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND TO THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF TEXAS - SAN ANTONIO DIVISION, AS WELL AS TO THE JURISDICTION OF ALL COURTS TO WHICH AN APPEAL MAY BE TAKEN FROM SUCH COURTS, FOR THE PURPOSE OF ANY SUIT, ACTION, OR OTHER PROCEEDING ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY PROCEEDING RELATING TO ANCILLARY MEASURES IN AID OF ARBITRATION, PROVISIONAL REMEDIES AND INTERIM RELIEF, OR ANY PROCEEDING TO ENFORCE ANY ARBITRAL DECISION OR AWARD. EACH PARTY HERETO EXPRESSLY WAIVES ANY AND ALL RIGHTS TO BRING ANY SUIT, ACTION, OR OTHER PROCEEDING IN OR BEFORE ANY COURT OR TRIBUNAL OTHER THAN COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND COVENANTS THAT IT SHALL NOT SEEK IN ANY MANNER TO PROSECUTE OR DEFEND ANY DISPUTE OTHER THAN AS SET FORTH IN THIS ARTICLE XVI OR TO CHALLENGE OR SET ASIDE ANY DECISION, AWARD, OR JUDGMENT OBTAINED IN ACCORDANCE WITH THE PROVISIONS HEREOF. EACH OF THE PARTIES HERETO HEREBY EXPRESSLY WAIVES ANY AND ALL OBJECTIONS IT MAY HAVE TO VENUE, INCLUDING, WITHOUT LIMITATION, THE INCONVENIENCE OF SUCH FORUM, IN ANY OF SUCH COURTS.

XVI. **JURY TRIAL WAIVER.** THE PARTIES HEREBY UNCONDITIONALLY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THEIR RELATIONSHIP. THE PARTIES ACKNOWLEDGE THAT A RIGHT TO A JURY IS A CONSTITUTIONAL RIGHT, THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT WITH INDEPENDENT COUNSEL, AND THAT THIS JURY WAIVER HAS BEEN ENTERED INTO KNOWINGLY AND VOLUNTARILY BY ALL PARTIES TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.

Approved by Contractor:

MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER

Approved by Client:

XVII. **Reservation of Rights.** Contractor reserves all rights not specifically granted herein.

XVIII. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together will constitute one and the same instrument.

XIX. **Counsel.** Contractor has previously recommended that Client engage counsel to assist him/her/it in reviewing this Agreement and all other matters relating to it. Contractor and Client shall each bear his/her/its own costs and expenses in connection with the negotiation and documentation of this Agreement.

XX. **Entire Agreement:** This agreement contains the entire agreement of the parties, and there are no promises or conditions in any other agreement, oral or written. The Parties expressly disclaim reliance on any prior statements, oral or written, by either party not expressly provided for herein.

Client:

Contractor:

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

July 28, 2018

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE- SEPTIC DESIGN
1440 DECANter DRIVE
VINTAGE OAKS AT THE VINEYARD, UNIT 1, LOT 170
NEW BRAUNFELS, TX 78132
PERRY HOMES, LLC

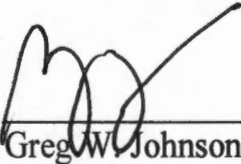
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Ms. Brenda Ritzen/Sandra Hernandez,

The referenced property is located within the Edwards Aquifer Recharge Zone. This OSSF design will comply with requirements in the WPAP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).


07/28/18

Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



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

Date Soil Survey Performed: July 27, 2018

Site Location: VINTAGE OAKS at the VINEYARD, UNIT 1, LOT 170

Proposed Excavation Depth: N/A

Requirements:

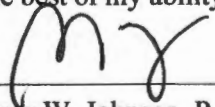
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
Locations of soil boring or dug pits must be shown on the site drawing.
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation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

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SOIL BORING NUMBER _____ SURFACE EVALUATION _____						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBSERVED	LIMESTONE @ 4"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER _____ SURFACE EVALUATION _____						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

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



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

07/27/18

Date

OSSE SOIL EVALUATION REPORT INFORMATION

Date: July 30, 2018

Applicant Information:

Name: PERRY HOMES, LLC.
 Address: c/o 23011 F.M. 306
 City: CANYON LAKE State: TEXAS
 Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

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

Property Location:

Lot 170 Unit 4 Blk ___ Subd. VINTAGE OAKS at the VINEYARD
 Street Address: 1440 DECANter
 City: NEW BRAUNFELS Zip Code: 78132
 Additional Info.: _____

Installer Information:

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

Topography: Slope within proposed disposal area: 4 to 6 %

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

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Design Calculations for Aerobic Treatment with Spray Irrigation:

COUNTY ENGINEER

Commercial

Q = _____ GPD _____

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 3494

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

Q = (4 +1)*75-(20%)= 300

Trash Tank Size 431 Gal.

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

Req'd Application Area = Q/Ri = 300 / 0.064 = 4688 sq. ft.

Application Area Utilized = 4825 sq. ft.

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

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

Pump Tank Size = 854 Gal. 16.1 Gal/inch.

Reserve Requirement = 100 Gal. 1/3 day flow.

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

With Chlorinator NSF/TCEQ APPROVED

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

Two way cleanout

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

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

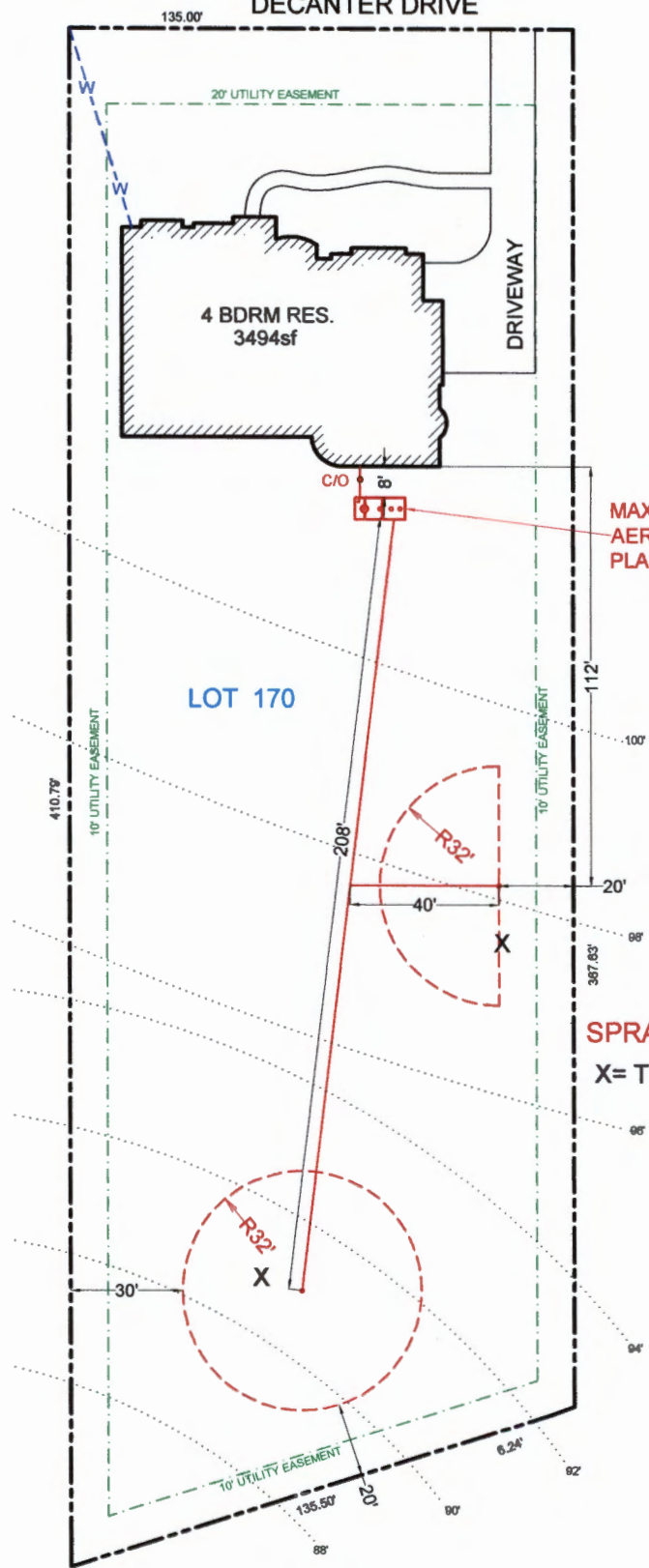
[Signature]
 GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

07/30/18
 DATE



FIRM #2585

DECANTER DRIVE



MAXX AIR M-800
AEROBIC TREATMENT
PLANT

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COUNTY ENGINEER

SPRAY AREA = 4825sf

X= TEST HOLES



OWNER: PERRY HOMES, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 1440 DECANTER			
LEGAL DESC: VINTAGE OAKS at the VINEYARD	UNIT/SECTION/PHASE: 1	BLOCK:	LOT: 70
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 7/30/2018	REVISED:

TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

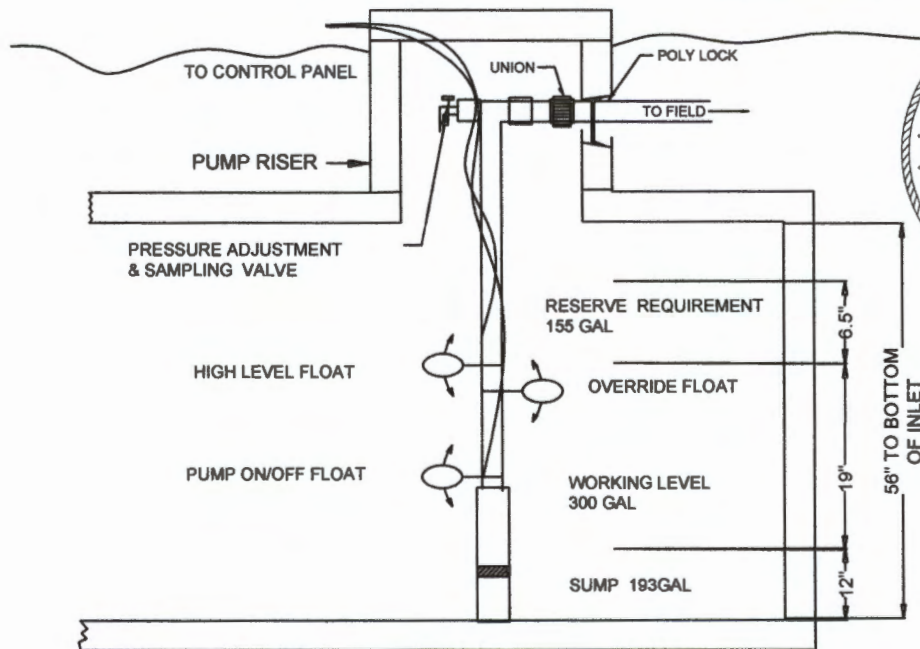
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

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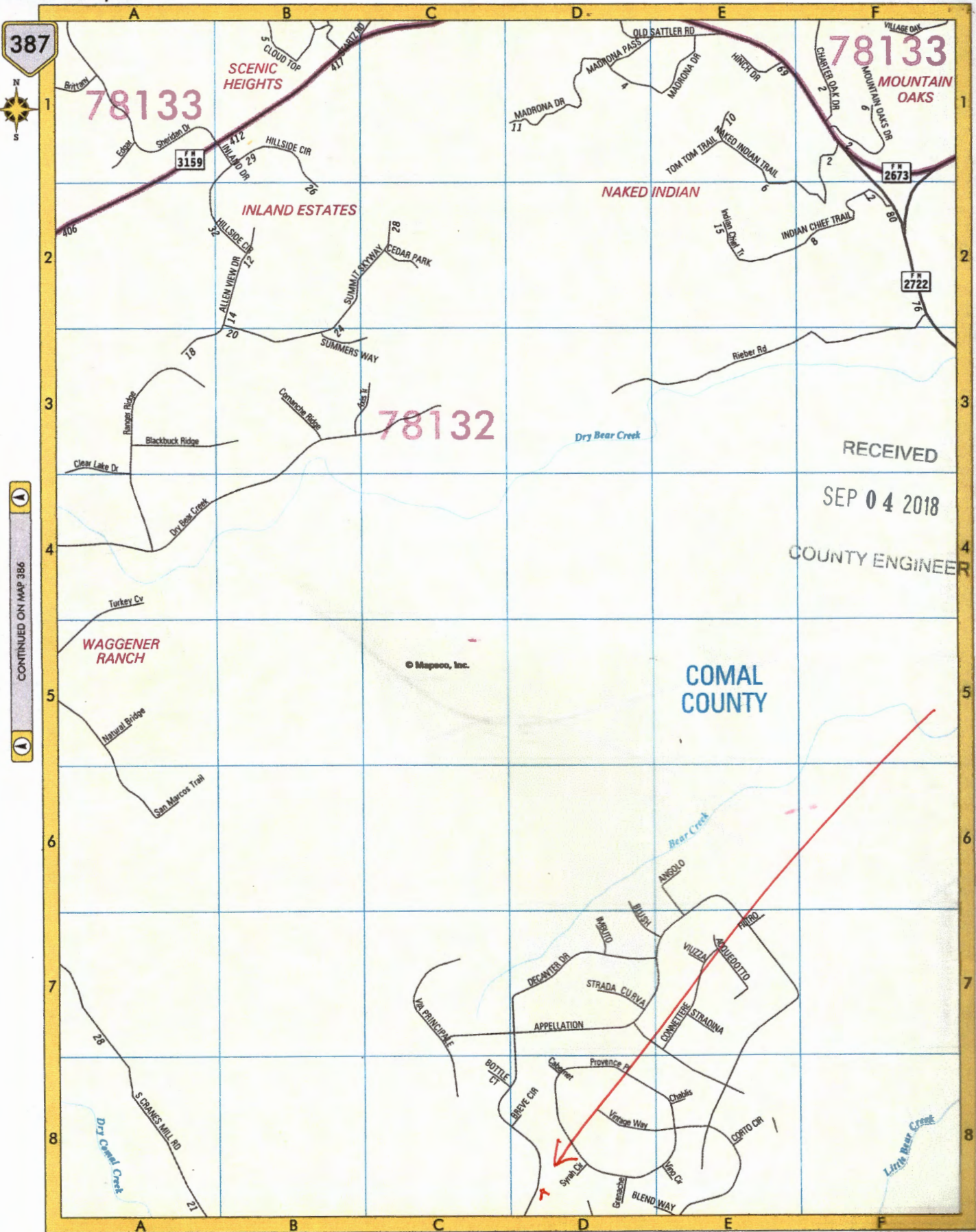
ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



F-2585

07/28/18

TYPICAL PUMP TANK CONFIGURATION
MAXX AIR-M800 PUMP TANK



387

78133

78133

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COMAL COUNTY

SCALE IN MILES
0 1/8 1/4 3/8 1/2

SCALE IN FEET
0 1000 2000 3000

CHICAGO TITLE GF# 4300141800720 WJ

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.

WARRANTY DEED

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SEP 04 2018

THE STATE OF TEXAS
COUNTY OF COMAL

§
§
§

KNOW ALL MEN BY THESE PRESENTS, I, _____, COUNTY ENGINEER

THAT the undersigned, WILLIAM C. MATTHIS and KELLY J. MATTHIS, husband and wife, (hereinafter called "Grantors"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by PERRY HOMES, LLC, a Texas limited liability company (herein called "Grantee") whose address is P.O. Box 34306, Houston, Texas 77234, the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto Grantee all of that certain lot, tract or parcel of land, together with all improvements thereon, all easements, right-of-ways, privileges, hereditaments, strips and gores, streets, alleys, passages, rights and appurtenances thereto, to-wit:

Lot 170, Vintage Oaks At The Vineyard, Unit 1, an Addition to the City of New Braunfels, Comal County, Texas, according to map or plat recorded in Document No. 200706000394, of the Map and Plat Records of Comal County, Texas.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

This conveyance is further made and accepted subject to any prior reservations of all of the oil, gas and other minerals, if any, to the extent such reservations are in effect at this time and shown of record in the hereinabove mentioned County and State where said property is located.

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Current ad valorem taxes on said property having been prorated to date of closing hereof, the payment hereof is assumed by Grantee.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, do grant, sell and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD it to Grantee, Grantee's legal representatives, successors or assigns, forever. Grantors hereby bind Grantors and Grantors' heirs, executors, successors and assigns, to warrant and forever defend all and singular the property to Grantee and Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

EXECUTED this 16 day of April, 2018.

By:

William C. Matthis
WILLIAM C. MATTHIS

By:

Kelly J. Matthis
KELLY J. MATTHIS

Acknowledgements are on the following page.

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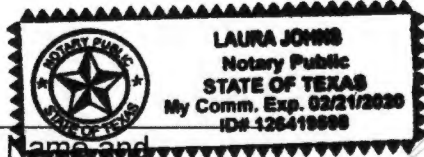
ACKNOWLEDGMENTS

THE STATE OF TEXAS

§
§
§

COUNTY OF COMAL

This instrument was acknowledged before me on this the 16 day of April, 2018 by WILLIAM C. MATTHIS.



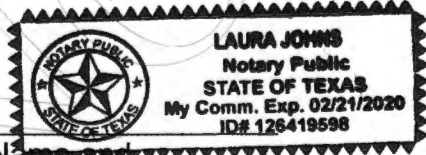
Seal Showing Name and Commission Expiration

Laura Johns
Notary Public in and for the State of Texas

THE STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on this the 16 day of April, 2018 by KELLY J. MATTHIS.



Seal Showing Name and Commission Expiration

Laura Johns
Notary Public in and for the State of Texas

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UNOFFICIAL

**Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/16/2018 12:19:14 PM
CHRISTY 4 Pages(s)
201806014574**



Bobbie Koepf

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: **Paul Swoyer Septics, LLC**
1440 Decanter Drive
New Braunfels, TX

Printed: 5/31/2019
Site: 1440 Decanter Drive
New Braunfels, TX

Permit #: **108061**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Vintage Oaks at the Vineyard

GPS Coordinates - Latitude: 29.785320 Longitude: -98.265750

Customer ID: 581

Contract Dates: 12/19/2018 - 12/19/2021

Scheduled Date: 4/19/2019

Inspection 1 of 9

Service Type: Scheduled Inspection

Visit Date: 5/31/2019

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Filters: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: .10

Sludge Levels

For Tank 1: 0"

For Tank 2: 0"

For Tank 3: 0"

Air Filter: Good

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Scum on pretreatment: 0" - Home vacant - Added just enough chlorine to obtain residual - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #: 1374

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

Technician: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License #: MP0001708

License #: MP0001708

Expires: 9/1/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

(830) 850-0080
 Fax: (830) 935-4932

Permit #: 108061

To: Paul Swoyer Septics, LLC
1440 Decanter Drive
New Braunfels, TX

Tech: Not Assigned
 Brand/Mfg: MAXX AIR -
 System S/N:
 Aerator and S/N:

Contract: 12/19/2018 - 12/19/2021
 Inspections per year: 3
 Service Due: 8/19/2019
 Alt Phone:
 Warranty Ending:

Site: 1440 Decanter Drive, New Braunfels
 Agency: Comal County
 County:
 Subdivision: Vintage Oaks at the Vineyard

Installed:
 Phone:
 Cell:
 Work:

Inspection Type: _____ Inspection # _____ of _____ for the contract year

Item	Operational	Inoperative	N/A		
Aerator:	_____	_____	_____✓	1	14
Irrigation pump:	_____	_____	_____✓		
Air compressor:	_____✓	_____	_____	2	0
Disinfection device:	_____✓	_____	_____		
Chlorine supply:	_____✓	_____	_____		
Spray field vegetation:	_____✓	_____	_____	3	0
Sprinkler / Drip backwash:	_____✓	_____	_____		
Photocell Test:	_____	_____	_____✓		
Autodialer:	_____	_____	_____✓		
Water Meter Reading: _____	CFM: _____	PSI: _____			

Test Results and observations: (As Required)
 Fecal Coliform: _____
 Chlorine Residual: _____ .01
 Test Method: _____ CWAB
 BOD: _____
 TSS: _____
 Commercial Lab: _____
 Date Submitted: _____

Repairs made: Y / N

Repairs and Comments: _____ SCJM 0

Inspector: _____ Date: _____

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

(830) 850-0080
 Fax: (830) 935-4932

Permit #: 108061

To: **Russell Metcalf**
1440 Decanter Drive
New Braunfels, TX

Tech: Not Assigned
 Brand/Mfg.: MAXX AIR -
 System S/N:
 Aerator and S/N:

Contract: 12/19/2018 - 12/19/2021
 Inspections per year: 3
 Service Due: 12/19/2019
 Alt Phone:
 Warranty Ending

Site: 1440 Decanter Drive, New Braunfels
 Agency: Comal County
 County:
 Subdivision: Vintage Oaks at the Vineyard

Installed:
 Phone: (432) 488-7262
 Cell:
 Work

Inspection Type: _____ Inspection # _____ of _____ for the contract year

Item	Operational	Inoperative	N/A		
Aerator:	_____	_____	____/____	1	12
Irrigation pump:	____/____	_____	_____		
Air compressor:	____/____	_____	_____	2	2
Disinfection device:	____/____	_____	_____		
Chlorine supply:	____/____	_____	_____		
Spray field vegetation:	____/____	_____	_____	3	0
Sprinkler / Drip backwash:	____/____	_____	_____		
Photocell Test:	_____	_____	____/____		
Autodialer:	_____	_____	____/____		
Water Meter Reading: _____ CFM: _____ PSI: _____					

Test Results and observations: (As Required)

Fecal Coliform: _____
 Chlorine Residual: _____
 Test Method: PH
CRIB
 BOD: _____
 TSS: _____
 Commercial Lab: _____
 Date Submitted: _____

Repairs made: Y / N

Repairs and Comments:

slum 1/2

Inspector: _____ Date: _____

Area / 0
 GPS: 29 785320 -98.2657 ID = 581

Printed: 11/26/2019

1440 Decanter Drive, New Braunfels

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

(830) 850-0080
 Fax: (830) 935-4932

Permit #: 108061

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX

Tech: Not Assigned
 Brand/Mfg.: MAXX AIR -
 System S/N:
 Aerator and S/N:

Contract: 12/19/2018 - 12/19/2021
 Inspections per year: 3
 Service Due: 4/19/2020
 Alt Phone:
 Warranty Ending:

Site: 1440 Decanter Drive, New Braunfels
 Agency: Comal County
 County:
 Subdivision: Vintage Oaks at the Vineyard

Installed:
 Phone: (432) 488-7262
 Cell:
 Work:

Inspection Type: _____ Inspection # _____ of _____ for the contract year

Item	Operational	Inoperative	N/A
Aerator:	_____	_____	_____/_____
Irrigation pump:	_____ _____	_____	_____
Air compressor:	_____ _____	_____	_____
Disinfection device:	_____ _____	_____	_____
Chlorine supply:	_____ _____	_____	_____
Spray field vegetation:	_____ _____	_____	_____
Sprinkler / Drip backwash:	_____ _____	_____	_____
Photocell Test:	_____	_____	_____ _____
Autodialer:	_____	_____	_____ _____
Water Meter Reading: _____	CFM: _____	PSI: _____	

1-14
 2-5
 3-0

Test Results and observations: (As Required)

Fecal Coliform: _____
 Chlorine Residual: _____
 Test Method: _____
 BOD: _____
 TSS: _____
 Commercial Lab: _____
 Date Submitted: _____

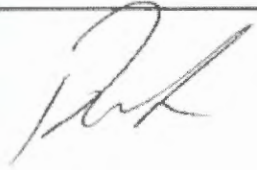
Repairs made: Y/N

Repairs and Comments:

Scum = 4 ADDED Bleach to meet
Residual Home Owner needs to Add Bleach

Inspector: _____

Date: _____



Area: / 0
 GPS: 29.785320 -98.2657 ID = 581

Printed: 4/30/2020

1440 Decanter Drive, New Braunfels

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX

Printed: 8/17/2020
Site: 1440 Decanter Drive
New Braunfels, TX 78132
(432) 488-7262

Permit #: **108061** Customer ID: 581
Agency: Comal County Contract Dates: 12/19/2018 - 12/19/2021
County: Sub: Vintage Oaks at the Vineyard Scheduled Date: 8/19/2020 Inspection 5 of 9
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **8/14/2020**

Entered By: _

Method: **Grab**

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 7

Sludge Levels
For Tank 1: 16
For Tank 2: 1
For Tank 3: 1

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

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

Color: Good
Odor: Good

Alarm: Operational

Comments

Service Completed

Scum on pretreatment: 7" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #: 5466

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

Technician: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX

Printed: 12/15/2020
Site: 1440 Decanter Drive
New Braunfels, TX 78132
(432) 488-7262

Permit #: **108061**

Agency: Comal County
County:

Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic

Disposal: Surface Application

Sub: Vintage Oaks at the Vineyard

Customer ID: 581

Contract Dates: 12/19/2018 - 12/19/2021

Scheduled Date: 12/19/2020

Inspection 6 of 9

GPS Coordinates - Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 12/14/2020

Entered By: _

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.28

Sludge Levels

For Tank 1: 10

For Tank 2: 8

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Scum on pretreatment:3" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Owner signature: _____

Insp ID #:7084

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX

Printed: 12/15/2020
Site: 1440 Decanter Drive
New Braunfels, TX 78132
(432) 488-7262

Permit #: **108061** Customer ID: 581
Agency: Comal County Contract Dates: 12/19/2018 - 12/19/2021
County: Sub: Vintage Oaks at the Vineyard Scheduled Date: 12/19/2020 Inspection 6 of 9
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 12/14/2020

Entered By: _

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 0.28

Sludge Levels
For Tank 1: 10
For Tank 2: 8

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

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

Color: Good
Odor: Good

Alarm: Operational

Comments

Scum on pretreatment:3" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Owner signature: _____

Insp ID #:7084

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX

Printed: 4/27/2021
Site: 1440 Decanter Drive
New Braunfels, TX 78132
(432) 488-7262

Permit #: **108061**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Vintage Oaks at the Vineyard

Customer ID: 581

Contract Dates: 12/19/2018 - 12/19/2021

Scheduled Date 4/19/2021

Inspection 7 of 9

GPS Coordinates - Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 4/26/2021

Entered By: _

Method: Grab

Technician: Landon Gronvold

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.4

Sludge Levels

For Tank 1: 25

For Tank 2: 14

For Tank 3: 2

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Scum on pretreatment: 13" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Owner signature: _____

Insp ID #: 9244

Provider: Christopher Ryan Seidensticker
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT0001995 Expires: 10/31/2021

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX

Printed: 8/27/2021
Site: 1440 Decanter Drive
New Braunfels, TX 78132
(432) 488-7262

Permit #: **108061**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 581

Contract Dates: 12/19/2018 - 12/19/2021

Scheduled Date 8/19/2021

Inspection 8 of 9

Sub: Vintage Oaks at the Vineyard

GPS Coordinates - Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 8/26/2021

Entered By: Danielle Jordan

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 4

Sludge Levels

For Tank 1: 5

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Scum on pretreatment 8" M.A. - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #: 11494

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

Technician: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX

Printed: 12/17/2021
Site: 1440 Decanter Drive
New Braunfels, TX 78132
(432) 488-7262

Permit #: **108061** Customer ID: 581
Agency: Comal County Contract Dates: 12/19/2018 - 12/19/2021
County: Sub: Vintage Oaks at the Vineyard Scheduled Date: 12/19/2021 Inspection 9 of 9
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 12/16/2021

Entered By: Michelle Irvin

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .02

Sludge Levels
For Tank 1: 10
For Tank 2: 8
For Tank 3: 4

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

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

Color: Good
Odor: Good

Alarm: Operational

Comments

Scum = 6" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #:13801

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX

Printed:4/18/2022
Site: 1440 Decanter Drive
New Braunfels, TX 78132
(432) 488-7262

Permit #: **108061** Customer ID: 581
Agency: Comal County Contract Dates: 12/19/2021 - 12/19/2023
County: Sub: Vintage Oaks at the Vineyard Scheduled Date: 4/19/2022 Inspection 1 of 6
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

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

Visit Date: 4/17/2022

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .1

Sludge Levels
For Tank 1: 2

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

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

Color: Good
Odor: Good

Alarm: Operational

Comments

Scum = 0" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #:17058

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX

Printed:8/29/2022
Site: 1440 Decanter Drive
New Braunfels, TX 78132
(432) 488-7262

Permit #: **108061** Customer ID: 581
Agency: Comal County Contract Dates: 12/19/2021 - 12/19/2023
County: Sub: Vintage Oaks at the Vineyard Scheduled Date: 8/19/2022 Inspection 2 of 6
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 8/29/2022

Entered By: _

Method: Grab

Copy emailed to Customer
Customer Emailed: 8/29/2022

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 6

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: .31

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment 12 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 8/29/2022.

Insp ID #:20399

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed: 12/12/2022 Insp ID #: 23721

Permit #: **108061**

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX 78132

Main Phone: (432) 488-7262
Work:
Cell Phone:
Alt Cell:

Customer ID: 581

Contract Dates: 12/19/2021 - 12/19/2023

Scheduled Date: 12/19/2022

Inspection 3 of 6

Agency: Comal County
County: Comal County
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application

Sub: Vintage Oaks at the Vineyard

GPS Coordinates: Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Entered By: Ashley Spitzenberger

Visit Date: 12/9/2022

Copy emailed to Customer

Customer Emailed: 12/12/2022

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

Irrigation Pumps: Operational

For Tank 2: NA

Disinfection Device: Operational

For Tank 3: 24

Chlorine Supply: Operational

For Tank 4: 2

Chlorine Residual: .05

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Sprayfield Veg: Operational

Alarm: Operational

Service Completed

Comments

- Scum on pretreatment 6 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 12/12/2022.

Site: 1440 Decanter Drive, New Braunfels, TX 78132

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

Luna Environmental

4222 FM 482
New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:8/29/2023

Permit: 108061

Site: 1440 Decanter Drive, New Braunfels, TX 78132

Main Phone: 2109950055

Collin Alexander
1440 Decanter Drive
New Braunfels, TX 78132

Agency: Comal County
County: Comal County
Subdivision: Vintage Oaks at the Vineyard

System Info: MFG: Brand: MAXX AIR Customer ID: 1980
Treatment Type: Aerobic Disposal Type: Surface Application Insp ID: 32022

Visit Details

Visit Date: 8/26/2023 **Entered By:** Nicole Loria <----->
GPS Lat: 29.785320 GPS Long: -98.265750
Scheduled Date: 8/19/2023 Contract Starts: 12/19/2021 Customer Emailed: 8/29/2023
Entered On: 8/29/2023 Contract Ends: 12/19/2023

Visit Results

Service Type: Scheduled Inspection

Count: Inspection 5 of 6

Method: Grab

License #

Expires

Technician: Not Assigned

Provider: Luna Environmental, LLC

Service Completed

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: .1

Sludge Level Tank 2: N/A

Sludge Level Tank 3: 12

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Alarm: Operational

PSI Pressure: 2.5

Comments

- Scum on pretreatment 4-replaced 1 spray head - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 8/29/2023.

Luna Environmental
4222 FM 482
New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenviromental.com

Printed:5/24/2023

Insp ID #:28597

Permit #: **108061**

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX 78132

Main Phone: (432) 488-7262

Work:

Cell Phone:

Alt Cell:

Customer ID: 1980

Contract Dates: 12/19/2021 - 12/19/2023

Scheduled Date: 4/19/2023

Inspection 4 of 6

Site: 1440 Decanter Drive, New Braunfels, TX 78132

Agency: Comal County

County: Comal County

Mfg / Brand: - MAXX AIR

Sub: Vintage Oaks at the Vineyard

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Entered By: Julie Feibleman

Visit Date: 5/21/2023

Method: Grab

Technician: Wes Magley

Maint. Provider: Luna Environmental, LLC

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: .2

Sludge Levels

For Tank 2: NA

For Tank 3: 18

For Tank 4: 1

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Alarm: Operational

Service Completed

Comments

- Scum on pretreatment - 12 - - Reset Timer - unable to locate bottom sprinkler - top sprinkler functioning as intended. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Site: 1440 Decanter Drive, New Braunfels, TX 78132

Originally Entered On: 5/21/2023

Luna Environmental
4222 FM 482
New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenviromental.com

Printed:5/24/2023 Insp ID #:28597

Permit #: **108061**

To: Russell Metcalf
1440 Decanter Drive
New Braunfels, TX 78132

Main Phone: (432) 488-7262

Work:

Cell Phone:

Alt Cell:

Customer ID: 1980

Contract Dates: 12/19/2021 - 12/19/2023

Scheduled Date: 4/19/2023

Inspection 4 of 6

Site: 1440 Decanter Drive, New Braunfels, TX 78132

Agency: Comal County

County: Comal County

Mfg / Brand: - MAXX AIR

Sub: Vintage Oaks at the Vineyard

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.785320 Longitude: -98.265750

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Entered By: Julie Feibleman

Visit Date: 5/21/2023

Copy emailed to Customer

Customer Emailed: 5/24/2023

Method: Grab

Copy emailed to the Agency

Agency Emailed: 5/24/2023

Technician: Wes Magley

Maint. Provider: Luna Environmental, LLC

Aerators: Operational

Sludge Levels

Filters: Operational

Irrigation Pumps: Operational

For Tank 2: NA

Disinfection Device: Operational

For Tank 3: 18

Chlorine Supply: Operational

For Tank 4: 1

Chlorine Residual: .2

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Sprayfield Veg: Operational

Alarm: Operational

Service Completed

Comments

- Scum on pretreatment - 12 - - Reset Timer - unable to locate bottom sprinkler - top sprinkler functioning as intended. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the Customer AND Agency on 5/24/2023.

Site: 1440 Decanter Drive, New Braunfels, TX 78132

Originally Entered On: 5/21/2023