

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 07/22/2019 Permit Number: 108124

Location Description: 115 STEEPLECHASE NEW BRAUNFELS, TX 78132

Subdivision: River Chase
Unit: 6
Lot: 773
Block:
Acreage:

Type of System: Aerobic Surface Irrigation

Issued to: Donald & Mary McNaught

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 James F. Connors, Environmental Health Inspector

OS0032485

Signature of Environmental Health Coordinator, OS0007722

### Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swyer OSSF Installer #: 050026238  
 1st Inspection Date: 7/1/19 2nd Inspection Date: 7-22-19 3rd Inspection Date: \_\_\_\_\_  
 Inspector Name: Mike T. Inspector Name: Conrad Inspector Name: \_\_\_\_\_  
 Permit#: 108124 Address: Aveda Chase / 115 Steepk Chase

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)		7/1/19		
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)(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)				

MT- 7/1/19  
 Tank set, leveled  
 operational ✓  
 ready for cover  
 add clo & sleeve under buffer strip rock

7-22-19 JC  
 (conrad)

**Comal County Environmental Health  
OSSF Inspection Sheet**

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)(II)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)		7/1/19 		
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						



## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swoyer OSSF Installer #: \_\_\_\_\_

1st Inspection Date: 7/1/19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: Mike T. Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 108124 Address: Arrow Chase / 115 Steepk Chase

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)		7/1/19		
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)(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)				

MT- 7/1/19

Tank set, leveled  
operational ✓  
Ready for cover  
add c/o & sleeve under butter streak rock



**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	✓		800	7/1/19		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Maxxair			
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(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
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)				



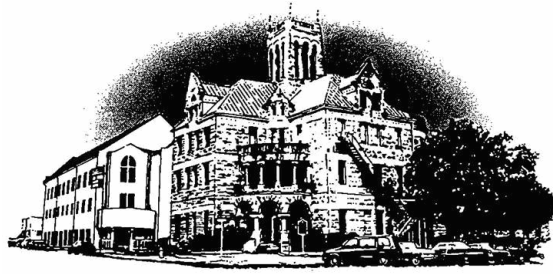
**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	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)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)		7/1/19		
34	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	✓					
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	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						
37	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						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						



**Comal County Environmental Health  
OSSF Inspection Sheet**

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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: 108124  
Issued This Date: 09/24/2018  
This permit is hereby given to: Donald & Mary McNaught

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

115 STEEPLECHASE  
NEW BRAUNFELS, TX 78132

Subdivision: River Chase  
Unit: 6  
Lot: 773  
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.

**REVISED**

8:58 am, Sep 24, 2018

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date 6-22-2018 Permit # 108124

Owner Name McNaught, Donald crank jr, & Mary Agent Name Hoyt Seidensticker

Mailing Address 2420 C Nantucket Dr. Agent Address \_\_\_\_\_

City, State, Zip Houston, Tx 77057 City, State, Zip \_\_\_\_\_

Phone # 972-948-8630 Phone # \_\_\_\_\_

Email mcnaughties@yahoo.com Email hoyt@grtc.com

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

Subdivision Name Riverchase Unit 6 Lot 773 Block \_\_\_\_\_

Acreage/Legal River Chase 6, lot 773

Street Name/Address 115 Steeple Chase City New Braunfels Zip 78132

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 5,204 420 GPD

Cabana  
4 people  
40 gpd

Total  
460 GPD

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: \$ 750,000 (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

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.

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 Hoyt Seidenstein

System Description Aerobic with Sprinkler Distribution

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

Tank Size(s) (Gallons) 800 GPD Unit Absorption/Application Area (Sq Ft) 7385.28

Gallons Per Day (As Per TCEQ Table III) 460

(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.

Hoyt Seidenstein  
Signature of Designer

2-30-18  
Date



201806025771 07/02/2018 03:01:19 PM 1/1

1/03

# Affidavit to the Public

THE COUNTY OF Comal  
STATE OF TEXAS

## CERTIFICATION OF OSSF REQUIRING MAINTENANCE

Before me, the undersigned authority, on this day personally appeared Mary McNaught who, after being, by me, duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Comal County, Texas and being more particularly described as follows:

Legal Description of property is as follows:

115 Steeple Chase New Braunfels, TX 78132 River Chase 6, Lot 773

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

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

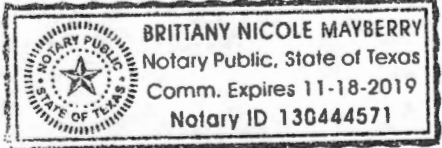
This OSSF must be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

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 may be obtained from (Comal County).

Signed by my/our hand(s) on this 20<sup>th</sup> Day of June  
Signature [Signature]  
Print Name Mary McNaught

Sworn to and subscribed to before Notary Public, in and for the state of Texas and  
WITNESS MY HAND AND OFFICIAL SEAL THIS THE 20<sup>th</sup> DAY OF June, 2018.

Billy W. Mc  
Notary Public, State of Texas  
My Commission Expires: 11-18-19



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
07/02/2018 03:01:19 PM  
LAURA 1 Page(s)  
201806025771

Bobbie Koepf



ON-SITE SEWERAGE FACILITY  
Site Evaluation Report Information

Date: 6/15/2018

**Applicant Information:**

Name: Donald Jr. and Mary McNaught  
Address: 2420 C Nantucket Drive  
City: Houston State: Texas Zip: 77057  
Phone: 972-948-8630

**Site Evaluator Information:**

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

**Property Location:**

Lot: 773 Sub.: River Chase, Unit 6  
Street/Road Address: 115 Steeplechase lane  
City: New Braunfels State: Texas Zip: 78132  
Unincorporated Area? Y or N y  
Additional information \_\_\_\_\_

**Installer information:**

Name: Unknown  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: Texas Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Schematic of Lot or Tract**

**Show:**

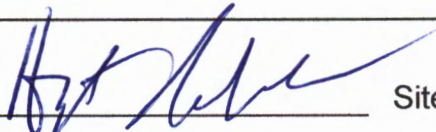
- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope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

**SITE DRAWING**

Lot Size: \_\_\_\_\_ acres

**SEE ATTACHED**

Signature of Site Evaluator



Site Evaluator License No: OS0008771



## ON-SITE SEWERAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 7/2/2018

Site Location: 115 Steeplechase Lane

Name of Site Evaluator: Hoyt Seidensticker Registration Number: QS0008771

Proposed Excavation Depth: n/a County: Comal

**Requirements:**

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

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 <u>    </u>	III	LOAM	<30%	none		BROWN
1 <u>    </u>						
2 <u>15 in</u>		rock			yes, rock	
3 <u>    </u>						
4 <u>    </u>						
5 <u>    </u>						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 <u>    </u>	III	LOAM	<30%	none		BROWN
1 <u>    </u>						
2 <u>15 in</u>		rock			yes, rock	
3 <u>    </u>						
4 <u>    </u>						
5 <u>    </u>						

### Features of Site Area

Presence of 100 year flood zone                  Yes  No

Presence of adjacent ponds, streams, water improvements    Yes  No

Existing or proposed water well in nearby area                  Yes  No

Organized sewage service available to lot or tract              Yes  No

Recharge feature within 150 feet                                  Yes  No

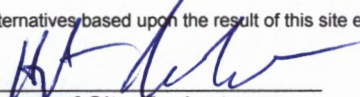
By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

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

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

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

other alternatives based upon the result of this site evaluation

  
Signature of Site Evaluator

7-30-18  
Date

**REVISED**

8:58 am, Sep 24, 2018

**WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT**

Regulatory Authority \_\_\_\_\_  
Block Creek Aerobic Services, LLC  
444 A Old Hwy #9  
Comfort, TX 78013  
Off. (830) 995-3189  
Fax. (830) 995-4051

Permit/License Number \_\_\_\_\_  
Customer Donald + Mary McNaught  
Site Address 115 Stepple Chase  
City New Braunfels Zip 78132  
Mailing Address 2420 C Neatudeat Dr, Houston  
County Comal Map # \_\_\_\_\_  
Phone 972 948-8630  
Email \_\_\_\_\_

**I. General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Donald + Mary McNaught (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively 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 Date:**

This Agreement commences on LTO and ends on \_\_\_\_\_ for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

**III. Termination of Agreement:**

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

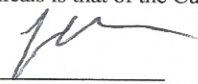
**IV. Services:**

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 regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.
- b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with in two (2) business days after said notification.
- d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
- f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

**V. Disinfection:**

\_\_\_\_ Not required;  required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

  
\_\_\_\_\_  
Customer's Initials

BS  
Contractor's Initials



**REVISED**

8:58 am, Sep 24, 2018

**VI. Electronic Monitoring:**

Electronic Monitoring is not included in this Agreement.

**VII. 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):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

**VIII. Customer's Responsibilities:**

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and 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.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contactor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contactor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

**IX. 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. 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 the proprietary system manufacturer. It is Customers responsibility to keep lids exposed and accessible at all times.

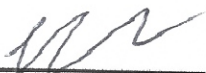
**X. Limit of Liability:**

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.

**XI. Indemnification:**

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnites") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

**THIS INDEMNITIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.**

  
Customer's Initials

BS  
Contractor's Initials



**REVISED**

8:58 am, Sep 24, 2018

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

**XII. Severability:**

If any provision of the "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 the "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 Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

**XIV. Payment:**

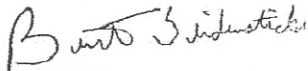
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 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). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

**XV. Application or Transfer of payment:**

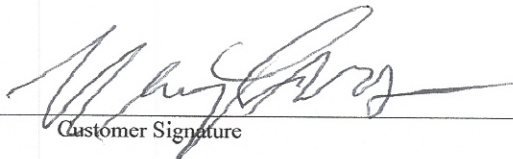
The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return 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 conditions in any other agreement, oral or written.



Block Creek Aerobic Services, LLC,  
Contractor  
MC# 0000042 and MC#0000002

 6/22/18  
Customer Signature Date

  
Customer's Initials

BS  
Contractor's Initials

2/14/2019  
7:49 AM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Donald Jr. and Mary McNaught

**REVISED**

8:27 am, Feb 19, 2019

## Property Information:

St. Address: 115 Steeplechase Lane  
City: New Braunfels State: Texas  
Zip code: 78132

## Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): YES  
Gallons/day (Q): 460  
Greywater included (yes/no): YES

## Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.064  
Minimum Adsorptive Area (sq. ft.): 7187.5

## Aerobic Unit

Required size of aerobic unit: 720 gpd  
Pretreatment Tank (gallons): 431  
Class 1 Aerobic Unit: NuWater B - 800  
Pump tank total capacity (gal): 858.7  
Chlorination: Liquid installed in Tank  
Pump Switch operation: Float system  
Dosing cycle quantity (gals): Varied  
Cycling time: night time  
Pump size and capacity: Franklin E-Series 20 GPM

## House Information

cabana  
No. of Bedrooms: 4 people 3  
Sq. footage (Approx.): 10 g/person 5204  
Water Supply: PUBLIC

## Supply Line from House

Length of supply line (approx. ft): 100  
Type of supply line: SCH 40 PVC  
Size of Supply line (in): 3 or 4

## Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 201  
Type of supply line: SCH 40 PVC  
Size of supply line (in): 1

## Disposal Area per this System

$\pi (28)^2/2 = 1230.88$   
 $\pi (28)^2 = 2461.76$   
 $\pi (28)^2 = 2461.76$   
 $\pi (28)^2/2 = 1230.88$   
Total irrigated area (sq. ft.): 7385.28

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006

Cell (210) 414-6603, Fax (830) 336-4697

2/14/2019

Date



*Hoyt Seidensticker*

Effective Immediately: If any change(s) are made that require a revision to this design, a \$75.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.



2/14/2019  
7:49 AM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA

**REVISED**  
8:34 am, Feb 20, 2019

Donald Jr. and Mary McNaught

## Head Pressure

Elevation Head: 4  
Pressure Head: 92  
Friction Head: 8.04  
Total head: 104

## Sprinkler Head Information

K-Rain sprinkler head PROPLUS,  
low angle nozzle  
No. 3 @40psi                      GPM: 3.1  
Number of sprinkler heads: 4  
Gallons per minute: 12.4

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a Chlorination Station 200-1500 Unit in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

\_\_\_\_\_  
Hoyt Seidensticker, R.S. No. 3588  
Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006  
Cell (210) 414-6603, Fax (830) 336-4697

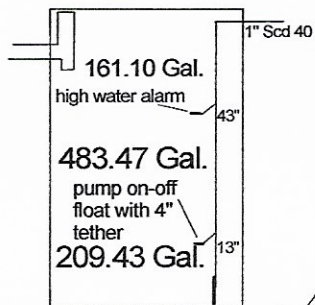
\_\_\_\_\_  
Date 2/14/2019







Hoyt Seidensticker



# Site Map Scale :1"= 60'

## Aerobic with Spray Distribution System

### Donald Jr. and Mary McNaught

#### Lot: 773

#### River Chase Subdivision Unit 6

#### 115 Steeplechase Lane

#### New Braunfels, Texas 78132

#### Comal County

**REVISED**  
8:34 am, Feb 20, 2019

2/14/2019

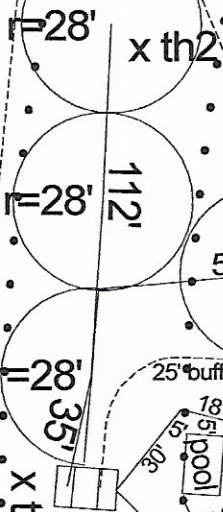
10' PUE

location of sprinkler heads may be adjusted in field to avoid obstacles

P.L. 423.5'

NuWater B-800, 800 gpd  
Aerobic Unit with a  
LBC-200-1500

STEEPLECHASE LANE



30' DRING EASMT.

Cabana  
4 people  
40 gpd

House  
3 bdr.  
5204 sq.ft.  
420 gpd

DRIVE

P.L. 233.6'

I hereby request a variance to the 20 foot setback to property lines as required by Comal County Order to a 10' setback to property lines as required by TCEQ, Chapter 285 and equivalent protection will be maintained by adding a battery backup to the timer clock or photo cell activated timer to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit.

100 yr flood plain does not exist on this tract

This design complies with all provisions of the existing water pollution abatement plan and there is not a recharge feature within 150' of the proposed septic system.

10' PUE



# Assembly Details

OSSF

**DIMENSIONS:**

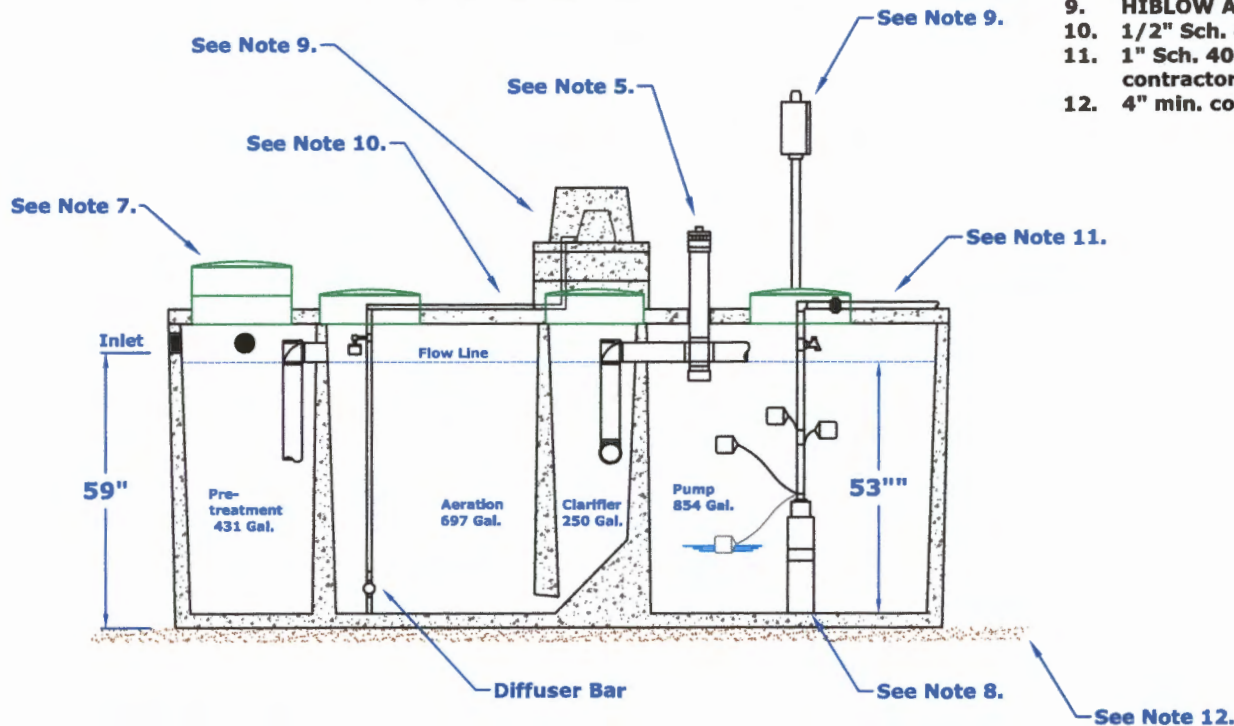
Outside Height: 67"  
 Outside Width: 75"  
 Outside Length: 164.5"

**MINIMUM EXCAVATION DIMENSIONS:**

Width: 87"  
 Length: 177"

**GENERAL NOTES:**

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



**NuWater B-800  
 Aerobic Treatment Plant (Assembled)**

Model: B-800

March, 2010  
 By: A.S.

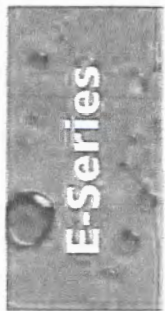
Scale:  
 \* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2

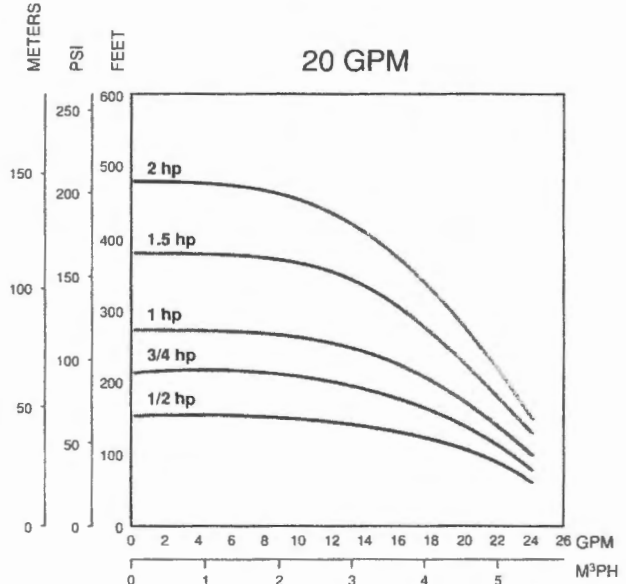
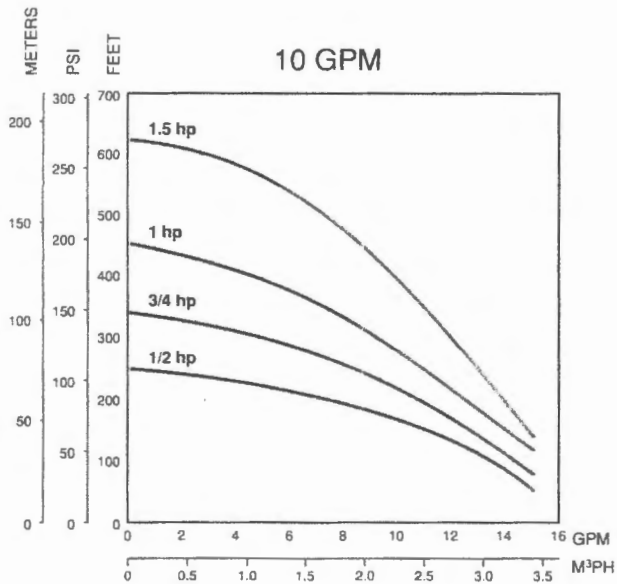


Advantage Wastewater Solutions llc.  
 444 A Old Hwy No 9  
 Comfort, TX 78013  
 830-995-3189  
 fax 830-995-4051





## Thermoplastic Performance



## Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units							
Order No.	Model	GPM	HP	Volt	Wire	Wt.	
94741005	10FE05P4-2W115	10	1/2	115	2	24	
94741010	10FE05P4-2W230	10	1/2	230	2	24	
94741015	10FE07P4-2W230	10	3/4	230	2	28	
94741020	10FE1P4-2W230	10	1	230	2	31	
94741025	10FE15P4-2W230	10	1.5	230	2	46	
94742005	* 20FE05P4-2W115 *	20	1/2	115	2	25	
94742010	* 20FE05P4-2W230 *	20	1/2	230	2	25	
94742015	20FE07P4-2W230	20	3/4	230	2	28	
94742020	20FE1P4-2W230	20	1	230	2	31	
94742025	20FE15P4-2W230	20	1.5	230	2	40	

Thermoplastic 1/2 - 2 HP Pump Ends							
Order No.	Model	GPM	HP	Volt	Wire	Wt.	
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6	
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7	
94751015	10FE1P4-PE	10	1	N/A	N/A	8	
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12	
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6	
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7	
94752015	20FE1P4-PE	20	1	N/A	N/A	8	
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10	
94752025	20FE2P4-PE	20	2	N/A	N/A	11	

# PROPLUS™

The **PROPLUS™** adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the **PROPLUS™** delivered up to 90% uniform coverage.

**Also Available:** 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the **PROPLUS™** is the leader in it's class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

## MODELS

- 11003** ProPlus
- 11003-HP** ProPlus 12" High Pop
- 11003-SH** ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

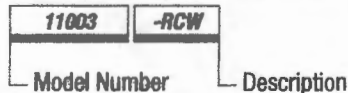
- CV** Check Valve
- LA** Low Angle Nozzle
- NN** No Nozzle
- RCW** ProPlus for Reclaimed Water w/Low Angle Nozzle

## EASY ARC SETTING

Arc Selection 40° to Continuous 360°  
Adjust From Left Start



### HOW TO SPECIFY



**K-Rain Manufacturing Corp.**  
1640 Australian Avenue  
Riviera Beach, FL 33404 USA  
+1 561 844-1002  
FAX: +1 561 842-9493  
**1.800.735.7246 | www.krain.com**

## SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range: 40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- ▶ Overall Height (Popped Down): 7 1/2" / 17" for High Pop
- ▶ Recommended Spacing: 28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle Nozzle: Included
- ▶ Riser Height: 5"

## PERFORMANCE DATA

PERFORMANCE				
NOZZLES	OPER. PRESS. (PSI)	RADIUS (FT)	FLOW (GPM)	
#0.5	30	28'	.5	
	40	29'	.6	
	50	29'	.7	
	60	30'	.8	
#0.75	30	29'	.7	
	40	30'	.8	
	50	31'	.9	
	60	32'	1.0	
#1	30	32'	1.3	
	40	33'	1.5	
	50	34'	1.6	
	60	35'	1.8	
#2	30	37'	2.4	
	40	40'	2.5	
	50	42'	3.0	
	60	43'	3.3	
#2.5	30	38'	2.5	
	PRE-INSTALLED	40	39'	2.8
	50	40'	3.2	
	60	41'	3.5	
#3	30	38'	3.6	
	40	39'	4.2	
	50	41'	4.6	
	60	42'	5.0	
#4	30	43'	4.4	
	40	44'	5.1	
	50	46'	5.6	
	60	49'	5.9	
#6	40	45'	5.9	
	50	46'	6.0	
	60	48'	6.3	
	70	49'	6.7	
#8	40	42'	8.0	
	50	45'	8.5	
	60	49'	9.5	
	70	50'	10.0	

METRIC						
NOZZLES	OPER. PRESS. (KPA)	RADIUS (M)	FLOW (L/MIN)	FLOW (GAL/MIN)		
#0.5	206	2.0	8.5	1.89	.11	
	275	3.0	8.8	2.27	.14	
	345	3.5	8.8	2.65	.16	
	413	4.0	9.1	3.03	.18	
#0.75	206	2.0	8.8	2.65	.16	
	275	3.0	9.1	3.03	.18	
	345	3.5	9.4	3.41	.20	
	413	4.0	9.8	3.79	.23	
#1	206	2.0	9.8	4.92	.30	
	275	3.0	10.1	5.68	.34	
	345	3.5	10.4	6.05	.36	
	413	4.0	10.7	6.81	.41	
#2	206	2.0	11.3	9.08	.54	
	275	3.0	12.2	9.46	.56	
	345	3.5	12.8	11.35	.68	
	413	4.0	13.1	12.49	.75	
#2.5	206	2.04	11.6	9.46	.57	
	PRE-INSTALLED	275	2.72	11.9	10.60	.64
	345	3.40	12.2	12.11	.73	
	413	4.08	12.5	13.25	.79	
#3	206	2.0	11.6	13.63	.81	
	275	3.0	11.9	15.89	.95	
	345	3.5	12.5	17.41	1.04	
	413	4.0	12.8	18.92	1.13	
#4	206	2.0	13.1	16.65	.99	
	275	3.0	13.4	19.30	1.15	
	345	3.5	14.0	21.19	1.27	
	413	4.0	14.9	22.33	1.33	
#6	206	3.0	13.7	22.33	1.33	
	275	3.5	14.0	22.71	1.36	
	345	4.0	14.6	23.85	1.43	
	413	5.0	14.9	25.35	1.52	
#8	206	3.0	12.8	30.28	1.81	
	275	3.5	13.7	32.12	1.92	
	345	4.0	14.8	35.95	2.15	
	413	5.0	15.3	37.85	2.27	

LOW ANGLE DATA			
NOZZLES	OPER. PRESS. (PSI)	RADIUS (FT)	FLOW (GPM)
#1	30	22'	1.2
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

METRIC					
NOZZLES	OPER. PRESS. (KPA)	RADIUS (M)	FLOW (L/MIN)	FLOW (GAL/MIN)	
#1	207	2.04	6.71	4.54	.27
	275	2.72	7.32	6.43	.39
	344	3.40	7.92	6.80	.41
	413	4.08	8.53	7.56	.46
#3	207	2.04	8.84	11.34	.68
	275	2.72	9.75	11.72	.71
	344	3.40	10.67	13.23	.80
	413	4.08	11.58	14.36	.87
#4	207	2.04	9.45	12.85	.78
	275	2.72	10.36	14.74	.89
	344	3.40	11.28	16.63	1.00
	413	4.08	11.58	17.77	1.07
#6	275	2.72	11.58	24.57	1.48
	344	3.40	12.19	27.59	1.76
	413	4.08	12.80	30.24	1.82
	482	4.76	13.41	32.51	1.96

Data represents test results in zero wind. Adjust for local conditions.  
Radius may be reduced with nozzle retention screw.



7/30/2018

6:05 PM.

Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY

## DESIGN CRITERIA

Donald J. and Mary McNaught

**VOID**

### Property Information:

St. Address: 115 Steeplechase Lane  
City: New Braunfels State: Texas  
Zip code: 78132

House Information cabana  
No. of Bedrooms: 4 people 3  
Sq. footage (Approx.): 10 g/person 5204  
Water Supply: PUBLIC

### Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): YES  
Gallons/day (Q): 460  
Greywater included (yes/no): YES

### Supply Line from House

Length of supply line (approx. ft): 94  
Type of supply line: SCH 40 PVC  
Size of Supply line (in): 3 or 4

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064  
Minimum Adsorptive Area (sq. ft.): 7187.5

### Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 147  
Type of supply line: SCH 40 PVC  
Size of supply line (in): 1

### Aerobic Unit

Required size of aerobic unit: 720 gpd  
Pretreatment Tank (gallons): 431  
Class 1 Aerobic Unit: NuWater B - 800  
Pump tank total capacity (gal): 858.7  
Chlorination: Liquid installed in Tank  
Pump Switch operation: Float system  
Dosing cycle quantity (gals): Varied  
Cycling time: night time  
Pump size and capacity: Franklin E-Series 20 GPM

**VOID**

### Disposal Area per this System

$\pi (28)^2 = 2461.76$   
 $\pi (28)^2 = 2461.76$   
 $\pi (28)^2 = 2461.76$   
Total irrigated area (sq. ft.): 7385.28

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 1822 FM 4787, Texas 78006

Cell (210) 414-6603, Fax (830) 336-4697

7-30-18

Date

**VOID**



Effective Immediately: If any change(s) are made that require a revision to this design, a \$75.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

7/30/2018

6:05 PM.

Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY

## DESIGN CRITERIA

Donald Jr. and Mary McNaught



### Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>5.88</u>
Total head:	<u>101.9</u>

### Sprinkler Head Information

K-Rain sprinkler head PROPLUS,	
low angle nozzle	
No. 3 @40psi	GPM: <u>3.1</u>
Number of sprinkler heads:	<u>3</u>
Gallons per minute:	<u>9.3</u>

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a Chlorination Station 200-1500 Unit in the pump tank, before being disposed of through above ground sprinkler heads.

All warning systems shall be installed with the aerobic unit




Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

  
Hoyt Seidensticker, R.S. No. 3588

7/30/18  
Date



Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006  
Cell (210) 414-6603, Fax (830) 336-4697



# Site Map

Scale : 1" = 60'

## Aerobic with Spray Distribution System

**REVISED**

8:58 am, Sep 24, 2018

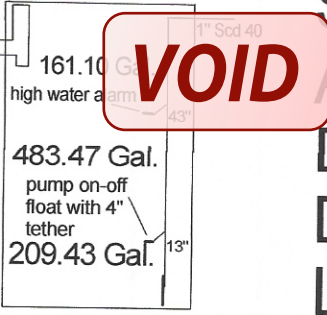
Donald Jr. and Mary McNaught  
Lot: 773

River Chase Subdivision Unit 6

115 Steeplechase Lane

New Braunfels, Texas 78132

Comal County



10' PUE  
STEEPLECHASE LANE

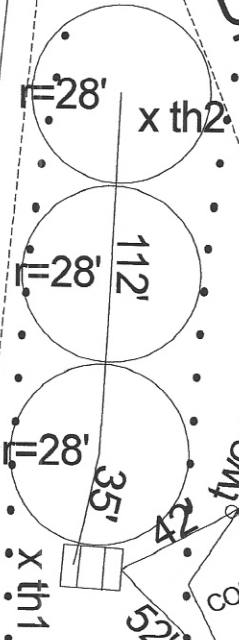
P.L. 423.5'

P.L. 258.6'

30' DRING EASMT.

location of sprinkler heads may be adjusted in field to avoid obstacles

NuWater B-800, 800 gpd  
Aerobic Unit with a  
LBC-200-1500



DRIVE

P.L. 233.6'

**VOID**



**VOID**

I hereby request a variance to the 20 foot setback to property lines as required by Comal County Order to a 10' setback to property lines as required by TCEQ, Chapter 285 and equivalent protection will be maintained by adding a battery backup to the timer clock or photo cell activated timer to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

**VOID** must be permanently fastened to the tank lid or cast into the tank connection between the riser and the tank lid must be watertight. Riser must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

100 yr flood plain does not exist on this tract

This design complies with all provisions of the existing water pollution abatement plan and their is not a recharge feature within 150' of the proposed septic system.

10' PUE

**From:** [Hernandez, Sandra](#)  
**To:** ["hoyt@gvtc.com"](mailto:hoyt@gvtc.com)  
**Cc:** ["mcnaughties@yahoo.com"](mailto:mcnaughties@yahoo.com)  
**Subject:** 108124 deficiency comments  
**Date:** Wednesday, September 19, 2018 10:32:55 AM

---

RE: River Chase, Unit 6, Lot 773

Hoyt,

We received planning materials for the referenced permit application on September 18, 2018 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

- 1 ✓ Submit a two year maintenance contract for the referenced property.
- 2 ✓ Include the cabana on the permit application.
- 3 ✓ Show the waterline location to the cabana.
4. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank you,

*Sandra Ann Hernandez*  
*Environmental Health Assistant*  
*Comal County Engineers Office*  
*New Braunfels, Texas 78132*  
*830-608-2090 Office*  
*830-608-2078 Fax*  
[www.cceo.org](http://www.cceo.org)



RECEIVED

SEPT. 18th

COUNTY ENGINEER

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*  
APPLICATION FOR PERMIT FOR INSTALLATION TO CONSTRUCT AN  
ON-SITE SEWAGE TREATMENT SYSTEM LICENSE TO OPERATE

**VOID**

Date 6-22-2018

Permit # 108124

Owner Name McNaught, Donald Clark J, and Mary

Agent Name Hoyt Seidensticker

Mailing Address 2420 C Nantucket Dr.

Agent Address \_\_\_\_\_

City, State, Zip Houston TX 77057

City, State, Zip \_\_\_\_\_

Phone # 972-948-8630

Phone # 210 946603

Email McNaught,es@yahoo.com

Email hoyt@guts.com

All correspondence should be sent to:  Owner  Agent  Both

Method:  Mail  Email

Subdivision Name Riverchase Unit 6 Lot 723 Block \_\_\_\_\_

Acreage/Legal \_\_\_\_\_

Street Name/Address 115 Steepchase City New Braunfels Zip 78132

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 5204

**VOID**

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: \$ 520,000 (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 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.

**VOID**

[Signature]  
Signature of Owner

6/22/18  
Date

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

**VOID**

Planning Materials & Site Evaluation as Required Completed By Hoyt S. [Signature]

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 800 GPD Unit Absorption/Application Area (Sq Ft) 7385.28

Gallons Per Day (As Per TCEQ Table III) 460

(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 complies 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.)

**VOID**

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 information associated with this permit application, as applicable.

**VOID**

Hoyt S. [Signature]  
Signature of Designer

7-30-18  
Date



Site Map Scale : 1" = 60'  
 Aerobic with Spray  
 Distribution System  
 Donald Jr. and Mary McNaught  
 Lot: 773  
 River Chase Subdivision Unit 6  
 115 Steeplechase Lane  
 New Braunfels, Texas 78132  
 Comal County

**VOID**  
 483.47 Gal.  
 pump on-off  
 float with 4"  
 tether  
 209.43 Gal.

10' PUE

location of sprinkler heads  
 may be adjusted in field to  
 avoid obstacles

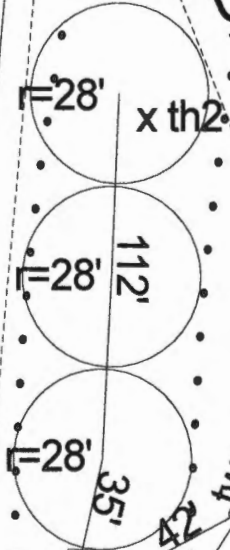
NuWater B-800, 800 gpd  
 Aerobic Unit with a  
 LBC-200-1500

STEEPLECHASE LANE

P.L. 423.5'

P.L. 258.6'

30' DRNG. EASMT.



CONC. two-way clo

House  
 3 bdr  
 5204 sqft.  
 420 gpd

DRIVE

Cabana  
 4 people  
 40' gpd



I hereby request a variance to the 20 foot setback to property lines as required by Comal County Order to a 10' setback to property lines as required by TCEQ, Chapter 285 and equivalent protection will be provided by adding a battery backup to the timer clock or photo cell activated timer to ensure spray only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

**VOID**

Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

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Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

100 yr flood plain does not exist on this tract

This design complies with all provisions of the existing water pollution abatement plan and their is not a recharge feature within 150' of the proposed septic system.

10' PUE

P.L. 233.6'

**VOID**

P.L. 336.1'

⑥

Independence Title Company

GF# 1420724-NBF



201406038804 11/03/2014 01:02:13 PM 1/3

3/m

**General Warranty Deed**

**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.**

Date: October 28, 2014

Grantor: PAUL D. LINDSEY and DEBORAH L. LINDSEY, Individually and as Trustees of the PAUL D. LINDSEY AND DEBORAH L. LINDSEY REVOCABLE TRUST dated September 16, 2009

**Grantor's Mailing Address:**

3919 Cribben Avenue  
Cheyenne, WY 82001

Grantee: DONALD CLARK MCNAUGHT and MARY L. MCNAUGHT, spouses

**Grantee's Mailing Address:**

800 Anderson St.  
Bellaire, TX 77401

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lots 772 and 773, RIVER CHASE, UNIT SIX, situated in Comal County, according to the map or plat thereof, recorded in Volume 14, Page 189, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any



discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2014, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

✓ Paul D. Lindsey  
PAUL D. LINDSEY

✓ Deborah Lindsey  
DEBORAH L. LINDSEY

Paul D. Lindsey, Trustee of the Paul D Lindsey  
and Deborah L. Lindsey Revocable Trust dated  
September 16, 2009

PAUL D. LINDSEY, Trustee of the PAUL D.  
LINDSEY AND DEBORAH L. LINDSEY  
REVOCABLE TRUST dated September 16, 2009

Deborah Lindsey, Trustee of the Paul D  
Lindsey & Deborah Lindsey Revocable  
Trust  
September  
16, 2009

DEBORAH L. LINDSEY, Trustee of the PAUL D.  
LINDSEY AND DEBORAH L. LINDSEY  
REVOCABLE TRUST dated September 16, 2009





VARIANCE FROM NBRC PROPERTY OWNERS ASSOCIATION  
TO MR. MCNAUGHT

April 25, 2018

Mr. McNaught  
115 Steeple Chase  
New Braunfels, TX 78132

Re: River Chase Subdivision, Lot 773, Unit 6, Comal County, Texas

Dear Mr. McNaught,

The Deed Restrictions of NBRCPOA affecting the above mentioned property state in Article III, Section 3.03 that all buildings of any kind shall be set back at least sixty (60) feet from the front and rear property lines and no less than twenty (20) feet from the side property lines, or twenty-five (25) feet from the side property line, if such property line faces the street. Pursuant to Article III, Section 3.03, of said Deed Restrictions, the Architectural Control Committee (ACC) may waive or alter any such setback line, if the ACC's sole discretion determines such a waiver, or alteration is necessary to permit effective utilization of a tract. Any such waiver or alteration must be in writing, must be signed by at least two (2) of the voting members and should be recorded in the Official Public Records of Comal County, Texas.

The ACC has reviewed and considered your house application, the proposed location for the house on your property and the tract location. The ACC has decided, that in their opinion, your situation meets the above criteria for a waiver due to the property not being adjacent to another River Chase property in the rear, and by this letter does alter the deed restriction on Lot 773, Unit 6, hereby reducing the back setback from sixty (60) feet to thirty-eight (38) feet per the ACC approved site plan.

To allow for this waiver, the ACC executes this variance for Lot 773, Unit 6, hereby reducing the back setback from sixty (60) feet to thirty-eight (38) feet per the ACC approved site plan.

**This variance must be recorded in the Official Public Records of Comal County.**



Floyd Fendley, Member of the Architectural Control Committee

---

Ramon Garza, Member of the Architectural Control Committee

Gary Austin  
Gary Austin, Member of the Architectural Control Committee

William Wiehl  
William Wiehl, Community Manager, NBRCP OA

ADOPTED at a regular meeting of the ACC held on the 25 day  
of APRIL 2018.

Thus, executed this 25<sup>th</sup> day of April 2017.

NBRC PROPERTY OWNERS ASSOCIATION

By William Wiehl  
William Wiehl, Community Manager, NBRCP OA

Attested:  
By Paul Warner Bower

\_\_\_\_\_, Architectural Control Committee

STATE OF TEXAS §

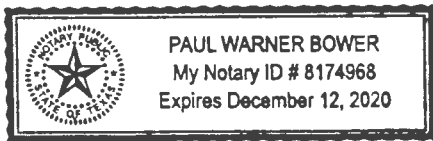
§

COUNTY OF COMAL §

I hereby certify that the foregoing instrument was acknowledged before me, the  
undersigned Notary William Wiehl, Community Manager, NBRCP OA, on  
the date of execution set forth above. Given under my hand and seal of office this  
25<sup>th</sup> day of APRIL, 2018.

Paul Warner Bower

Notary Public, State of Texas





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

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

**Permit #: 108124**

**To: Paul Swoyer Septics, LLC**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

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

Site: 115 Steeplechase, New Braunfels  
 Agency: Comal County  
 County:  
 Subdivision: River Chase

Installed:  
 Phone:  
 Cell:  
 Work:

Contract: 7/22/2019 - 7/22/2022  
 Inspections per year: 3  
 Service Due: 11/22/2019  
 Alt Phone:  
 Warranty Ending:

Inspection Type: \_\_\_\_\_ Inspection # \_\_\_\_\_ of \_\_\_\_\_ for the contract year

Item	Operational	Inoperative	N/A	
Aerator:	_____	_____	✓	
Irrigation pump:	✓	_____	_____	1.3
Air compressor:	✓	_____	_____	
Disinfection device:	✓	_____	_____	
Chlorine supply:	✓	_____	_____	2.0
Spray field vegetation:	✓	_____	_____	
Sprinkler / Drip backwash:	✓	_____	_____	
Photocell Test:	_____	_____	✓	3.0
Autodialer:	_____	_____	✓	
Water Meter Reading: _____ CFM: _____ PSI: _____				

**Test Results and observations: (As Required)**

Fecal Coliform: \_\_\_\_\_  
 Chlorine Residual: \_\_\_\_\_  
 Test Method: Grab  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Commercial Lab: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_

Repairs made: Y / N

Repairs and Comments: Scum 1/4 house vacant

Inspector: \_\_\_\_\_

Date: 29 824477  
98098454

Area: / 0  
 GPS: ID = 1228

Printed: 11/8/2019

115 Steeplechase, New Braunfels

*2*

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

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

**Permit #: 108124**

**To: Home Owner**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

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

Contract: 7/22/2019 - 7/22/2022  
 Inspections per year: 3  
 Service Due: 3/22/2020  
 Alt Phone:  
 Warranty Ending:

Site: 115 Steeplechase, New Braunfels  
 Agency: Comal County  
 County:  
 Subdivision: River Chase

Installed:  
 Phone: (972) 948-8630  
 Cell:  
 Work:

Inspection Type: \_\_\_\_\_ Inspection # \_\_\_\_\_ of \_\_\_\_\_ for the contract year

Item	Operational	Inoperative	N/A	#	Size	Material
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#1	3"	2" scum
Irrigation pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Air compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Disinfection device:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#2	1"	
Chlorine supply:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Spray field vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sprinkler / Drip backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#3	1"	
Photocell Test:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Autodialer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Water Meter Reading:	CFM: _____	PSI: _____				

**Test Results and observations: (As Required)**

Fecal Coliform: \_\_\_\_\_  
 Chlorine Residual: 2.20  
 Test Method: d.p  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Commercial Lab: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_

Repairs made: Y /

Repairs and Comments:

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

ES

Area: / 0  
 GPS: 29.824477 -98.0984 ID = 1228

Printed 3/11/2020

115 Steeplechase, New Braunfels



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

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

**Permit #: 108124**

**To: Home Owner**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

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

Site: 115 Steeplechase, New Braunfels  
 Agency: Comal County  
 County:  
 Subdivision: River Chase

Installed:  
 Phone (972) 948-8630  
 Cell  
 Work

Contract: 7/22/2019 - 7/22/2022  
 Inspections per year: 3  
 Service Due: 3/22/2020  
 Alt Phone:  
 Warranty Ending:

Inspection Type: \_\_\_\_\_ Inspection # \_\_\_\_\_ of \_\_\_\_\_ for the contract year

Item	Operational	Inoperative	N/A	#	3"	2" 5cm
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#1		
Irrigation pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Air compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Disinfection device:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#2	1"	
Chlorine supply:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Spray field vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sprinkler / Drip backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#3	1"	
Photocell Test:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Autodialer:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Water Meter Reading:	CFM: _____	PSI: _____				

Test Results and observations: (As Required)

Fecal Coliform: \_\_\_\_\_  
 Chlorine Residual: 2.20  
 Test Method: dip  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Commercial Lab: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_

Repairs made: Y/N

Repairs and Comments:

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

ES

Area: / 0  
 GPS: 29.824477 -98.0984 ID = 1228

Printed 3/11/2020

115 Steeplechase, New Braunfels

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

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

**To: Home Owner**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

Printed: 7/14/2020  
Site: 115 Steeplechase  
New Braunfels, TX 78132  
(972) 948-8630

Permit #: **108124**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Sub: River Chase

Customer ID: 1228

Contract Dates: 7/22/2019 - 7/22/2022

Scheduled Date 7/22/2020

Inspection 3 of 9

GPS Coordinates - Latitude: 29.824477 Longitude: -98.098454

**Service Type: Scheduled Inspection**

**Visit Date: 7/13/2020**

**Method: Grab**

**Technician: Ryan Seidensticker**

**Maint. Provider: Ryan Seidensticker**

This counts as a type of "Scheduled Inspection"

**Entered By: \_**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: .19**

**Sludge Levels**

**For Tank 1: 10**

**For Tank 2: 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 on pretreatment: 5"- Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

Insp ID #:5075

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

License Info: MP0001708 Expires:

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

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: Home Owner**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

Printed: 11/18/2020  
Site: 115 Steeplechase  
New Braunfels, TX 78132  
(972) 948-8630

Permit #: **108124**

Agency: Comal County  
County:

Sub: River Chase

Customer ID: 1228

Contract Dates: 7/22/2019 - 7/22/2022

Scheduled Date: 11/22/2020

Inspection 4 of 9

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates - Latitude: 29.824477 Longitude: -98.098454

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 11/17/2020**

**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: 0.5mg/L**

**Sludge Levels**

**For Tank 1: 12**

**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**

Scum on pretreatment: 1" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

**Owner signature: \_\_\_\_\_**

Insp ID #: 6706

**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: Home Owner**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

Printed: 3/29/2021  
Site: 115 Steeplechase  
New Braunfels, TX 78132  
(972) 948-8630

Permit #: **108124**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Sub: River Chase

Customer ID: 1228

Contract Dates: 7/22/2019 - 7/22/2022

Scheduled Date 3/22/2021

Inspection 5 of 9

GPS Coordinates - Latitude: 29.824477 Longitude: -98.098454

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 3/26/2021**

**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: 2.20**

**Sludge Levels**

**For Tank 1: 12**

**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 on pretreatment: 0" M.W - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

**Owner signature: \_\_\_\_\_**

Insp ID #: 8716

**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: Home Owner**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

Printed: 6/29/2021  
Site: 115 Steeplechase  
New Braunfels, TX 78132  
(972) 948-8630

Permit #: **108124**

Agency: Comal County  
County:

Sub: River Chase

Customer ID: 1228

Contract Dates: 7/22/2019 - 7/22/2022

Scheduled Date 7/22/2021

Inspection 6 of 9

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates - Latitude: 29.824477 Longitude: -98.098454

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 6/27/2021**

**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: 0.01**

**Sludge Levels**

**For Tank 1: 12**

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

**Service Completed**

**Owner signature: \_\_\_\_\_**

Insp ID #: 10560

**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



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

MP#0001708  
CHRISTOPHER RYAN SEIDENSTICKER

**PROPERTY LEGAL DESCRIPTION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Customer:** Mary & Clark McNaught  
**Site Address:** 115 Steeplechase  
**City/State:** New Braunfels, Tx **Zip:** 78132  
**County:** Comal **Permit#:** 108124  
**Phone Number:** 972-948-8630  
**E-mail:** mcnaughties@yahoo.com

**I. General:** This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between Mary & Clark McNaught (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:**

Date of License to Operate: 07/22/2022 Last Date of Service: 07/22/2024

**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 350.00, 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:

Contractor:

**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.

**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.

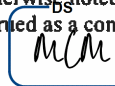
**IX. Limitation of Liability:** In no event shall Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for direct damages exceed payments by the Client under this Agreement.


**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: 



**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:   
886DAF47860047E...

**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: 

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

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

**To: Home Owner**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

Printed: 7/18/2022  
Site: 115 Steeplechase  
New Braunfels, TX 78132  
(972) 948-8630

Permit #: **108124**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Sub: River Chase

Customer ID: 1228

Contract Dates: 7/22/2019 - 7/22/2022

Scheduled Date: 7/22/2022

Inspection 8 of 9

GPS Coordinates - Latitude: 29.824477 Longitude: -98.098454

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 7/18/2022**

**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: .1**

**Sludge Levels**

**For Tank 1: 20**

**For Tank 2: 6**

**For Tank 3: 1**

**Tank Lid / Riser: Secured**

**Insp. Port / Plug: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

Scum on pretreatment 3" - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Insp ID #:19523

**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: 11/22/2022 Insp ID #: 23123

Permit #: **108124**

**To: Mary & Clark McNaught**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

Main Phone: (972) 948-8630  
Work:  
Cell Phone:  
Alt Cell:

Customer ID: 1228

Contract Dates: 7/22/2022 - 7/22/2024

Scheduled Date: 11/8/2022

Inspection 1 of 6

Agency: Comal County

County: Comal County

Mfg / Brand: - MAXX AIR

Sub: River Chase

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.824477 Longitude: -98.098454

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Entered By: Ashley Spitzenberger**

**Visit Date: 11/21/2022**

Copy emailed to Customer

Customer Emailed: 11/22/2022

**Method: Grab**

**Technician: Not Assigned**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 4**

**Irrigation Pumps: Operational**

**For Tank 2: NA**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: .08**

**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 11/22/2022.

Site: 115 Steeplechase, New Braunfels, TX 78132

**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: Home Owner**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

Printed:3/2/2022  
Site: 115 Steeplechase  
New Braunfels, TX 78132  
(972) 948-8630

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Permit #: **108124** Customer ID: 1228  
Agency: Comal County Contract Dates: 7/22/2019 - 7/22/2022  
County: Sub: River Chase Scheduled Date: 3/22/2022 Inspection 8 of 9  
Mfg / Brand: - MAXX AIR  
Treatment Type: Aerobic  
Disposal: Surface Application GPS Coordinates - Latitude: 29.824477 Longitude: -98.098454

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 3/1/2022**

**Entered By: Michelle Irvin**

**Method: Grab**

**Technician: Nick Zigalo**

**Maint. Provider: Ryan Seidensticker**

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**Aerators: Operational**  
**Filters: Operational**  
**Irrigation Pumps: Operational**  
**Disinfection Device: Operational**  
**Chlorine Supply: Operational**  
**Chlorine Residual: .01**

**Sludge Levels**  
**For Tank 1: 7 13**  
**For Tank 2: 18**  
**For Tank 3: 6**

**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 1 = 3"  
Scum 2 = 3" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #:15846

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

License Info: MP0001708 Expires:

License Info: MT0002016 Expires: 12/31/2023

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

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

Printed: 4/10/2023      Insp ID #: 27347

Permit #: **108124**

**To: Mary & Clark McNaught**  
**115 Steeplechase**  
**New Braunfels, TX 78132**

Main Phone: (972) 948-8630  
Work:  
Cell Phone:  
Alt Cell:

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

Customer ID: 1228  
Contract Dates: 7/22/2022 - 7/22/2024  
Scheduled Date: 3/8/2023      Inspection 2 of 6  
Installed: 7/22/2019  
Warranty End: 7/22/2021  
GPS Coordinates: Latitude: 29.824477      Longitude: -98.098454

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"  
**Entered By: Julie Feibelman**

**Visit Date: 4/5/2023**

**Method: Grab**

**Technician: Mike Hobbs**

**Maint. Provider: Ryan Seidensticker**

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**Aerators:** Operational

**Filters:** Operational

**Irrigation Pumps:** Operational

**Disinfection Device:** Operational

**Chlorine Supply:** Operational

**Chlorine Residual:** 0.07

**Sludge Levels**

**For Tank 1:** 6

**For Tank 2:** NA

**For Tank 4:** 4

**Electric Circuits:** Operational

**Distribution System:** Operational

**Sprayfield Veg:** Operational

**Tank Lid / Riser:** Secured

**Insp. Port / Plug:** Secured

**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.

Site: 115 Steeplechase, 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:9/2/2023

**Permit: 108124**

Site: 115 Steeplechase, New Braunfels, TX 78132

Main Phone: 9729488630

## Mary & Clark McNaught

115 Steeplechase

New Braunfels, TX 78132

Agency: Comal County

County: Comal County

Subdivision: River Chase

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System Info: MFG:            Brand: MAXX AIR Customer ID: 2627  
Treatment Type: Aerobic Disposal Type: Surface Application Insp ID: 32311  
Installed: 7/22/2019 Warranty Expiration: 7/22/2021  
Visit Details <----->  
**Visit Date: 8/31/2023** Entered By: Nicole Loria GPS Lat: 29.824477 GPS Long: -98.098454  
Scheduled Date: 7/8/2023 Contract Starts: 7/22/2022 Customer Emailed: 9/2/2023  
Entered On: 9/2/2023 Contract Ends: 7/22/2024

Visit Results

**Service Type: Scheduled Inspection**  
Count: Inspection 4 of 6  
Method: Grab License # Expires  
Technician: Not Assigned  
Provider: Luna Environmental, LLC  Service Completed

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Aerators: <u>Operational</u>	Sludge Level Tank 1: <u>2</u>
Filters: <u>Operational</u>	Sludge Level Tank 2: <u>N/A</u>
Irrigation Pumps: <u>Operational</u>	Sludge Level Tank 3: <u>1</u>
Disinfection Device: <u>Operational</u>	Sludge Level Tank 4: <u>1</u>
Chlorine Supply: <u>Operational</u>	
Chlorine Residual: <u>.6</u>	

Electric Circuits: Operational Tank Lid / Riser: Secured  
Distribution System: Operational Insp. Port / Plug: Secured  
Drip/Sprayfield Veg: Operational

Alarm: Operational PSI Pressure: 1.9

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Comments

- Scum on pretreatment 15 - 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 9/2/2023.