



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 06/11/2019 Permit Number: 108130

Location Description: 133 RED ROSE ST
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 4
Lot: 386
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Homes for our Troops

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

James F. Connor
ENVIRONMENTAL HEALTH INSPECTOR

OS0032485

OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Jeff Jael OSSF Installer #: 050020500
 1st Inspection Date: 4-11-19 2nd Inspection Date: _____ 3rd Inspection Date: 6-11-19 *fail*
 Inspector Name: andrea f. Inspector Name: _____ Inspector Name: Connor Jael
 Permit#: 108130 Address: 133 Red Rose St.

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

4-11-19
 Tank level. Set. operational
 no leaks. cover all. Remedy
 or cover rocks in spray area.

4-22-19 Covered
JC
 covered.
 Failed due to
 large rock in spray
 area closest to drive.

**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)(III)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)		✓		
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)	Remove or rock center in spray area ✓			
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						

Covered

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Jeff Jay OSSF Installer #: 050020500
 1st Inspection Date: 4.11.19 2nd Inspection Date: _____ 3rd Inspection Date: _____
 Inspector Name: andrea f. Inspector Name: _____ Inspector Name: _____
 Permit#: 108130 Address: 133 Red Rose St.

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

4.11.19
 Tank level. Set. operational
 no leaks. cover all - Remuny
 or cover rocks in spray area.

4.22.19
 covered.
 Paired due to
 large rock in spray
 area closest
 to drive.

**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			(600)			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			NUVATEX			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health OSSF Inspection Sheet

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

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Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Jeff Jael OSSF Installer #: 050020500

1st Inspection Date: 4-11-19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: andrea f. Inspector Name: _____ Inspector Name: _____

Permit#: 108130 Address: 133 Red Rose St.

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4-11-19
Tank level. Set. operational
no leaves. cover all. Remove
or cover rocks in sprout area.

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14	AEROBIC TREATMENT UNIT Size Installed	✓		(600)	✓		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		NUNN	✓		
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**Comal County Environmental Health
OSSF Inspection Sheet**

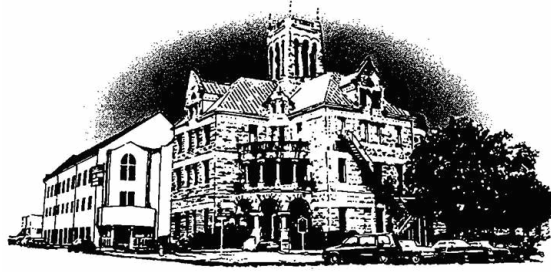
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OSSF Inspection Sheet**

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33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)		✓		
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	✓			✓		
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>	✓			✓		
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
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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: 108130
Issued This Date: 09/21/2018
This permit is hereby given to: Homes for our Troops

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

133 RED ROSE ST
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 4
Lot: 386
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

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

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

Date 17 SEPTEMBER 2018

Permit # 108137

Owner Name HOMES FOR OUR TROOPS
Mailing Address 6 MAIN STREET
City, State, Zip TAVHORN, MA, 02780
Phone # (508) 823-3300 X 225
Email CPETERSON@HFOTUSA.ORG

Agent Name FRANK AGUIAR
Agent Address 16159 OLD SPARLE RD
City, State, Zip SAN ANTONIO TX 78247
Phone # (210) 275-7866
Email FRANK.GEPTIC@GMAIL.COM

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

Subdivision Name MYSTIC SHORES Unit 4 Lot 386 Block
Acreage/Legal MYSTIC SHORES, UNIT 4, LOT 386
Street Name/Address 153 CED ROSE City Zip

Type of Development:

[X] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) FRAME HOUSE
Number of Bedrooms 4
Indicate Sq Ft of Living Area 2650

RECEIVED
SEP 19 2018

COUNTY ENGINEER

[] 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: \$ 100,000 (Structure Only)

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

[] Yes [X] No

(If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [X] Public [] Private Well

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

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 John R. Schriber

Date 9/19/18

*** 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 FRANK AGUIRRE & CAROL HELMANN

System Description ATU SPRAY

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 4924

Gallons Per Day (As Per TCEQ Table III) 300
(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? 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:

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I certify that the information provided above is true and correct to the best of my knowledge.

Frank Aguirre
Signature of Designer

17 SEPTEMBER 2018
Date

ATU affidavit: *Link Ogino*

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AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL, STATE OF TEXAS

CERTIFICATION OF ON-SITE SEWAGE FACILITIES REQUIRING MAINTENANCE

According to the Texas Commission on Environmental Quality (TCEQ) Rules for On-site Sewage Facilities (septic systems), this document is filed in the Deed Records department of COMAL County, Texas.

The Texas Health & Safety Code, Chap. 366, authorizes TCEQ to regulate OSSF's. Additionally, the Texas Water Code, Para. 5.012 and 5.013, gives TCEQ 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. TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owner's to provide notice to the public that certain types of OSSF's are located on specific pieces of property. To achieve this notice, TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by TCEQ that the appropriate OSSF was installed.

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

133 Red Rose
LOT 306, UNIT 4, MISTIC SUMMIT

The property is owned by: (owner's full name) HOMES FOR OUR TROOPS, INC.

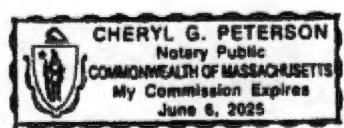
This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company and a signed maintenance contract must be submitted to COMAL County or permitting authority within 30 days after the property has been transferred.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from COMAL County or permitting authority.

WITNESS MY/OUR HAND[S] ON THIS 10th day of Sept., 2018

John R. Jilani
Owner (s) - Real Estate Compliance Officer

SWORN TO AND SUBSCRIBED BEFORE ME on this 10th day of Sept., 2018



Cheryl G. Peterson
Notary Public, State of Massachusetts
Notary's printed name: Cheryl G. Peterson
My commission expires: 06 June 2025

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Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/17/2018 08:17:38 AM
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201806036510

 *Bobbie Koepf*

Maintenance agreement: Jim Regin

Countryside Construction, Inc.
300 Chapman Parkway, Canyon Lake, TX. 78133
Phone: 830-899-2615 or 1-888-379-3721 Fax: 830-899-6662

Septic System Service Agreement

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: James Joe Que Treceps Address: 155 Red Rose
Sub-Div./County: _____ City, State-Zip: _____
Permit #: _____ Model #: _____ Serial #: _____
Phone #: _____

Initial Two Year Service Agreement & Two Year Limited Warranty () One Year Service Agreement

The effective date of this initial maintenance contract shall be the date the License to Operate is issued. For \$ _____ a year this contract will be in effect FROM _____ TO _____ and will provide the following:

Legal Description: _____

- A: An inspection/service call every (4) four months which will include: inspection, adjustments and servicing of the mechanical & electrical components as necessary to insure proper function of the system.
- B: An efficient quality inspection consisting of a visual check for color, turbidity, scum, overflow and odor.
- C: The property owner is responsible for "purchasing and keeping chlorine" in the chlorinator, (if applicable). If the chlorine test reveals "No Chlorine" in the system, the property owner may incur an additional cost.
- D: If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
- E: The response time to a complaint by the property owner regarding operation of the system, shall be within "48 hours" from the time of notification.
- F: **ANY PARTS, WARRANTY OR NON-WARRANTY, OR FREIGHT CHARGES, LABOR OR SERVICE CALLS DUE NOT PAID FOR REMAIN THE PROPERTY OF COUNTRYSIDE CONSTRUCTION AND COULD RESULT IN REPOSSION OF PARTS BY COUNTRYSIDE CONSTRUCTION.**
- G: **THE SIGNING OF THIS SERVICE AGREEMENT AUTHORIZES COUNTRYSIDE CONSTRUCTION TO ENTER THE PROPERTY TO EXECUTE ALL TERMS OF THIS CONTRACT.**

Countryside Construction, Inc., will warranty installation of the septic system to be according to state and county regulations and the designs approved by the county. **HOMEOWNER WILL BE RESPONSIBLE FOR SERVICE CALLS, LABOR AND SHIPPING COSTS ON ANY "WARRANTED PARTS" EXCHANGED DURING WARRANTY.** All other components will be according to manufacture's warranties.

Important: As Countryside Construction, Inc. **cannot control** what or how much effluent goes into this septic system, we **cannot warranty** how the system will function. Refer to manufacturers or installer's instructions, for suggestions on septic operation. This service agreement **does not** cover the cost of "Service Calls, Labor or Materials that are required or parts out of warranty, the failure to maintain electrical power to the system, sprinklers that are broken, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional cost. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

This contract **does not** include the **pumping of a tank** or of any **compartment of a tank, or settlement of soil on or around any part of the system regardless of reason:**

Violations of the warranty also include: Disconnecting the alarm, restricting ventilation to the aerator, over loading the system above its rated capacity; or flooding by external means. Rodent, insect or Fire Ant damage or any other form of unusual abuse is a violation.

A renewal service contract **should be "Activated" (30) thirty days** before expiration of existing contract. We will contact property owner prior to expiration of existing contract.

Serviced by: Countryside Construction Inc.
Walker Chapman - Installer's License #OS0002929

John R. Silva Print Name: John R. Silva Date: 9/10/18
Property Owner Signature

Walker Chapman Date: 9-10-2018 Authorized Service Representative (revised 10/8/05)

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Site evaluation:

Applicant/site

Jim Ogden

Name: Homes For Our Troops Inc.

Location: 133 Red Rose

Date: 12 September 2018

Site Evaluator: Chris Heimann, 209 Clydesdale, Cibolo, Texas 78108, Lic # 32694,

Expires 4/20.

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Soil Boring/ Backhoe Pit Number <u>1</u>		Surface Elevation _____	Proposed Depth Elevation _____	
Depth (Feet)	Soil Texture	Texture Class (Ia, Ib, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock, Recent Weather, etc.)
0	4' lime-stone	Class IV	0	Class IV
1				
2				
3				
4				
5				
6				No test holes

Soil Boring/ Backhoe Pit Number <u>2</u>		Surface Elevation _____	Proposed Depth Elevation _____	
Depth (Feet)	Soil Texture	Texture Class (Ia, Ib, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock, Recent Weather, etc.)
0	Same	Same	Same	Same
1				
2				
3				
4				
5				
6				

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 disposal system with ATU treatment. According to Table XIII, the site is suitable / not suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the results of this site evaluation.

Signature: _____

Chris Heimann

TCEQ/PE License # _____

See above

Date: _____

See above



16159 Old Stable Rd. San Antonio, Texas 78247-4490
 Frank Aguirre, R.S. 210.275.7866 frankseptic45@gmail.com
 Chris Heimann, S.E., D.R. 210.827.1607 chriseptic70@gmail.com

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY *Siobhán Quinn*

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DATE, FIELD WORK: 12 September 2018

THE PLAYERS:

Property owner: Homes For Our Troops Inc., a Massachusetts corporation
 For Our Troops, Inc., c/o Cheryl Peterson, P.E., 6 Main Street, Taunton, MA 02780;
 508-823-3300 x225CPeterson@hfotusa.org
 Site Evaluator: Chris Heimann, SE, #32694
 Designer: Frank Aguirre, R.S., Lic. 994
 Septic system design review & inspections: Comal County: Brenda Ritzen or Sandra Hernandez, 830.608.2090

THE PROPERTY:

Street numerical address: 133 Red Rose
 Legal description: Lot 386, Unit 4, Mystic Shores

Contributing zone: The property is on the Contributing zone and the septic system design complies with all the provisions of the existing CZP.

THE PROPOSED PROJECT:

A new single family residence, 4 BR, 2650 SF

THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 300 gpd, sized, by regulations, to a 4 BR home.
 Organic loading estimated at 140 to 300 mg/l BOD with traces of FOG and TSS (residential strength)

DESCRIPTION OF PROPOSED MONITORING OF SEWAGE CHARACTERISTICS:

Hydraulic loading as the major portion of the water meter reading.

TARGET FINAL EFFLUENT PARAMETERS:

Hydraulic loading less than the estimated loading on ANY GIVEN DAY.
 Organic loading: BOD and TSS of less than 65 mg/l

WATER SOURCE: CLWS

SITE EVALUATION DATA:

- A. This certifies that proper soil analysis procedures were followed.
- B. Soils at this site are Class IV and are not suitable with respect to texture.
- C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

OVERALL SEPTIC SYSTEM COMPONENTS:

Collection: (It is crucial that all sewer drops exiting this home/building be as shallow as possible, still meeting elevation plumbing requirements in the slab. This design assumes a shallow sewer drop exit.) About 25' of tightline from the house to the ATU with a cleanout within 3' of the house. *Jim Regin*

Pre-treatment: Single compartment (trash) tank in front of the ATU

Treatment: 600 gpd ATU (aerobic treatment unit) with disinfection

The system to be installed must be done so in STRICT ACCORDANCE WITH ALL COUNTY ENGINEER MANUFACTURER'S RECOMMENDATIONS by a Class II septic system installer.

Water pump requirements: Must overcome an elevation head of 6', a friction head of 8' and a maximum head at the spray head of 45' for a total head of 59'. It shall operate the spray heads at two application times (operated by a control box using a timer) - 12 midnight and 4 am cycles of 150 gal. each cycle. At 10 gpm, each cycle shall run for 15 minutes.

Supply line size: 1"

Sprayheads: K-rain 1303 RCW or equal

Recycling: The required spray area for this size of residence is 4688 SF.

The actual spray shall be 4924 SF and shall consist of two 28' full circle sprays at 5 gpm for a total of 10 gpm.

The spray area shall be covered with grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed vegetation.

Float Switch Placements

Actual liquid measurements:

60" depth, 60" length, 60" width, dividing by 12 to go to "feet":

5' depth, 5' length, 5' width

Capacity, in CF, = $5' \times 5' \times 5' = 125 \text{ CF} \times 7.48 \text{ gal/CF} = 935 \text{ gal}$ (Actual tank capacity)

935 gal = 15.58 gal/inch

60" depth *Jim Regin*

Volume needed for a single dose = $300 \text{ gal}/2 = 150 \text{ gal}$.

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$\frac{150 \text{ gal}}{15.58 \text{ gal/in}} = 10''$ needed between the "Off" and "On" switches

Volume needed between the "On" and "Alarm" switches = 1 day's volume = 300 gal

$\frac{300 \text{ gal}}{15.58 \text{ gal/in}} = 20''$ needed between the "On" and "Alarm" switches

Volume required above the "alarm" switch = $\frac{1}{3}$ day's volume = 100 gal.

$\frac{100 \text{ gal.}}{15.58 \text{ gal/in}} = 7''$ needed above the "alarm" switch

Locations of float switches:

Distance between the OFF and ON switches = 10"
 + Distance between the ON and Alarm switches = 20"
 + Distance between the Alarm switch and Inlet = 7"

Minimum working depth required = 37"
 Actual working depth available = 60"

+Min. height needed above floor of tank for the OFF switch = 8"
 Minimum tank depth from Inlet to bottom of tank = 45"

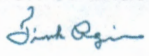
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CODE COMPLIANCE

Everyone realizes that the QUALITY of sewage from a restaurant is more to treat than that from a residence, because of the presence of FOG - fats, oils and greases. But not enough attention is given to the fact that HOME sewage can also include high FOG contents from cosmetics, bath oils, suntan lotion, etc. in addition to cooking greases and food scraps. Medications taken by persons living in the home, bleaches and non-eaten plastics and paper can also play havoc with the septic system.

Technical note: Home sewage should have no higher than 60 mg/l in Total Suspended Solids, 20 mg/l in FOG and 300 mg/l in BOD. Exceeding any of these limits can cause serious damage and malfunction to the septic system, in addition to that causes my more VOLUME of sewage than that for which the system was designed. 

Aerobic Treatment Units (ATU's) must be approved by the TCEQ and installed, managed, monitored and maintained in accordance with manufacturer's recommendations. All wiring and piping must be in accordance with Ch. 285, septic system regulations, as a MINIMUM.

It is not within the scope of this document to cite all the engineering and construction standards that apply to this project. This is a PERFORMANCE design that is modeled to meet...

1. All septic regulations of the Texas Commission On Environment Quality, Chap. 285, version of 28 Dec 2012, and
2. All construction standards that are generally accepted with the septic system

- industry, and
- All requirements as stated by the local inspection jurisdiction in which the property sits.

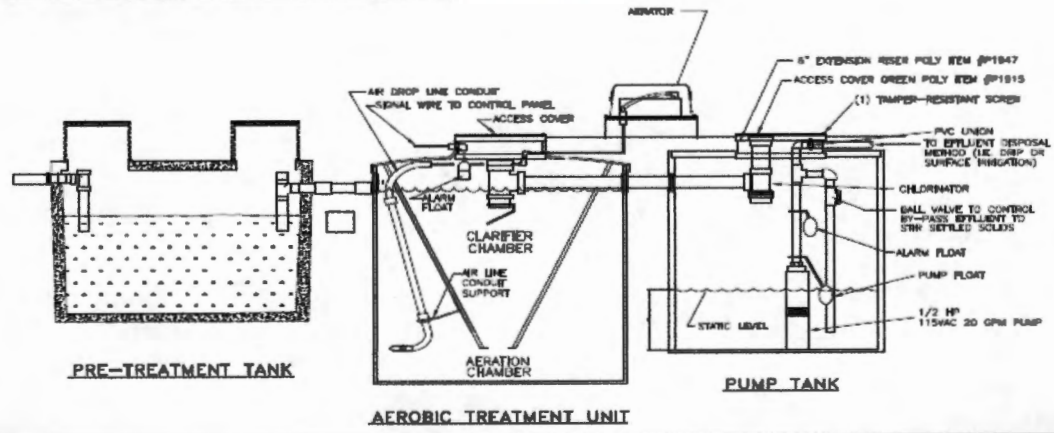
BEST PRACTICES

It is the opinion of this designer that both state and local jurisdiction requirements represent MINIMUM government regulations that may or may not result in a septic system that meets the property owner's EXPECTATIONS of it providing dependable, long-lasting service. Therefore, the property owner should consider some of the many UPGRADES that are available from the INDUSTRY and the MANUFACTURER'S side of the project. As part of the "best practices" thrust, ALL septic systems of all types can deliver long-lasting, dependable service IF and ONLY IF the owner of the system includes these three items:

- Management - The sewage that is sent to the system must be within both its quantitative and qualitative design limits.
- Monitoring - Every system must be closely watched for any signs of failure. The best monitoring includes specific measurements of its various characteristics.
- Maintenance - The system must be properly maintained on a regularly scheduled basis by a qualified and licensed person.

Chemical characteristics: The parameters of typical residential-strength sewage are: BOD-140, TSS - 75, FOG - 15, DO - .5, pH - 7 and temp 59.

Generic cross-section of a typical ATU: *Frank Aguirre*



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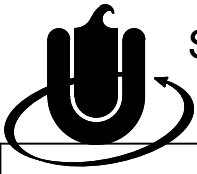
COUNTY ENGINEER

I hereby certify that this design conforms to both TCEQ and local regulations for On-Site Sewage Facilities and, with proper use, maintenance, and under normal climatic conditions, can be expected to function without creating a nuisance.

Sincerely,

Frank Aguirre

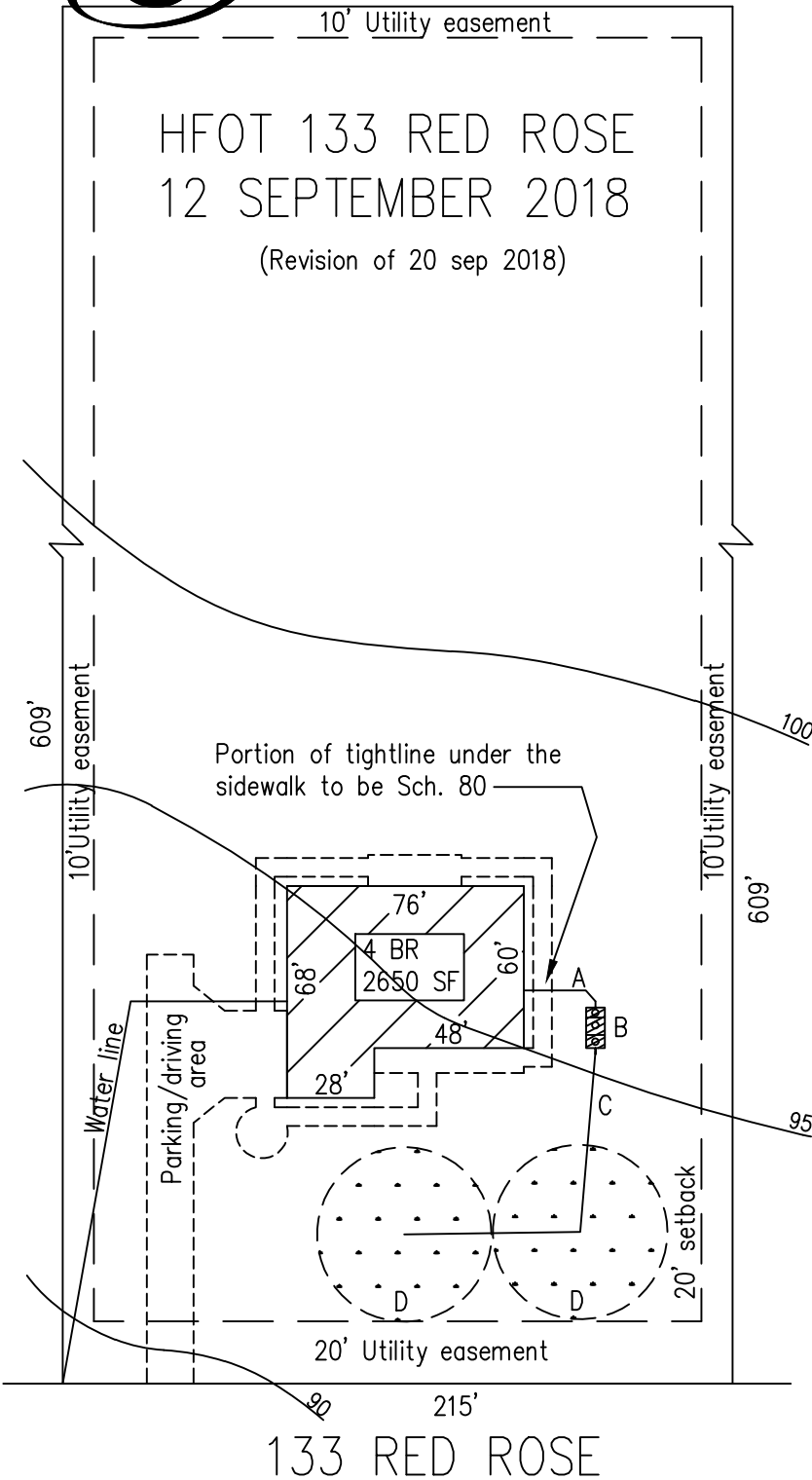
Frank Aguirre, Registered Sanitarian, Lic. 994, SE 10807, DR 30400
Chris Heimann, SE 32694, DR 32589



Septic Systems Express
 DBA of Frank Aguirre and Associates, Inc.
 215'

REVISED

9:14 am, Sep 20, 2018



- A = ± 25' of 4' pvc Sch. 40 tightline with a cleanout within 3' of house
- B = Pre-treatment, 600 gpd ATU, chlorinator and pump tank
- C = ± 120' of 1" supply line
- D = 28' radius full circle = 2462 SF

Sprayfield:
 Two 28' radius full circles = 4924 SF

Frank Aguirre



RS 994
 OS10807
 DR 30400

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions. All angles, lengths and locations shown are approximate and are adjustable during the

Lot 386
 Unit 4
 Mystic Shores

Location: *Link Origin*



Flood zone/Aquifer map:




From: [Hernandez, Sandra](#)
To: ["frankseptic45@gmail.com"](#); ["Chris Heimann"](#)
Subject: 108130 deficiency comment
Date: Wednesday, September 19, 2018 2:53:14 PM

RE: Mystic Shores, Unit 4, Lot 386

Frank,

We received planning materials for the referenced permit application on September 19, 2018 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

1.  It appears that a portion of the tightline is located under a walkway. Indicate if equivalent protection is required for this portion of the tightline.
2. 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

VOID



Septic Systems Express

DBA of Frank Aguirre and Associates, Inc.

215'

10' Utility easement

HFOT 133 RED ROSE
12 SEPTEMBER 2018

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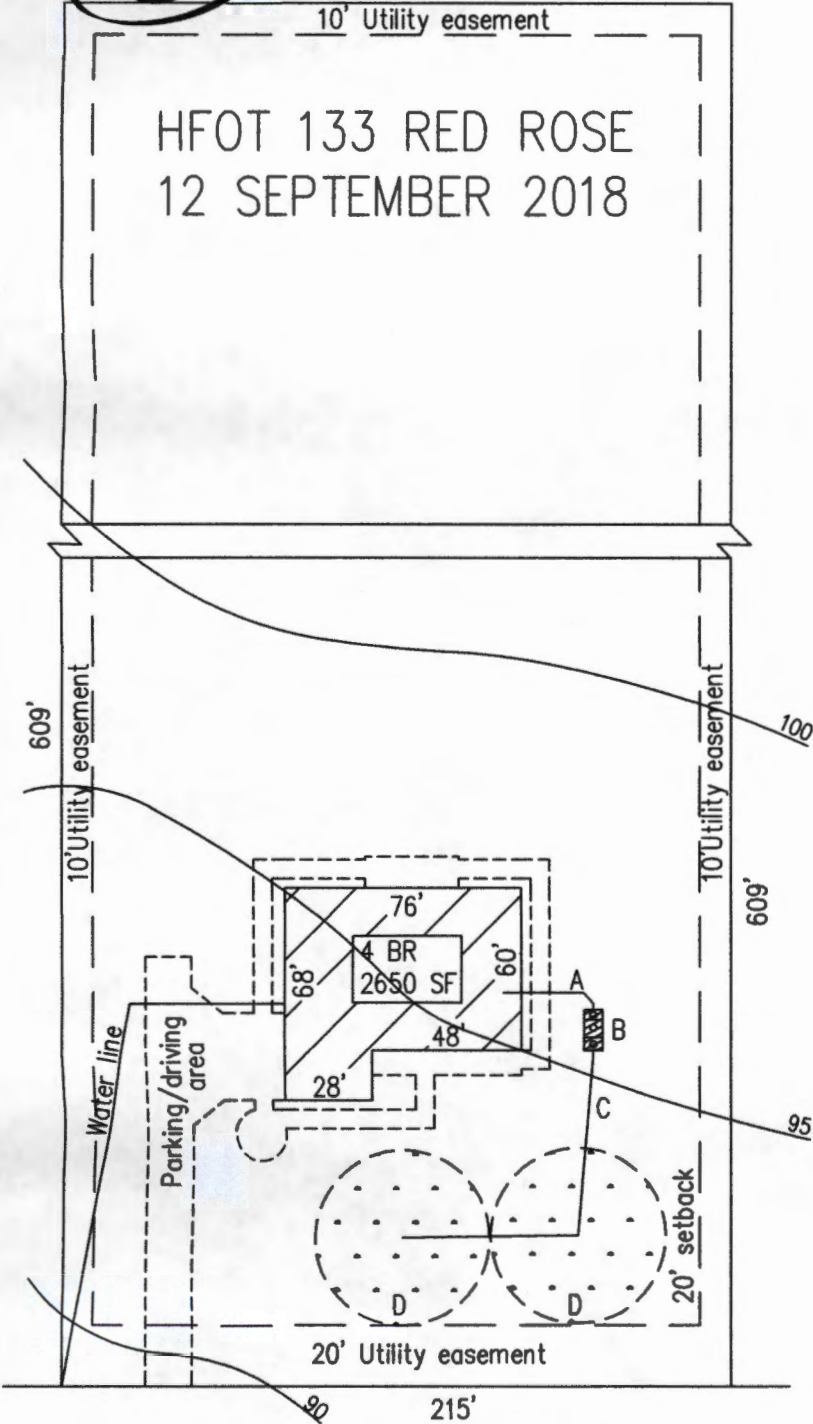
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- A = ± 25' of 4' pvc Sch. 40 tightline with a cleanout within 3' of house
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- C = ± 120' of 1" supply line
- D = 28' radius full circle = 2462 SF

Sprayfield:
Two 28' radius full circles = 4924 SF

VOID



133 RED ROSE

Frank Aguirre



RS 994
OS10807
DR 30400

VOID

Lot 386
Unit 4
Mystic Shores

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions. All angles, lengths and locations shown are approximate and are adjustable during the

WARRANTY DEED

DATE: Effective December 7, 2017

GRANTOR: Colin Chapman and Michele Chapman Chapman, husband and wife

GRANTOR'S ADDRESS: 1472 Le Chesnay Dr., Centerton AR 72719

GRANTEE: Homes For Our Troops, Inc., a Massachusetts corporation

GRANTEE'S ADDRESS: 6 Main Street, Taunton MA 02708

CONSIDERATION: Ten Dollars (\$10.00) and other valuable consideration

PROPERTY:

Lot 385 and 386, MYSTIC SHORES, UNIT FOUR, according to map or plat recorded in Volume 13, Pages 393-397, Comal County, Texas Map and Plat Records

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the following:

1. Conditions and restrictions appearing of record in Volume 13, Pages 393-397, Comal County, Texas Map and Plat Records and Document Numbers 200106017570, 200206027138, 200406026218, 200406026220, 200606021273, 200906011412, 200906011419, 200906011422, 200906011423, 201006009684, 201006042987, 201106039454, 201206001747, 201206001748, 20120601749, 201206001750, 201206011273, 201306002315, 201306014464, 201306014469, 201306035796, 201306042528, 201406011189, 201406035596, 201506003266, 201506010439, 201506035161, 201506046205, 201506046206, 201706014158, and 201706044532, Official Public Records, Comal County, Texas,, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Drainage easement, 30 feet wide, centered on all natural runoff channels, creeks or swales, as noted on the plat recorded in Volume 13, Pages 393-397, Comal County, Texas Map and Plat Records.
3. Public utility, drainage and embankment/back slope easement, 20 feet wide, adjacent to all street right-of-way lines, as noted on the plat recorded in Volume 13, Pages 393-397, Comal County, Texas Map and Plat Records.
4. Public utility and drainage easement, 10 feet wide, adjacent to all non-street lot lines, as noted on the plat recorded in Volume 13, Pages 393-397, Comal County, Texas Map and Plat Records.
5. 25 feet Building setback line along the front lot line, as noted on the plat recorded in Volume 13, Pages 393-397, Comal County, Texas Map and Plat Records.

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COUNTY CLERK

CHICAGO TITLE GF# 4300171700072 MB

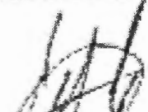
6. Utility easement granted to Pedernales Electric Cooperative, recorded in Document No. 200106019934, Official Public Records, Comal County, Texas.
7. Terms and provisions of Declaration for Mystic Shores Property Owners Association, recorded in Document Numbers 200106017570, 200206027138, 200406026218, 200406026220, 200606021273, 200906011412, 200906011419, 200906011422, 200906011423, 201006009684, 201006042987, 201106039454, 201206001747, 201206001748, 20120601749, 201206001750, 201206011273, 201306002315, 201306014464, 201306014469, 201306035796, 201306042528, 201406011189, 201406035596, 201506003266, 201506010439, 201506035161, 201506046205, 201506046206, 201706014158, and 201706044532, Official Public Records, Comal County, Texas, together with assessments, charges and liens.
8. Oil, gas and other minerals of every character in and under the herein described property reserved by instrument recorded in Volume 74, Page 151, Deed Records, Comal County, Texas. Title to said interest

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

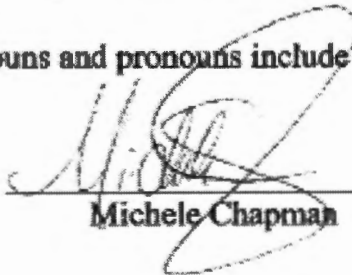
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When the context requires, singular nouns and pronouns include the plural.

SEP 19 2018



 Colin Chapman

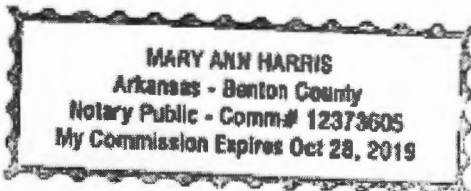


 Michele Chapman

COUNTY CLERK

THE STATE OF ARKANSAS *
 *
 COUNTY OF ~~BEXAR~~ *Benton* *

This instrument was acknowledged before me on the 6th day of December, 2017, by Colin Chapman and Michele Chapman.



Mary Ann Harris
 NOTARY PUBLIC, STATE OF ARKANSAS

Filed and Recorded
 Official Public Records
 Bobbie Koopp, County Clerk
 Comal County, Texas
 12/08/2017 11:57:36 AM
 LAURA 2 Pages(s)
 201706019934