



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 05/31/2019 Permit Number: 108404

Location Description: 8207 SHINING ELK GARDEN RIDGE, TX 78266
Subdivision: The Woods of Garden Ridge
Unit: 3
Lot: 32
Block: 2
Acreage:

Type of System: Aerobic Surface Irrigation

Issued to: Chesmar Homes CT, Ltd.

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

Signature of Michael Tays, OS8497
ENVIRONMENTAL HEALTH INSPECTOR

Signature of Donald T. A., OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: J.B. Setts / Jim Blake OSSF Installer #: _____

1st Inspection Date: 5/20/19 2nd Inspection Date: _____ 3rd Inspection Date: 5/31/19

Inspector Name: Mike T. Inspector Name: _____ Inspector Name: Mike T.

Permit#: 108404 Address: Woods of Garden Ridge / 8207 Shining Elk Dr.

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)		5/20/19		5/31/19
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- 5/20/19
Tank set, leveled
operational ✓
Ready for cover

MT- 5/31/19
Covered.

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK if Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(iii)(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	5/20/19		5/31/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Clearstream			
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	Citation	Notes	1st Insp.	2nd Insp.	3rd Insp.
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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.
	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
32							
33	<p>AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.</p>	/	285.32(c)(1)		5/20/19		5/31/19
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	/					
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>	/					
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
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39	<p>PUMP TANK Electrical Connections In Approved Junction Boxes / Wiring Buried</p>						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed	✓					
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: J.B. Septic / Jim Blake OSSF Installer #: _____

1st Inspection Date: 5/20/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: Mike T. Inspector Name: _____ Inspector Name: _____

Permit#: 108404 Address: Woods of Garden Ridge / 8207 Shining Elk Dr.

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**Comal County Environmental Health
OSSF Inspection Sheet**

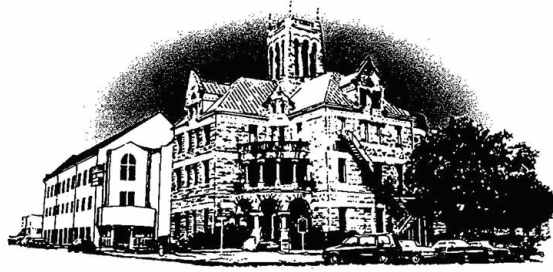
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34							
	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
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	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
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OSSF Inspection Sheet**

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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: 108404
Issued This Date: 12/04/2018
This permit is hereby given to: Chesmar Homes CT, Ltd.

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

8207 SHINING ELK
GARDEN RIDGE, TX 78266

Subdivision: The Woods of Garden Ridge
Unit: 3
Lot: 32
Block: 2
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

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

Date _____ Permit # 108404
Owner Name Chesmar Homes CT, Ltd., a Texas limited partnership Agent Name JB Septic Systems, Inc
Mailing Address 1846 N. Loop 1604 W., Suite 200 Agent Address P.O. Box 1609
City, State, Zip San Antonio, Texas 78248 City, State, Zip Helotes, Texas 78023
Phone # 210-998-5610 Phone # 830-931-0292
Email rosie.meeks@chesmar.com Email info@jbsepticssystemsincc.com

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

Subdivision Name The Woods of Garden Ridge Unit 3 Lot 32 Block 2
Acreage/Legal _____
Street Name/Address 8207 Shining Elk City Garden Ridge Zip 78266

Type of Development:

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 3
Indicate Sq Ft of Living Area 2,375

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NOV 27 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: \$ 260,969 (Structure Only)

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

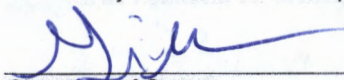
Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

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.


Signature of Owner

11/21/18
Date

Page 1 of 2

* * * **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 Jim W. Blake, Sr. #2289

System Description Aerobic Treatment with Spray Irrigation

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

Tank Size(s) (Gallons) 500/500/500 Absorption/Application Area (Sq Ft) 3,925

Gallons Per Day (As Per TCEQ Table III) 240

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

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NOV 27 2018

COUNTY ENGINEER

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

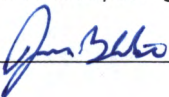
If yes, indicate the city: City of Garden Ridge

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer



Date

11-27-18

Page 2 of 2

J. B. Septic Systems, Inc.

Jim W. Blake, Sr., RS 2289
P. O. Box 1609
Helotes, TX 78023

Telephone (830) 931-0292
Fax (830) 931-0409

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November 21, 2018

NOV 27 2018

Comal County Environmental Office
195 David Jonas Drive
New Braunfels, TX 78132-3760

COUNTY ENGINEER

RE: Lot 32, Block 2, The Woods of Garden Ridge, Unit 3
(8207 Shining Elk)

To Whom It May Concern:

I hereby certify that the On-Site Sewage Facility (OSSF) design for the above referenced property complies with all provisions of the proposed Water Protection Abatement Plan (WPAP), as approved by the Texas Commission on Environmental Quality (TCEQ).

Please contact me at the number listed above if you should have any desire to discuss this matter.

Sincerely,



Jim W. Blake, Sr.
JB Septic Systems, Inc.

26

AFFIDAVIT TO THE PUBLIC



201806045415 11/27/2018 01:04:22 PM 1/2

The County of Comal §
State of Texas §

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CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

COUNTY ENGINEER

I

The Texas Health & 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 owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 285.91(12) will be installed on the property described as Lot 32, Block 2, The Woods of Garden Ridge, Unit 3, a subdivision in Comal County Texas, according to the map or plat thereof recorded in Document No. 201806034185, Map Records of Comal County, Texas, together with all improvements thereon and all rights and appurtenances pertaining thereto, including, without limitation, any and all right, title and interest of Grantor in and to all roads alleys, easements, streets, right-of-way, and water courses adjacent to, abutting, or serving the Lots, strips and gores, rights of ingress and egress to the Lots, and all permits, approvals, privileges and entitlements appurtenant to the Lots.

The property is owned by Chesmar Homes CT, Ltd., a Texas limited partnership

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

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

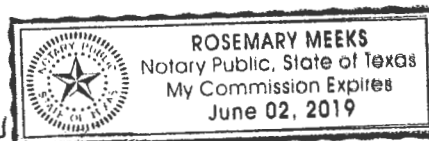
WITNESS BY HAND(S) ON THIS 21 Day of November, 2018

[Signature]
Gilbert Barrera, Jr., Purchasing Manager,
Chesmar Homes, CT, Ltd

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21
DAY OF November, 2018

[Signature]
Notary Public, State of Texas

Notary/s Printed Name: Rosemary Meeks
My Commission Expires: 6/2/19





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

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

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/27/2018 01:04:22 PM
JESSICA 2 Page(s)
201806045415



Bobbie Koepf

**J.B. Septic Systems, Inc.
Two-Year Initial Service Policy**

Page one

**System Owner:
Chesmar Homes CT, Ltd.**

Brand Name: Clearstream Wastewater System
System Name: Primary
Serial Number: _____
Model Number: _____
Permit Number: _____

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COUNTY ENGINEER

Site: Legal Description: 8207 Shining Elk, Lot 32, Block 2
The Woods of Garden Ridge Unit 3, Comal County

J. B. Septic Maintenance, Inc. will inspect and service your Clearstream Aerobic Treatment Plant once every four months for a period of two years. The effective date of this initial maintenance contract shall be the date the License to Operate is issued.

Before this initial two-year service policy expires, JB Septic Maintenance, Inc will notify you. Upon renewal of the contract, a copy of the new contract shall be submitted to the permitting authority. If the property owner or maintenance company desire to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease.

Testing and Reporting

J.B. Septic Maintenance, Inc. shall test and report on this system as required by rule on the following:

1. An Inspection/Service Call every 4 months, which includes inspections, adjustment, and servicing of the mechanical and electrical component parts as necessary to ensure proper function.
2. An effluent quality inspection every 4 months, consisting of a visual check for color, turbidity, scum overflow, and an examination for odors.
3. A sample shall be pulled from the aeration tank every 4 months to determine if there is an excess of solids in the treatment plant. If the test results determine a need for solids removal, the user will be notified and the system will be pumped upon owner authorization.
4. If any improper operation is observed which cannot be corrected at the time, the user shall be notified immediately in writing of the conditions and the estimated date of correction.
5. If required, a chlorine residual test well be taken at each visit. (BOD and TSS annually on commercial only.) If a grab test is required, the Owner will be responsible for the cost of the grab test.

The owner is responsible for keeping chlorine (Bleach) in the chlorinator as well as the cost of the chlorine.

J.B. Septic Maintenance, Inc. has been certified by the manufacturer of your system, and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any alarms and/or addressing any concerns by the owner of the system. Alarms and/or concerns will be addressed within 48 hours of the initial contact.

VIOLATIONS OF WARRANTY including shutting off the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

This Policy Does Not Include;

1. **Cost of Pumping Sludge From Unit If Necessary.**
2. **Cost of System Repair Due to Damage or Parts Failure Due to Neglect.**
3. **Cost of Replacement of "Normal Wear & Tear" Items During Routine Maintenance Visits.**

The Maintenance Company and the Owner agree to abide by the service policy as stated above.

MAINTENANCE COMPANY:

J.B. Septic Maintenance, Inc.
P.O. Box 1609
Helotes, Texas 78023
(830) 931-0292
(210) 414-6289

MANUFACTURER:

Clearstream Wastewater Systems, Inc.
P.O. Box 7568
Beaumont, Texas 77726-7568
(409) 755-1500


Installation Company:

J.B. Septic Systems, Inc.
P.O. Box 1609
Helotes, Texas 78023
(830) 931-0292

Permitting Authority:

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, TX 78132-3760
(830) 608-2094

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Jim Blake, J. B. Septic Systems, Inc.



System Owner

Service Company Operator License Number: MP0000892

J. B. Septic Systems, Inc.

Jim Blake Sr.
Registered Sanitarian
P.O. Box 1609
Helotes, Texas 78023

Telephone (830) 931-0292
Fax (830) 931-0409

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SITE EVALUATION

COUNTY ENGINEER

LOCATION: 8207 Shining Elk, Lot 32, Block 2
The Woods of Garden Ridge Unit 3, Comal County

I. USDA County Soils Survey Classification: Medlin-Eckrant Association - MEC

II. Soil Analysis Sample: Two soil borings located in the proposed absorption area.
(Method and Location)

III. Soil Profile: 0 - 17" stony clay soil underlain by limestone
(Describe sample)

IV. Soil Texture Classification:
 Soil Class Ia Soil Class Ib Soil Class II Soil Class III X Soil Class IV

V. Soil Structure: Blocky

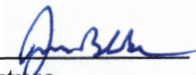
VI. Restrictive Horizons (Note any dense clay sub-soils, rock or fractured rock, depth of groundwater etc.): Rock

VII. Topography: 2 % slope

VIII. Flood Hazard: On-Site Sewage Facility is not located in a flood prone area.

IX. Overall Site Suitability: This site is suitable for Aerobic Treatment with Spray Irrigation.

X. Recharge Zone: No


Signature

November 21, 2018
Date

OS0010832
Registration #



J.B. Septic Systems, Inc.

Jim Blake Sr.
Registered Sanitarian
P.O. Box 1609
Helotes, Texas 78023

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COUNTY ENGINEER

Telephone (830) 931-0092
Fax (830) 931-0409

ON-SITE SEWAGE FACILITY DESIGN

FOR: Chesmar Homes CT, Ltd.
1846 N. Loop 1604 W., Suite 200
San Antonio, TX 78248

LOCATION: 8207 Shining Elk
Lot 32, Block 2
The Woods of Garden Ridge, Unit 3
Comal County

DEVELOPMENT: Proposed three-bedroom residence with 2,375 sq. ft. living area.

ESTIMATE OF WATER CONSUMPTION: **240** gallons per day.

SEWAGE FACILITY DESCRIPTION: Clearstream Aerobic Treatment System with timer, chlorinator, sprinkler pump, and sprinkler heads covering a surface application area of 3,925 square feet. The timer is set for spray between midnight and 5:00 A.M.

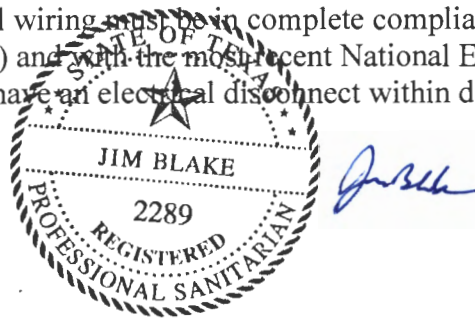
CALCULATION:

$$\begin{aligned} &\text{Application Area} \\ \text{Required} &= \frac{\text{Flow}}{\text{Soil Appl. Rate}} = \frac{240 \text{ Gals./Day}}{.064 \text{ Gals./Sq.Ft./Day}} = 3,750 \text{ Sq. Ft.} \end{aligned}$$

ACTUAL APPLICATION AREA TO BE COVERED:

$$\begin{aligned} &(\text{Radius of Sprinkler Head}) \times (\text{Radius of Sprinkler Head}) \times 3.14 &= & \text{Sq. Ft.} \\ &\text{Two Full circle sprinkler heads, each one with a 25 foot radius} &= & 3,925 \text{ Sq. Ft.} \\ &\text{Total} &= & 3,925 \text{ Sq. Ft.} \end{aligned}$$

ELECTRICAL WIRING – All wiring must be in complete compliance with 30 Texas Administrative Code 285.34(c) and with the most recent National Electric Code. All electrical components should have an electrical disconnect within direct vision.



NOV 27 2018

AEROBIC TREATMENT SYSTEM COMPONENTS AND REQUIREMENTS:

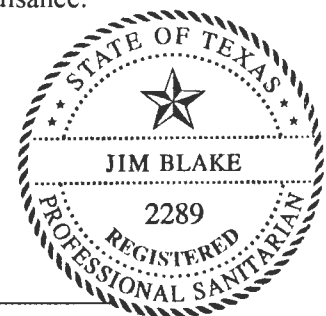
COUNTY ENGINEER

1. Minimum 500 gallon **Pre-Treatment Tank**.
2. **Aerobic Treatment Unit** – 500 gallon TCEQ approved unit.
3. **Liquid chlorinator** – Only E.P.A. approved chlorine (Bleach) for use with wastewater shall be used. It is the owner's responsibility to ensure that it is functioning properly and has chlorine tablets **IN IT AT ALL TIMES**.
4. 500 gallon **Pump Tank** with a minimum ½ horsepower, 18 GPM well pump (Clearstream P-20 pump or approved equivalent.)
5. **Sprinkler heads** must be impact or gear driven rotary design with a maximum inlet pressure of 40 PSI. Only low angle (13 degree trajectory) nozzles shall be used. All sprinkler heads shall be self-draining type so as to prevent in-line freezing. The exact location of sprinkler heads shall be coordinated between the installer and the property owner so that spray patterns shall not be blocked by trees, etc; a minimum of 10 feet shall be required between any sprinkler head and the base of a tree.
6. **SURFACE APPLICATION AREA** - The area to be sprayed shall have enough topsoil in place to cover the force lines and to support the growth of vegetation. This vegetation shall consist of grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed flora. Exposed surface rock in the application area shall be removed or covered with soil and seeded or grassed laid. Sloped land is acceptable if properly landscaped and terraced to minimize run-off. Distribution pipes and sprinkler heads must provide uniform distribution of treated effluent. The application rate must be adjusted so as to not produce run-off. Owners shall not allow driveways, fences, storage buildings, or other structures to be constructed over the treatment or disposal systems. Land that is used for growing food, gardens, orchards, or crops that may be used for human consumption, as well as unseeded bare ground, shall not be used for surface application.
7. **AFFIDAVIT** (signed and notarized) included with this design should be a permanent part of the real property deed. TCEQ requires that it give proper notification to future owners of the continuous maintenance and administrative requirements of this OSSF system.
8. **MAINTENANCE CONTRACT:**
At the time of system installation, the contractor will submit to the authorized agent, (County Inspector) a copy of the 2-Year Service Policy as required by the TCEQ. Maintenance Company will file a detailed report of the dates and findings of these inspections to the Authorized Agent. This will ensure periodic inspections (at least every 4 months) for system compliance with effluent standards. Correct testing/evaluation of the unit will include periodic measuring of residual chlorine levels and/or fecal coliform analysis, as required by TCEQ. Sludge accumulation will be monitored and the system owner will be notified when tanks require pumping.

NOTE: SEE ATTACHMENT for water treatment equipment and appliances installation requirements. The back flush or discharge from water treatment equipment may be discharged into an On-Site Sewage Facility as provided in this attachment. Effective April 28, 2004.

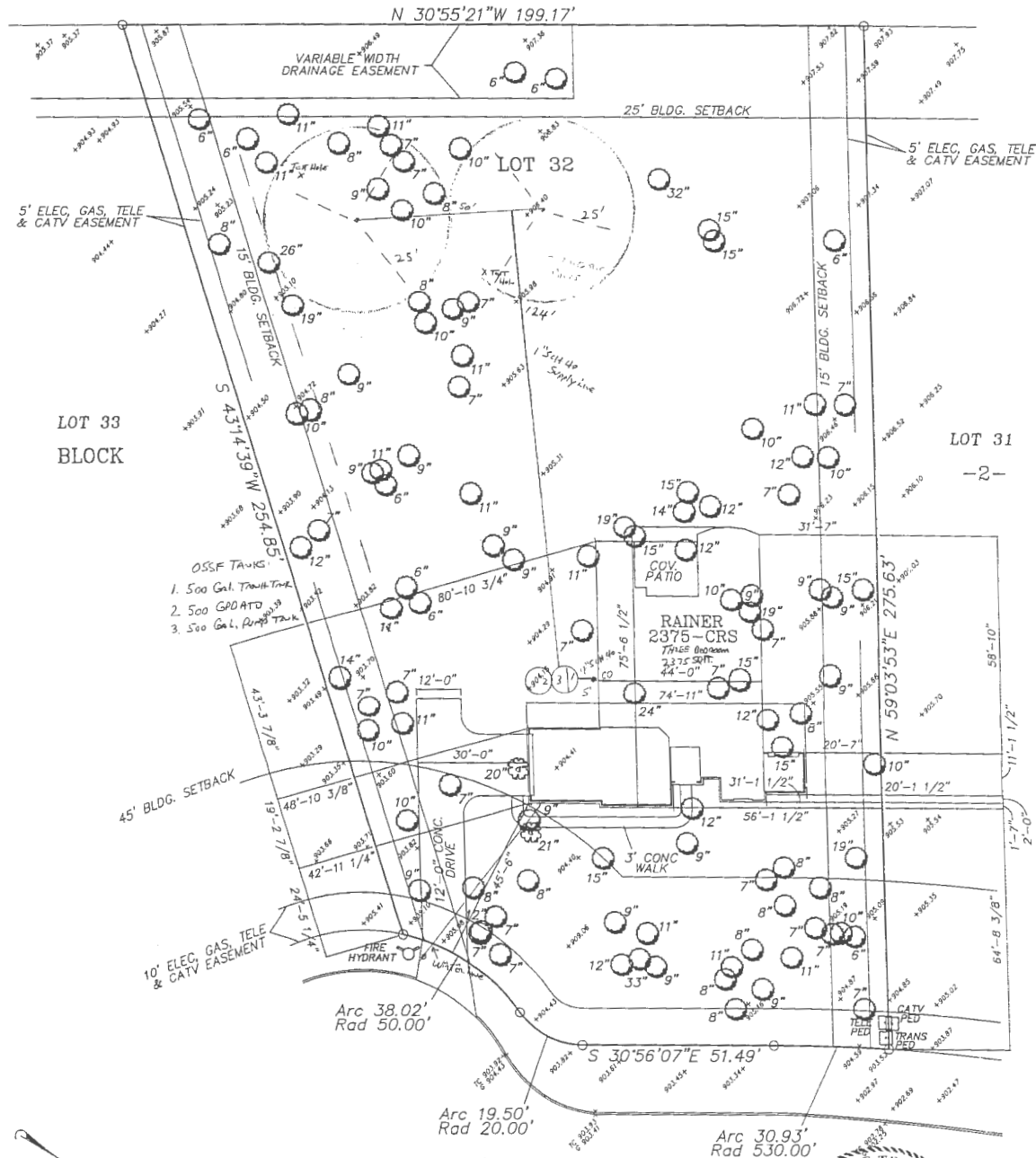
REMARKS: The contractor may make minor field adjustments to the system with approval of the county regulatory agency. The referenced site has been evaluated and the on-site sewerage facility has been designed generally following the requirements given by the Texas Commission on Environmental Quality and Comal County. The site evaluation and design are based upon technical information available today. The proper performance of any on-site sewerage facility cannot be guaranteed even though all provisions of the regulations have been met.
CERTIFICATION: I hereby certify that this sewage facility design submitted conforms to the Texas Commission on Environmental Quality and Comal County requirements, and with proper use, maintenance, and under normal climatic conditions can be expected to function without creating a nuisance.

DATE: November 21, 2018



Jim Blake, Professional Sanitarian #2289

C.L. MONTANO ET UX
 8365 BINDSEIL LN
 A-253 SUR-72 CHAS P
 O HANLON
 (2318/1034826844)
 ACRES 4.4330



SHINING ELK
 60' R.O.W.
 LOT 1 BLOCK 6



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 NOV 27 2018
 COUNTY ENGINEER

TREE LEGEND
 ○ : OAK
 ● : CEDAR

SQUARE FOOTAGES	
LOT AREA =	43,443
SLAB AREA =	3,609
ENTRY WALK AREA =	126
DRIVEWAY AREA =	1,289

PLOT PLAN

DRAWN BY: AP
 SCALE: 1"=30'
 DATE: 11/09/2018

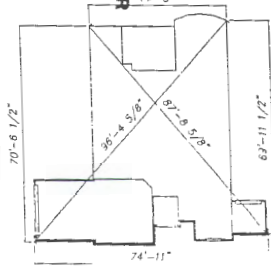
8207 SHINING ELK
 LOT 32, BLK. 2
 THE WOODS OF GARDEN RIDGE, UNIT 3
 COMAL COUNTY, TEXAS

LOT COVERAGE	
LOT AREA:	
ALLOWABLE COVERAGE:	N/A
SLAB:	
DRIVEWAY:	% SLOPE
PATIO/DECK:	PER SPECS.
WALK:	
TOTAL:	

JOB #
 20181866
 SHEET
 1 OF 1

SOUTH TEXAS ENGINEERING, INC.
 CIVIL-STRUCTURAL-ENVIRONMENTAL
 SURVEYING-LAND DEVELOPMENT
 REGISTRATION NO. F-4335
 4241 E. PIEDRAS DRIVE, SUITS 119
 SAN ANTONIO, TEXAS 78228-1422
 TEL.(210)736-2848
 FAX (210)736-2356

CHESMAR HOMES



STATE MANDATED REGULATION CONCERNING AEROBIC SYSTEMS

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NAME: Chesmar Homes CT, Ltd., a Texas limited partnership
LOCATION: 8207 Shining Elk, Garden Ridge, TX 78266
DATE: November 21, 2018

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As part of the installation of this system, the Texas Commission On Environmental Quality requires the following:

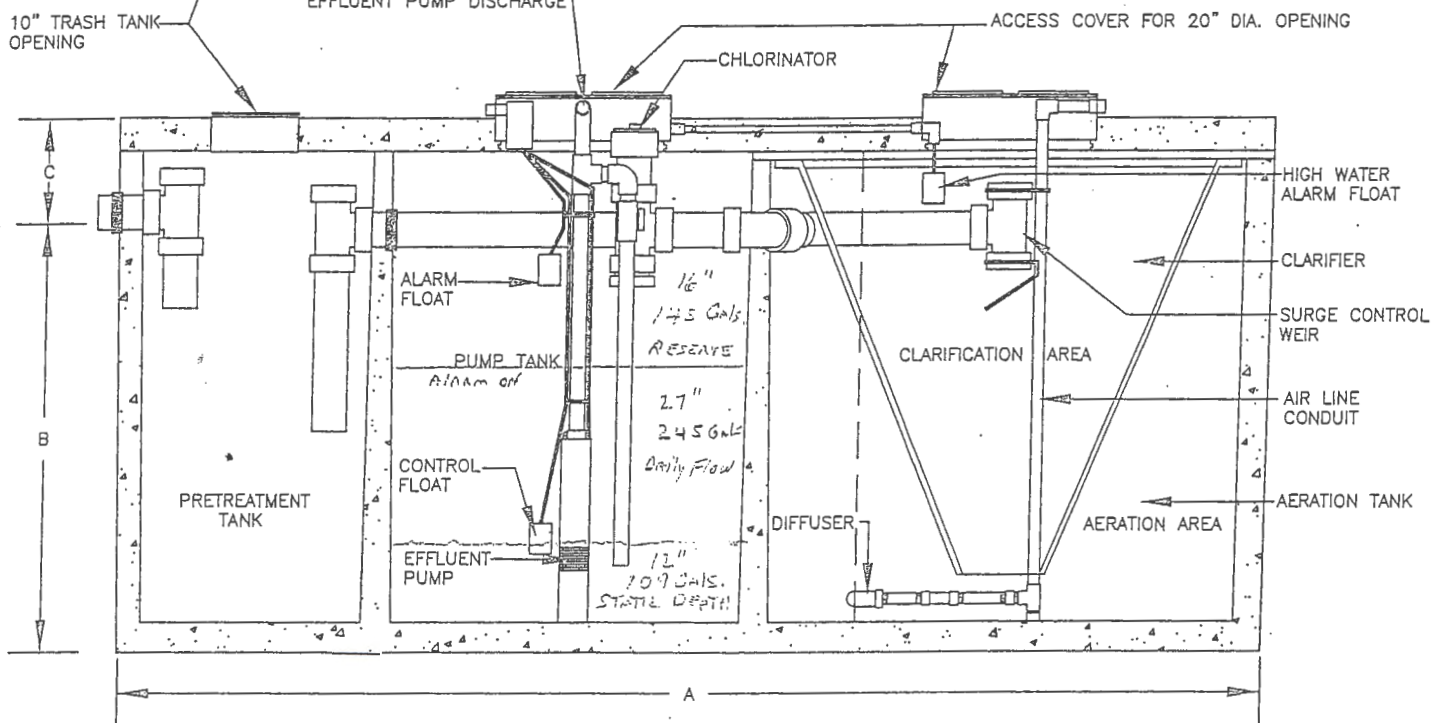
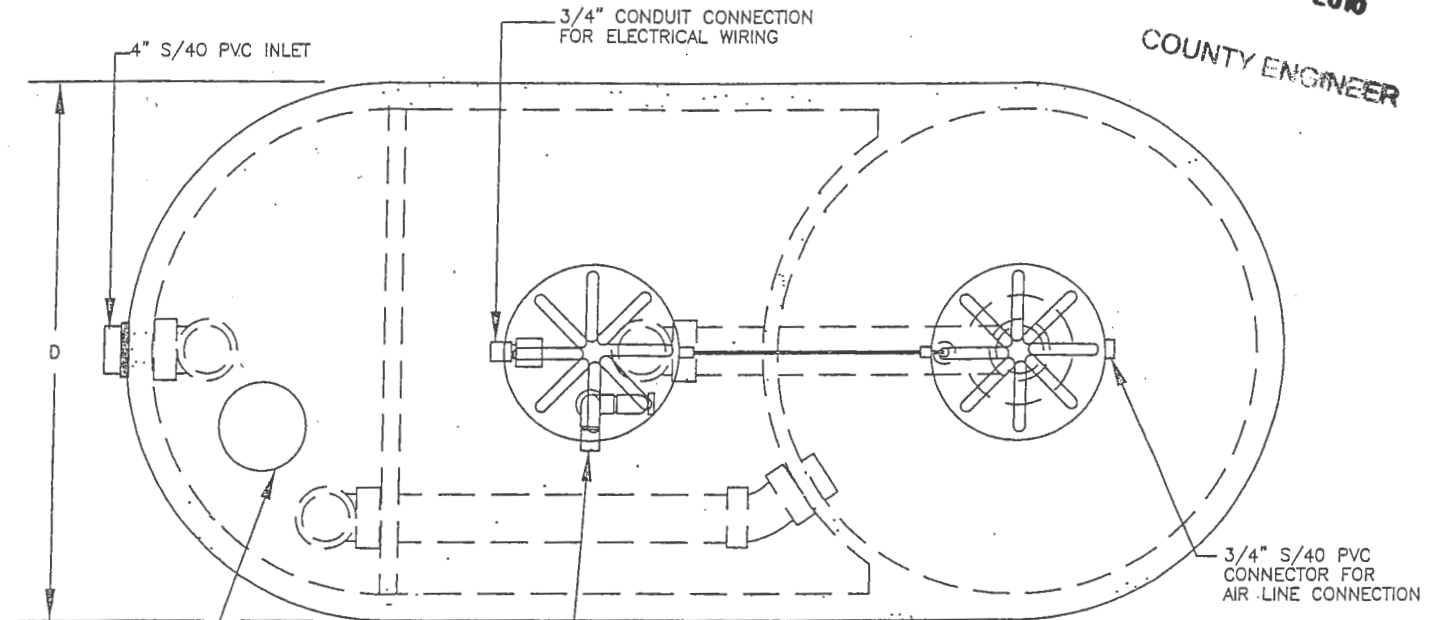
1. The property owner and the aerobic system maintenance contractor shall enter into a 2 year (minimum) full service maintenance contract in which the company will provide periodic inspections for system compliance with effluent standards. This contract will authorize the maintenance company to operate, maintain, and repair the system as needed. The costs of this service will be paid by the system's owner and may be included with the installation of the system. (See the attached Service Policy.)
2. The property owner shall submit an affidavit to the County Clerk's Office to be added to the Real Property Deed on which the surface application system is installed. (See the attached AFFIDAVIT TO THE PUBLIC.)
3. The maintenance company shall inspect this system as directed in the Service Policy and shall keep accurate records of their findings. These records shall be submitted to the County at the end of the first 2-year service life of the system.

DESIGN DRAWINGS

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DIMENSIONAL DATA

MODEL	A	B	C	D
500NC3-500	12'-2"	60"	12"	75"
500NC3-750	13'-5"	60"	12"	75"
600NC3	12'-7"	60"	12"	82"



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OWNER'S MANUAL

SERIES P20 4" SUBMERSIBLE PUMP

Two Wire, 1/2 HP, 115 Volt, 60 Hz

Installation • Operation

LIMITED WARRANTY

Clearstream warrants to the original consumer of the products listed below, that they will be free from defects in material and workmanship for the Warranty Period from the date of installation as noted.

Product	Warranty Period
4" Submersible Pump	2 year

Our warranty will not apply to any product that has been subject to negligence, misapplication, improper installation or maintenance.

Buyer's only remedy and Clearstream's only duty is to repair or replace defective products (at Clearstream's choice). Buyer agrees to pay all labor and shipping charges associated with this warranty and to request warranty service through the installing dealer as soon as a problem is discovered. If warranty service is requested after the Warranty Period has ended, it will not be honored.

CLEARSTREAM SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, OR CONTINGENT DAMAGES WHATSOEVER.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS WARRANTIES. IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, SHALL NOT EXTEND BEYOND THE WARRANTY PERIOD PROVIDED HEREIN.

Certain states do not permit the exclusion or limitation of incidental or consequential damages or the placing of limitations on the duration of an implied warranty, therefore, the limitations or exclusions herein may not apply. This warranty sets forth specific legal rights and obligations, however, additional rights may exist, which may vary from state to state.

Supersedes all previous publications.

Clearstream, P.O. Box 9337, Beaumont, TX 77709

CLEARSTREAM

P.O. Box 9337, Beaumont, TX 77709

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open. Start pump. *Slowly* open valve until the desired flow rate is reached. Final setting *must* be within pump's recommended operating range.

2. Make sure that the float switches are set so that the pump stops before the pump runs dry or breaks suction. If necessary, adjust float switches to achieve this.

3. The motor bearings are lubricated internally. No maintenance is required or possible on the pump or the motor.

OPERATION

1. The pump must be submerged at all times during normal operation. Do not run pump dry.

Table 1: Recommended Fusing Data
115 Volt/60 Hz/1 Phase 2-Wire Cable

HP	Voltz/Hz/ Phase	Motor Winding Resistance Ohms	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
1/2	115/60/1	1.0-1.3	12.0	64.8	30/15

Table 2: Power Supply Wire (Cable) Length in Feet
1 Phase, 2 Wire Cable, 60 Hz (Copper Wire Size - Service to motor)

Volts	HP	14 AWG	12 AWG	10 AWG	8 AWG	6 AWG	4 AWG	3 AWG	2 AWG	1 AWG	0 AWG
115	1/2	100	160	250	390	620	960	1190	1450	1780	2160

1. Maximum wire lengths shown maintain motor voltage at 95% of service entrance voltage, running at maximum nameplate amperes. If service entrance voltage will be at least motor nameplate voltage under normal load conditions, 50% additional length

is permissible for all sizes.

2. Sizes given are for copper wire. For aluminum wire go two sizes larger (i.e., if table lists #12 copper wire, use #10 aluminum wire.)

Motor Insulation Resistance Readings

*Normal Ohm/Megohm readings for all motors, between all leads and ground. Set ohmmeter to 100K scale.

Condition of Motor and Leads	Ohm Value	Megohm Value
New motor, without power cable	20,000,000 (or more)	20.0
Used motor, which can be reinstalled in tank	10,000,000 (or more)	10.0
Motor in Tank - Readings are Power Cable plus Motor		
New Motor	2,000,000 (or more)	2.0
Motor in reasonably good condition	500,000 to 2,000,000	0.5-2.0
Motor which may be damaged or have damaged power cable <i>Do not pull motor for these reasons</i>	20,000 to 500,000	0.02-0.5
Motor definitely damaged or with damaged power cable <i>Pull motor and repair</i>	10,000 to 20,000	0.01-0.02
Failed motor or power cable — <i>Pull motor and repair</i>	Less than 10,000	0-0.01

Important Electrical Grounding Information

⚠ WARNING

Hazardous voltage. Can shock, burn, or kill. To reduce the risk of electrical

shock during pump operation, ground and bond the pump and motor as follows:

- A. To reduce risk of electrical shock from metal parts of the assembly other than the pump, bond together all metal parts accessible at the tank top (including metal discharge pipe, metal tank top, and the like). Use a metal bonding conductor at least as large as the power cable conductors running down the well to the pump's motor.
- B. Clamp or weld (or both if necessary) this bonding conductor to the grounding means provided with the pump, which will be the equip-

ment-grounding terminal, the grounding conductor on the pump housing, or an equipment-grounding lead. The equipment-grounding lead, when provided, will be the conductor having green insulation; it may also have one or more yellow stripes.

- C. Ground the pump, motor, and any metallic conduit that carries power cable conductors. Ground these back to the service by connecting a copper conductor from the pump, motor, and conduit to the grounding screw provided within the supply-connection box wiring compartment. This conductor must be at least as large as the circuit conductors supplying the pump.

Save these instructions.

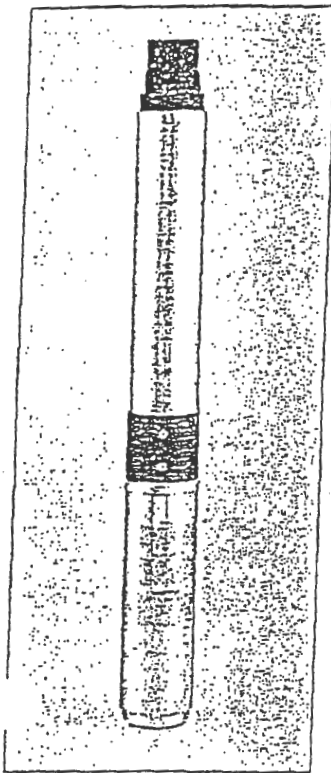
NOV 27 2018

COUNTY ENGINEER



P20

Submersible Effluent Pump



GENERAL DESCRIPTION

The P20 multistage submersible effluent pump constructed from precision-engineered, corrosion-resistant materials, is an industry leader in high pressure effluent removal. The floating stack design resists abrasion wear and reduces motor bearing thrust loading. These pumps feature the patented Signa-Seal™ design, which provides dry running capability in the event of a system failure. This patented Signa-Seal design has no industry equal.

APPLICATIONS

Designed for pumping filtered effluent.

SPECIFICATIONS

Shell: stainless steel

Discharge: fiberglass-reinforced thermoplastic

Discharge bearing: Nylontron®

Intermediate bearing: (on larger units) polycarbonate, nitrile rubber, and stainless steel

Impellers: Delrin®

Diffusers: Lexan®

Suction caps: Lexan® with stainless steel insert

Thrust pads: proprietary spec.

Shaft and coupling: stainless steel

Intake: fiberglass-reinforced thermoplastic

Intake screen: polypropylene

Cable guard: stainless steel

Agency Listings: UL 778

FEATURES

■ Patented Staging System – Our proven Signa-Seal™ staging system incorporates a harder-than-sand ceramic wear surface that when incorporated with our floating stack design, greatly reduces problems with abrasives, sand lock-up and running dry.

■ Discharge – Fiberglass-reinforced thermoplastic material for durability in aggressive water. Octagon-shaped to fit pipe wrench.

■ Discharge Bearing – Exclusive self-lubricating Nylontron® bearing resists wear from sand.

■ Intake – Fiberglass-reinforced thermoplastic material for durability in aggressive water.

■ Shaft – Positive drive from hexagonal heavy-duty 300 grade stainless steel.

■ Coupling – Stainless steel press fit to pump shaft. Couples to all standard NEMA motors.

■ Shell – Highest grade, heavy-walled corrosion-resistant stainless steel. Threaded for easy servicing.

■ Hardware – All screws, washers and nuts are corrosion-resistant 300 grade stainless steel.

■ Check Valve – Durable internal check valve.

■ Cable Guard – Corrosion-resistant stainless steel guard protects motor leads. Tapered ends prevent pump from catching on well.

■ Corrosion-proof intake screen


■ Franklin Electric Motor – 100% corrosion-resistant stainless steel construction. Constant lubrication through water-filled design. Hermetically-sealed stator assures moisture-free windings. Built-in surge arrester provided on 1/2 HP through 1-1/2 HP, single-phase pumps for added protection. All thrust absorbed by durable Kingsbury-type thrust bearing. Replaceable motor lead assembly. NEMA standard motors, 2- and 3-wire.

ORDERING INFORMATION

Model No.	HP	Max. Load Amps	Volts	Phase/Cycles	Cord Length
P20	1/2	12	115	1/60	100'

PERFORMANCE

Discharge Pressure PSI	57	52	44	33	19
Gallons Per Minute	10	15	20	25	30

 This product is Listed to UL Standards for Safety by Underwriters Laboratories Inc. (UL).

© Nylontron is a registered trademark of Polymer Corp.

© Lexan is a registered trademark of General Electric Co.

© Delrin is a registered trademark of E.I. DuPont de Nemours and Co.

Specifications are subject to change without notice.



— NOTE —

We have a wide range of sump/sewage/effluent pumps to offer. If you need a catalog showing other available units, please contact your Clearstream representative.

PROPLUS® GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

NOTE: All of our sprinklers are preset for you with a 90° arc setting, and include a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1 USE YOUR K-KEY

After you remove the nozzle retention screw with your K-Key, insert the K-Key into the keyhole on the top of the turret. Then, turn the K-Key 1/4 turn so it doesn't slip out of the hole when you pull it up.

2 PULL UP THE RISER

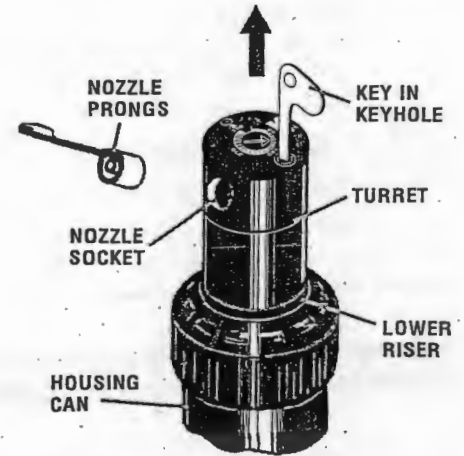
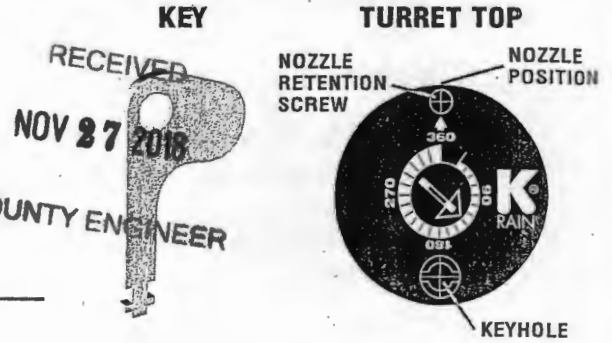
Firmly pull the entire spring loaded riser up with the K-Key to access the nozzle socket. Hold the riser up with one hand.

3 REMOVE THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, pivot your K-Key 1/4 of a turn to "hook" the nozzle and pull the nozzle out.

4 INSTALL A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and adjusts the distance of the spray.



PROPLUS IS ADJUSTABLE AND CONTINUOUS 360° ALL IN ONE MODEL

SETTING THE ARC ADJUSTMENT (PRESET AT 90°)

5 FIND THE LEFT START POSITION

First, rotate the turret with your fingers around to the RIGHT (clockwise) until it stops. Then, rotate the turret around to the LEFT until it stops again. This is the LEFT START position. The sprinkler will begin spraying from this point and will rotate clockwise.



6 TO CHANGE THE ARC SETTING BEFORE INSTALLATION

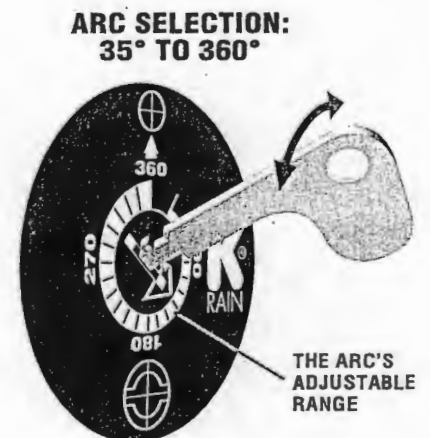
Follow step 5 above to find the LEFT START as a reference point. To INCREASE THE ARC, insert the K-Key into the arc indication ARROW SLOT at the center of the turret. While holding the turret with your fingers, turn the K-Key CLOCKWISE until the arc INDICATION ARROW POINTS TO the RIGHT STOPPING POINT.

WHEN SET AT 360°, PROPLUS WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.

To DECREASE THE ARC, hold the turret steady and turn the K-Key COUNTERCLOCKWISE to the desired setting.

WITH THE SPRINKLER RUNNING

Follow step 2, hand-spinning the turret gently in the direction it is spraying. Once you have found the LEFT START as a reference point, following the directions to INCREASE THE ARC or DECREASE THE ARC as shown above.



§285.37. On-Site Sewage Facilities and Water Treatment Equipment and Appliances

(a) Water treatment equipment is defined as an appliance, which includes water softeners and reverse osmosis systems, used to:

- (1) alter the mineral content of water;
- (2) alter the microbiological content of water;
- (3) alter other substances found in water; or
- (4) purify water.

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COUNTY ENGINEER

(b) Back flush or discharge from water treatment equipment installed on or after September 1, 2003, may be discharged into an on-site sewage facility (OSSF) as provided in this subsection.

(1) Water softener.

(A) The water softener must regenerate using a demand-initiated regeneration (DIR) control device. The water softener must be clearly labeled as being equipped with a DIR control device as follows:

- (i) the label shall be affixed to the outside of the water softener so the label can be easily inspected and read; and
- (ii) the label shall provide the name of the company that installed the water softener.

(B) A water softener may be connected to an OSSF with a non-standard or proprietary treatment system only as described in §285.32(c) and (d) of this title (relating to Criteria for Sewage Treatment Systems) if the water softener drain line:

- (i) bypasses the treatment system; and
- (ii) connects directly to a pump tank if the OSSF has a pump tank or directly to the pipe between the treatment system and the disposal system if no pump tank exists.

(C) An owner may continue to use a water softener that discharges to an OSSF and does not meet the requirements of subparagraph (A) of this paragraph if the water softener was installed before September 1, 2003. An owner must replace any water softener installed before September 1, 2003, with a water softener that meets the requirements of subparagraphs (A) and (B) of this paragraph at such time as:

- (i) an owner replaces the existing water softener; or
- (ii) an owner or installer installs, alters, constructs, or repairs an OSSF for the structure or property served by the existing water softener.

(2) Reverse osmosis system.

(A) Point-of-use (under sink unit) reverse osmosis systems. The back flush from a point-of-use reverse osmosis system may be discharged into an OSSF without including calculations of the back flush water volume in the OSSF planning materials.

(B) Point-of-entry (whole house unit) reverse osmosis systems. The back flush from a point-of-entry reverse osmosis system may be discharged into an OSSF if:

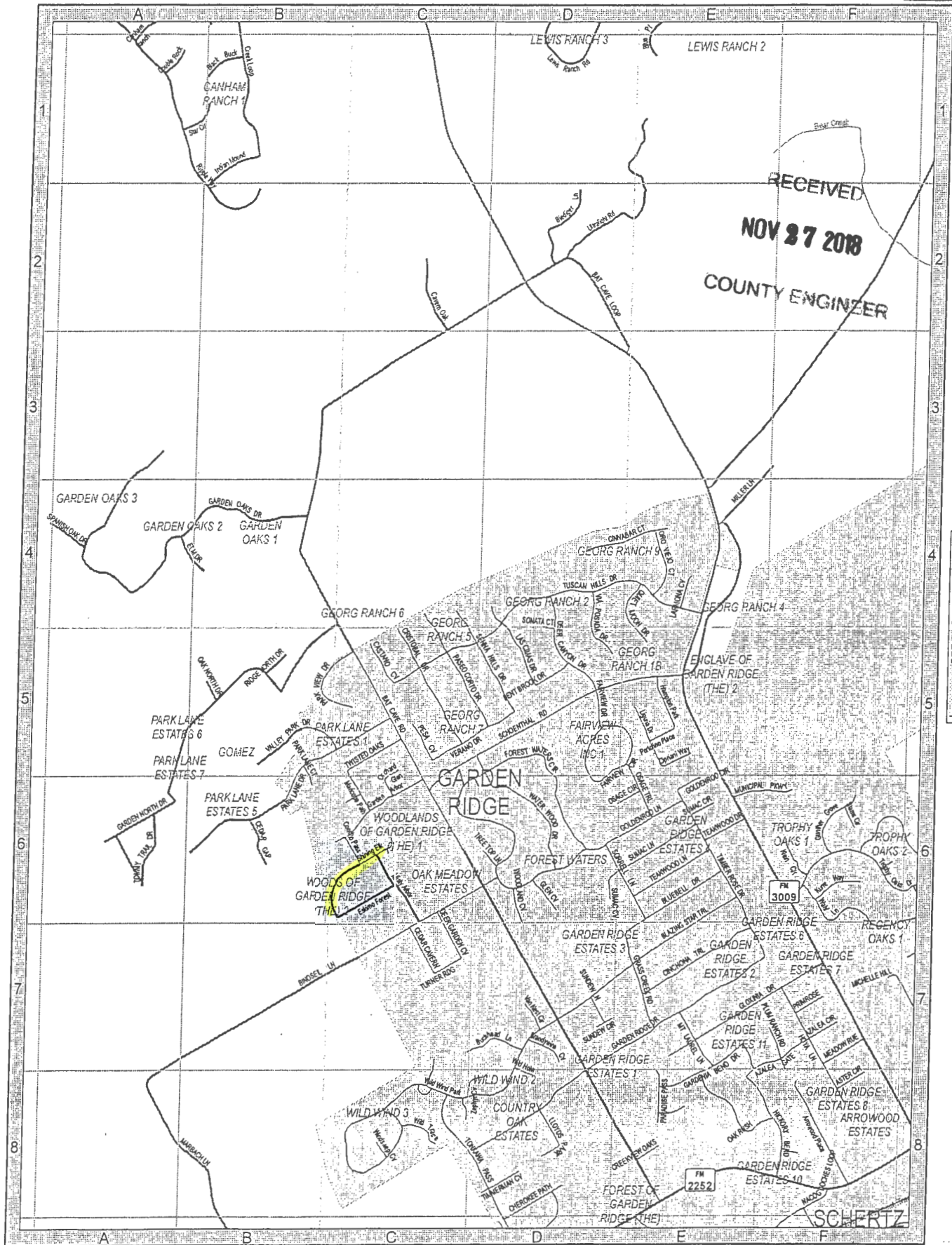
- (i) the owner can demonstrate that the point-of-entry reverse osmosis system does not cause hydraulic overloading of the OSSF; or
- (ii) the water volume from the point-of-entry reverse osmosis system is accounted for (added to the usage rate in §285.91(3) of this title (relating to Tables)) by providing calculations of the increase in wastewater volume with the OSSF planning materials.

(3) Water treatment equipment other than water softeners and reverse osmosis systems. If an owner uses water treatment equipment other than water softeners or reverse osmosis systems, the back flush from the water treatment equipment may be discharged into an OSSF if the water volume is added to the OSSF usage rate in §285.91(3) of this title. This water volume calculation must be provided with the OSSF planning materials.

(c) Discharges from all water treatment equipment shall enter the OSSF system through an airgap or an airgap device as required in the Uniform Plumbing Code (2000).

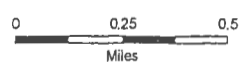
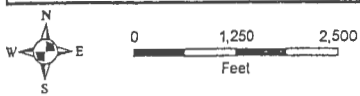
Adopted April 7, 2004

Effective April 28, 2004



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 COUNTY ENGINEER

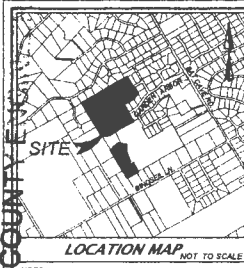
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NOTES:

- NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT WOULD PREVENT DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER ANY ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- SELLING A PORTION OF THIS ADDITION BY METERS AND SQUARES IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER ON ITS SUCCESSION AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 47, BLOCK 2.
- ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER ON ITS SUCCESSION AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
- SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- ELECTRIC SERVICE SHALL BE PROVIDED BY C.P.S. AND GAS SERVICE SHALL BE PROVIDED BY CENTER POINT ENERGY.
- TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
- AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEED TO THE WOODS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
- LOT 47, BLOCK 2 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.
- LOT 1, BLOCK 8 SHALL BE DESIGNATED AS PRIVATE STREET AND AS WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0001227.
- REFERENCE POINTS ARE IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C415F, DATED SEPTEMBER 2, 2009.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID).

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

SHOWN TO AND SUBSCRIBED BEFORE ME ON THE 10th DAY OF AUGUST, 2018.

John A. Seidel
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEGAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ORDINANCE MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

KFW SURVEYING, LLC
3121 PALMISTON DRIVE, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-879-8444
FAX: 210-879-8441

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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COUNTY OF COMAL
CITY OF GARDEN RIDGE

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John A. Seidel
NOTARY PUBLIC

LEGEND

- ① FOUND BY IRON ROD
- ② SET BY IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. RIGHT-OF-WAY
- O.P.R. OFFICIAL PUBLIC RECORDS
- U.E.T.V. GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT
- 970 - EXISTING BOUNDARY CONTOURS
- - - - - EXISTING BOUNDARY CONTOURS
- - - - - EDWARDS AQUIFER RECHARGE ZONE

KEY NOTES

- ① 10" ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- ② 40" BUILDING SETBACK LINE
- ③ 20" BUILDING SETBACK LINE
- ④ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑤ 10" DRAINAGE EASEMENT
- ⑥ 3" ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- ⑦ 12" ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- ⑧ 12" ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- ⑨ 10" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. 820146800021)
- ⑩ 40" BUILDING SETBACK LINE (DOC. 820146800021)
- ⑪ 10" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. 820146800021)
- ⑫ 40" BUILDING SETBACK LINE (DOC. 820146800021)
- ⑬ EDWARDS AQUIFER RECHARGE ZONE
- ⑭ 12" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. 820146800021)
- ⑮ EDWARDS AQUIFER RECHARGE ZONE
- ⑯ 12" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. 820146800021)

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS
BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	382.10'	830.00'	188.78'	41°12'30"	373.88'	S10°18'00"W
C2	16.80'	20.00'	10.40'	80°32'00"	18.74'	N10°04'12"E
C3	181.48'	80.00'	891.32'	177°38'30"	68.84'	S81°18'30"E
C4	16.34'	18.00'	7.77'	84°47'11"	13.80'	N87°17'33"E
C5	178.14'	80.00'	233.01'	306°18'27"	87.68'	N119°30'20"E
C6	16.87'	18.00'	8.31'	80°29'50"	18.11'	N80°30'20"W
C7	15.18'	18.00'	8.31'	87°48'20"	14.34'	N10°32'30"W
C8	178.89'	80.00'	230.02'	306°02'27"	87.42'	N119°30'20"E
C9	15.22'	18.00'	8.34'	88°08'20"	14.37'	S30°09'12"W
C10	31.42'	20.00'	20.00'	90°00'00"	38.00'	S18°06'47"E
C11	31.42'	20.00'	20.00'	90°00'00"	38.28'	S14°54'37"W
C12	30.82'	830.00'	16.47'	37°30'00"	30.82'	S89°15'00"E

LINE TABLE

LINE	LENGTH	BEARING
L1	26.30'	N88°04'17"E
L2	11.49'	S88°04'17"W
L3	81.49'	S10°00'00"W
L4	30.87'	S89°34'27"W
L5	48.81'	S61°00'00"E
L6	1.28'	N80°00'00"W
L7	37.07'	S17°00'00"E
L8	48.48'	S78°00'00"E
L9	33.02'	N89°30'00"E
L10	31.82'	N87°17'33"E

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HEREIN, AND IN PERSON THROUGH A duly AUTHORIZED AGENT, TO THE CITY OF GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET FRONT OF WAY AND ALL DRAINAGE AND WATER UTILITY EASEMENTS FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE 9th DAY OF August 2018

DAPHNE DEVELOPMENT, LLC
1202 W. BITTERS
BLDG 1 SUITE 1200
SAN ANTONIO, TEXAS 78216
PHONE: 210-493-2811
FAX: 210-493-7828

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, SPECIAL AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF August 2018.

John A. Seidel
NOTARY PUBLIC

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH AN APPROVAL IS REQUIRED.

Patricia A. Lackey
CITY ENGINEER

THIS PLAT OF THE WOODS OF GARDEN RIDGE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 23rd DAY OF August 2018

By: _____ MAYOR
By: _____ CITY SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS ____ DAY OF ____ A.D. ____ AT ____ IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN DOCUMENT NO. ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____ A.D. ____

COUNTY CLERK, COMAL COUNTY, TEXAS

By: _____ DEPUTY

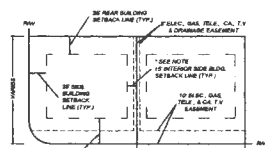
STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS ____ DAY OF ____ A.D. ____ AT ____ IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN DOCUMENT NO. ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____ A.D. ____

COUNTY CLERK, COMAL COUNTY, TEXAS

By: _____ DEPUTY

SUBDIVISION PLAT ESTABLISHING
THE WOODS OF GARDEN RIDGE, UNIT 3
A 33.819 ACRES TRACT OF LAND, OUT OF A 107.14 ACRES TRACT OF LAND, SITUATED IN THE CITY OF GARDEN RIDGE, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, AS PART OF SURVEY NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 201206013370 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



TYPICAL SINGLE FAMILY LOT DETAIL NOT TO SCALE

DETAIL "A" SCALE: 1"=100'

POOR QUALITY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Effective

Date: September 25, 2018

Grantor: Daphne Development, LLC, a Texas limited liability company

Grantor's Mailing Address (including county):

1202 W. Bitters, Bldg. 1, Suite 1200
San Antonio, Bexar County, Texas 78216

Grantee: Chesmar Homes CT, Ltd., a Texas limited partnership

Grantee's Mailing Address (including county):

1846 N. Loop 1604 W., Suite 200
San Antonio, Bexar County, Texas 78248

Consideration:

Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and a Fifth Amended and Restated in the sum of \$50,000,000.00 dated October 27, 2016, executed by Grantee, and other entities, payable to the order of Texas Capital Bank, National Association. The promissory note is secured by a vendor's lien retained in favor of Grantor in this deed and a master deed of trust and security agreement recorded under instrument number 201006037904 and Supplemental Deed of Trust and Security Agreement, from Grantee to John Hudgens, Trustee.

Property (including any improvements):

Lots 29, 30, 31, 32, 33 and 34, Block 2, The Woods of Garden Ridge Unit 3, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded in Document No. 201806034185, Map Records of Comal County, Texas, together with all improvements thereon and all rights and appurtenances pertaining thereto, including, without limitation, any and all

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right, title and interest of Grantor in and to all roads, alleys, easements, streets, rights-of-way, and water courses adjacent to, abutting, or serving the Lots, strips and gores, rights of ingress and egress to the Lots, and all permits, approvals, privileges and entitlements appurtenant to the Lots.

Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years.
2. The matters set forth in Exhibit "A" attached hereto and incorporated herein to the extent same currently exist and affect the Property or any portion thereof.

Grantor, for the Consideration and subject to 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 wise belonging, to have and 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, by, through or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty. Grantor and Grantee acknowledge that taxes for the current year have been prorated as of the date hereof, the payment of which Grantee assumes.

By acceptance of this deed, Grantee acknowledges and agrees that the only property conveyed hereby is the real property specifically described above, and that no easement or any other right, title or interest in and to any property other than the property described above is either expressly or implicitly conveyed or created by this deed. Without limitation of the foregoing, Grantee acknowledges and agrees that Grantee does not hereby acquire any express or implied easement or any other right, title or interest in and to any recreational property or facilities either owned by Grantor or located within the project commonly known as The Woods of Garden Ridge, and that there is no express or implied commitment that any such property or facility now or in the future located within The Woods of Garden Ridge shall continue in operation or existence.

It is expressly agreed and stipulated that a vendor's lien and superior title are retained and reserved against the Property until the above described note and all interest thereon are fully paid; the vendor's lien and superior title retained in this deed are transferred to Texas Capital Bank, National Association, a national banking association, without recourse on Grantor.

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When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were exchanged correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DAPHNE DEVELOPMENT, LLC, a Texas limited liability company

By: Jaime L. Johnson
Name: Jaime L. Johnson
Title: Vice President

STATE OF TEXAS §

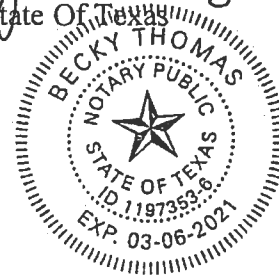
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 25 day of September, 2018, by **JAIME L. JOHNSON**, as Vice President of DAPHNE DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said limited liability company.

Becky Thomas
Notary Public, State Of Texas

Return To:

Mr. Bart Swider
Chesmar Homes CT, Ltd.
1846 N. Loop 1604 W., Suite 200
San Antonio TX 78248



POOR QUALITY

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COUNTY ENGINEER

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

1. Plat recorded in Document No. 201806034185, Map and Plat Records, Comal County, Texas. (All Lots)
2. Declaration of Covenants, Conditions and Restrictions for The Woods of Garden Ridge Subdivision, recorded in Document No. 201306046592, Official Public Records of Comal County, Texas. (All Lots)
3. Supplemental Declaration of Covenants, Conditions and Restrictions for The Woods of Garden Ridge Subdivision, Unit 3, recorded in Document No. 201806035335, Official Public Records of Comal County, Texas. (All Lots)
4. Certificate of Secretary, recorded in Document No. 201306050075, Official Public Records of Comal County, Texas. (All Lots)
5. Woods of Garden Ridge Homeowners Association, Inc.'s Document Retention, Access, Production and Copying Policy, recorded in Document No. 201406013476, Official Public Records of Comal County, Texas. (All Lots)
6. Woods of Garden Ridge Homeowners Association, Inc.'s Collection Policy and Payment Plan Guidelines, recorded in Document No. 201406013477, Official Public Records of Comal County, Texas. (All Lots)
7. 45 foot Building line along the front property line(s) as shown on Plat recorded in Document No. 20180603418, Map and Plat Records, Comal County, Texas. (All Lots)
8. 10 foot Electric, Gas, Telephone, Cable TV & Drainage Easement along the front property line(s), as shown on Plat recorded in Document No. 20180603418, Map and Plat Records, Comal County, Texas. (All Lots)
9. 25 foot Building Line along the rear property line(s), as shown on Plat recorded in Document No. 20180603418, Map and Plat Records, Comal County, Texas. (All Lots)

POOR QUALITY

RECEIVED
NOV 27 2018
COUNTY RECORDS

10. 15 foot Interior Side Building Line along both side property line(s), as shown on Plat recorded in Document No. 20180603418, Map and Plat Records, Comal County, Texas. (All Lots)
11. 5 foot Electric, Gas, Telephone, Cable TV & Drainage Easement along both side property line(s), as shown on Plat recorded in Document No. 20180603418, Map and Plat Records, Comal County, Texas. (All Lots)
12. Variable width Drainage Easement along a portion of the rear property line(s), as shown on Plat recorded in Document No. 20180603418, Map and Plat Records, Comal County, Texas. (Lots 32 and 33, Block 2)
13. Electric Line Right-of-Way Agreement, granted to the City of San Antonio, recorded in Volume 210, Page 767, Deed Records of Comal County, Texas. (All Lots)
14. Easement agreement recorded in Document No. 201406041156, Official Records of Comal County, Texas. (All Lots)
15. Groundwater Transfer Agreement recorded in Document No. 201406041158, Official Records of Comal County, Texas. (All Lots)
16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Volume 125, Page 108, Deed Records of Comal County, Texas. (All Lots)
17. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Volume 222, Page 887, Deed Records of Comal County, Texas. (All Lots)
18. Management Certificate recorded in Document No. 201706023831, Official Public Records of Real Property of Comal County, Texas. (All Lots)
19. Covenants providing for assessments, charges and liens payable to The Woods of Garden Ridge Homeowners Association, Inc., as set forth in Document No. 201306046592, Official Public Records of Comal County, Texas. (All Lots)

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/26/2018 11:01:07 AM
JESSICA 5 Pages(s)
201806037823



Bobbie Koepf

**J.B. Septic Systems, Inc.
Two-Year Initial Service Policy**

System Owner:
Karen Adams

Brand Name: Clearstream Wastewater System
 System Name: Primary
 Serial Number: 13553-555 NC 3T
 Model Number: 555 NC-3T
 Permit Number: 108404
 Effective: 09/04/2019 thru 09/04/2021

Site Legal Description: 8207 Shining Elk, Lot 32, Block 2, Unit 3
The Woodlands of Garden Ridge, Comal County

J. B. Septic Maintenance, Inc. will inspect and service your Clearstream Aerobic Treatment Plant once every four months for a period of two years. The initial two-year service policy shall be effective for two years from the date the OSSF is first used. This initial two year Service Policy will be at no additional charge to the property owner as required by State guidelines.

Before this initial two-year service policy expires, JB Septic Maintenance, Inc will notify you. Upon renewal of the contract, a copy of the new contract shall be submitted to the permitting authority. If the property owner or maintenance company desire to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease.

Testing and Reporting

- J.B. Septic Maintenance, Inc. shall test and report on this system as required by rule on the following:
1. An Inspection/Service Call every 4 months, which includes inspections, adjustment, and servicing of the mechanical and electrical component parts as necessary to ensure proper function.
 2. An effluent quality inspection every 4 months, consisting of a visual check for color, turbidity, scum overflow, and an examination for odors.
 3. A sample shall be pulled from the aeration tank every 4 months to determine if there is an excess of solids in the treatment plant. If the test results determine a need for solids removal, the user will be notified and the system will be pumped upon owner authorization.
 4. If any improper operation is observed which cannot be corrected at the time, the user shall be notified immediately in writing of the conditions and the estimated date of correction.
 5. If required, a chlorine residual test well be taken at each visit. (BOD and TSS annually on commercial only). If a grab test is required, the Owner will be responsible for the cost of the grab test.

The owner is responsible for keeping chlorine (Bleach) in the chlorinator as well as the cost of the chlorine.

J.B. Septic Maintenance, Inc. has been certified by the manufacturer of your system, and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any alarms and/or addressing any concerns by the owner of the system. Alarms and/or concerns will be addressed within 48 hours of the initial contact.

VIOLATIONS OF WARRANTY including shutting off the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

This Policy Does Not Include;

1. Cost of Pumping Sludge From Unit If Necessary.
2. Cost of System Repair Due to Damage or Parts Failure Due to Neglect.
3. Cost of Replacement of "Normal Wear & Tear" Items During Routine Maintenance Visits.

The Maintenance Company and the Owner agree to abide by the service policy as stated above.

MAINTENANCE COMPANY:

J.B. Septic Maintenance, Inc.
 P.O. Box 1609
 Helotes, Texas 78023
 (830) 931-0292
 (210) 414-6289

MANUFACTURER:

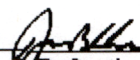
Clearstream Wastewater Systems, Inc.
 P.O. Box 7568
 Beaumont, Texas 77726-7568
 (409) 755-1500

Installation Company:

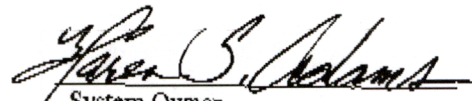
J.B. Septic Systems, Inc.
 P.O. Box 1609
 Helotes, Texas 78023
 (830) 931-0292

Permitting Authority:

Comal County Office of Environmental Health
 195 David Jonas Drive
 New Braunfels, Texas 78132-3760
 (830) 608-2094



 Jim Blake, J.B. Septic Systems, Inc.



 System Owner

Service Company Operator License Number: MP0000892

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 9/4/2019

Scheduled Report

Permit Number: 108404

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every months. Date of inspection visit: 1/14/2020

2. System inspected:

Owner: Karen Adams

System Name: Primary

Property Address: 8207 Shining Elk

Serial Num: 13553-555 NC 31

City, State., Zip Code: Garden Ridge, TX 78266

Brand Name: Clearstream

Inspected by: Victor Alvarado

Model Num: 555 NC 3T


(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disinfection Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seedir	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Item (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Repairs to system (list all components replaced):

4. Tests required and results:

<u>Test</u>	<u>Required</u> <small>Check if YES</small>	<u>Results</u> <small>mg/l, mpn/100 ml, or trace</small>	<u>Test Method</u>
BOD (Grab)	<input type="checkbox"/>		
TSS (Grab)	<input type="checkbox"/>		
Cl ₂ (Grab)	<input checked="" type="checkbox"/>	<u>0.2mg/L</u>	<u>DPD</u>
Fecal Coliform	<input type="checkbox"/>		

5. Comments:

PT= 0 "
 ATU= 0 %
 TT= " Lids secure at departure.

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 9/4/2019

Scheduled Report

Permit Number: 108404

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every months. Date of inspection visit: 6/10/2020

2. System inspected:

Owner: Karen Adams

System Name: Primary

Property Address: 8207 Shining Elk

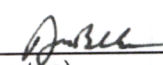
Serial Num: 13553-555 NC 3]

City, State., Zip Code: Garden Ridge, TX 78266

Brand Name: Clearstream

Inspected by: Victor Alvarado

Model Num: 555 NC 3T



(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disinfection Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seedir	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Item (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Repairs to system (list all components replaced):
replaced diffuser stone

4. Tests required and results:

<u>Test</u>	<u>Required</u> <small>Check if YES</small>	<u>Results</u> <small>mg/l, mpn/100 ml, or trace</small>	<u>Test Method</u>
BOD (Grab)	<input type="checkbox"/>		
TSS (Grab)	<input type="checkbox"/>		
Cl ₂ (Grab)	<input checked="" type="checkbox"/>	0.2mg/L	DPD
Fecal Coliform	<input type="checkbox"/>		

5. Comments:

PT=0"
ATU=5%
TT=0" Lids secured at departure

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 9/4/2019

Scheduled Report

Permit Number: 108404

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every months. Date of inspection visit: 1/20/2021

2. System inspected:

Owner: Karen Adams

System Name: Primary

Property Address: 8207 Shining Elk

Serial Num: 13553-555 NC 31

City, State., ZipCode: Garden Ridge, TX 78266

Brand Name: Clearstream

Inspected by: Pete Prado

Model Num: 555 NC 3T



(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disinfection Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seedir	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Item (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Repairs to system (list all components replaced):

4. Tests required and results:

<u>Test</u>	<u>Required</u> <small>Check if YES</small>	<u>Results</u> <small>mg/l, mpn/100 ml, or trace</small>	<u>Test Method</u>
BOD (Grab)	<input type="checkbox"/>		
TSS (Grab)	<input type="checkbox"/>		
Cl ₂ (Grab)	<input checked="" type="checkbox"/>	<u>0.2mg/L</u>	<u>DPD</u>
Fecal Coliform	<input type="checkbox"/>		

5. Comments:

PT= 0 "
 ATU= 20 %
 TT=1 " Lids secure at departure

J.B. SEPTIC MAINTENANCE, INC.



SERVICE CONTRACT AGREEMENT

In consideration of the pre-payment of the **annual fee of \$ 275.00** licensed maintenance provider will provide the following services for your On-Site Sewage Facility.

- Routine service visits once every 4 months during the service period of one year from 04/12/2022 to 04/12/2023 on the Aerobic system indicated below.

Owner:	<u>Karen Adams</u>	Phone No:	<u>(512) 757-7333</u>
System:	<u>Clearstream 555 NC-3T</u>	Permit:	<u>108404</u>
Address:	<u>8207 Shining Elk</u>	Sub Division:	<u>The Woods of Garden Ridge</u>
City/County:	<u>Garden Ridge/Comal</u>		

Service calls will include:

1. An effluent quality inspection consisting of a visual check for color and examination for odor.
2. Adjustment of any mechanical and electrical components that are out of order (Replacement of materials or parts is not covered).
3. Sampling of the settled solids in the aeration chamber.
4. Check chlorine residual when applicable.
5. Diffuser stones and air filters "normal wear and tear" items will be replaced as needed at an additional cost.
6. If your system needs a replacement part, we will contact for the part authorization.

If any improper operation is observed which cannot be corrected at the time of the inspection, you shall be notified immediately in writing of the conditions and the estimated date and cost, if applicable, for correction.

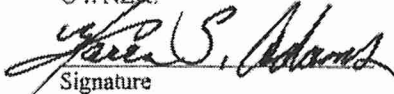
At the conclusion of the service policy, J. B. Septic Maintenance, Inc. will make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection and maintenance.

Owner / user operation instructions must be strictly followed. Also, it is the responsibility of the system owner to maintain chlorine in the system. The chlorine must be the appropriate type which is approved for waste water treatment.

J.B. Septic Maintenance, Inc. will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any alarms and/or addressing any concerns by the owner of the system. Alarms and/or concerns will be addressed within 48 hours of the initial contact.

Important: this service policy agreement does not cover the cost of service calls, labor or materials which are required or which are due to misuse or abuse of the system; failure to maintain electrical power to the system; disposal of non-biodegradable materials such as chemicals, solvents, grease, oil, paint, etc.; pumping of sludge build-up from the system; or any usage contrary to the requirements as stated in the "Operation Manual." Additional service, including replacement of components, laboratory test work, and pumping of tanks will be done upon customer authorization and at an additional charge.

OWNER:


Signature

Date: June 20 22

SERVICE DEALER


J.B. Septic Maintenance, Inc.



Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 9/4/2019

Scheduled Report

Permit Number: 108404

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every months. Date of inspection visit: 11/2/2023

2. System inspected:

Owner: Karen Adams

System Name: Primary

Property Address: 8207 Shining Elk

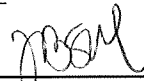
Serial Num: 13553-555 NC 37

City, State., ZipCode: Garden Ridge, TX 78266

Brand Name: Clearstream

Inspected by: Jose J Roman

Model Num: 555 NC 3T



(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disinfection Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seedir	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Item (Specify)		<input type="checkbox"/>	<input type="checkbox"/>

3. Repairs to system (list all components replaced):

4. Tests required and results:

<u>Test</u>	<u>Required</u> <small>Check if YES</small>	<u>Results</u> <small>mg/l, mpn/100 ml, or trace</small>	<u>Test Method</u>
BOD (Grab)	<input type="checkbox"/>		
TSS (Grab)	<input type="checkbox"/>		
Cl ₂ (Grab)	<input type="checkbox"/>		
Fecal Coliform	<input type="checkbox"/>		

5. Comments:

PT= 2"

ATU= 0 %

TT= 1" Lids secure at departure.

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 9/4/2019

Scheduled Report

Permit Number: 108404

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every months. Date of inspection visit: 11/2/2023

2. System inspected:

Owner: Karen Adams

System Name: Primary

Property Address: 8207 Shining Elk

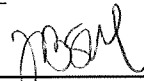
Serial Num: 13553-555 NC 37

City, State., ZipCode: Garden Ridge, TX 78266

Brand Name: Clearstream

Inspected by: Jose J Roman

Model Num: 555 NC 3T



(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disinfection Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seedir	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Item (Specify)		<input type="checkbox"/>	<input type="checkbox"/>

3. Repairs to system (list all components replaced):

4. Tests required and results:

<u>Test</u>	<u>Required</u> <small>Check if YES</small>	<u>Results</u> <small>mg/l, mpn/100 ml, or trace</small>	<u>Test Method</u>
BOD (Grab)	<input type="checkbox"/>		
TSS (Grab)	<input type="checkbox"/>		
Cl ₂ (Grab)	<input type="checkbox"/>		
Fecal Coliform	<input type="checkbox"/>		

5. Comments:

PT= 2"

ATU= 0 %

TT= 1" Lids secure at departure.

Aerobic Services
15188 FM 306
Canyon Lake, TX 78133



Canyon Lake: (830) 964-2365
Bastrop: (512) 303-6922
info@aerobicservices.com
bastrop@aerobicservices.com
MP349 / OS24597
www.aerobicservices.com

To: Karen Adams
8207 Shining Elk
Garden Ridge, TX 78266
Agency: Comal
County: Comal
Permit No: 108404

Tech: Marc
Phone: (512) 757-7333 Date: 2024-10-15
Alt Ph: _____ Service _____
Due: _____

Inspection Type: Scheduled

Item	Operational	Inoperative	Not Present	
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air Pressure: 60
Irrigation Pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air Compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pump Screen:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chlorinator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Spray Field Vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Filters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sprinkler / Drip Backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Controls / Electric Circuits:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Test Results and Observations: (As Required)

Chlorine Residual (ppm): 0.17
Test Method: Dpd
BOD: _____
TSS: _____
Tank Lids Secured: Yes / NO
Pump Out Needed: Yes / NO
Repairs Made Yes / NO

Mixed Liquor: all measurements in inches

Aeration: NA

Sludge Levels

Clarifier: 48 fog
Pump: 3

Repairs and Comments:

Did full inspection. Home owner supplied bleach so added 2 gallons and one gallon of water cause it was splashless bleach and too thick for container to drain properly. In the future just add regular cheap bleach to container and the fuller the container the better to work properly.

Inspector: _____ Date: 2024-10-15

Tom Hampton, VP
MP349/OS24597