

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **02/22/2019** Permit Number: **108453**

Location Description: **1259 EDWARDS BLVD
NEW BRAUNFELS, TX 78132**

Subdivision: **Preiss Heights**

Unit:

Lot: **Lot 4**

Block: **7**

Acreage:

Type of System: **Aerobic
Drip Irrigation**

Issued to: **Maria E. Velez & Dalia I. Pena**

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

Shelley K. Helmke OS0031545
ENVIRONMENTAL HEALTH INSPECTOR

Sandra Ann Hernandez
ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

1 PM

2.22.19 - S Helmerke

Cornell County Environmental Health DSSF Inspection Sheet

Installer Name: Swoyer OSSF Installer #: 050026238
 1st Inspection Date: 9/15-19 2nd Inspection Date: 1/22/19 3rd Inspection Date: 2-6-19
 Inspector Name: Connor Inspector Name: Mike T. Inspector Name: Mike T.
 Permit #: 108453 Address: Greene Heights 1259 EDWARDS BOND

Code	Description	Compliance	Code	Compliance	Code	Compliance
1	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)	✓		
2	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 inch Per Foot	✓	285.32(a)(3)	✓		
3	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)	✓		
4	PRETREATMENT Installed (If required) (ICG Approved) (Pre-treatment Sump Tanks) Meet Minimum Requirements		285.32(a)(1)(i) 285.32(b)(1)(E)(H) 285.32(b)(1)(F)(M) 285.32(b)(1)(F) 285.32(b)(1)(G) 285.32(b)(1)(C)(D) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(B)(C) 285.32(b)(1)(E)(F) 285.32(b)(1)(E)(G)			
5	PRETREATMENT Grease interceptors if required for commercial		285.34(d)			

2.6.19

tanks set level no leaks cover no dip installed

MT-1/22/19

tight line sleeved.

MT 2-6-19

ready for cover. Need to check waterline for sleeving on final. from well

2.22.19

sleeved

Drainfield

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swoyer OSSF Installer #: 050026238
 1st Inspection Date: 1-15-19 2nd Inspection Date: 1/22/19 3rd Inspection Date: 2-6-19
 Inspector Name: Connor Inspector Name: Mike T. Inspector Name: Mike T.
 Permit #: 108453 Address: Brown Heights 1259 Brown Heights

Edwards

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		✓		2-6-19
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)				

tanks set level no leaks cover no dip installed

MT-1/22/19

tight line sleeved.

MT 2-6-19

ready for cover. Need to check waterline for sleeving on final. from well

Drainfield

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(ii)285.33(d)(2)(G)(iii)(iii)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(i)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed			2400' tubing called for per plan			2491
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swoyer OSSF Installer #: OS 0026238
 1st Inspection Date: 11-15-19 2nd Inspection Date: 1/22/19 3rd Inspection Date: _____
 Inspector Name: Connor Inspector Name: Mike T. Inspector Name: _____
 Permit #: 108453 Address: Bress Heights 1259 Bress Heights



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

tanks set level no leaks cover no drip installed
MT-1/22/19
tight line sleeved.

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		✓		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed	✓			✓		
14	AEROBIC TREATMENT UNIT Size Installed	✓		1250 gal	✓		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Maxx Air 1000	✓		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(I)285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(I) 285.33(d)(2)(G)(II) 285.33(d)(2)(G)(iii)(I)				
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42	APPLICATION AREA Area Installed			2400' tubing called for per plan			
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swoyer OSSF Installer #: 050026238
 1st Inspection Date: 9-15-19 2nd Inspection Date: _____ 3rd Inspection Date: _____
 Inspector Name: Cannon Inspector Name: _____ Inspector Name: _____
 Permit#: 108453 Address: Brush Heights 1259 Brush Heights

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

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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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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	✓		1250 gal	✓		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Maxx Air 1000	✓		
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**Comal County Environmental Health
OSSF Inspection Sheet**

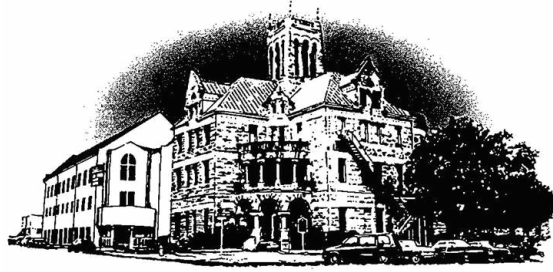
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29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
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33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>	/	285.32(c)(1)		/		
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	/			/		
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>	/			/		
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
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43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



Comal County

OFFICE OF COMAL COUNTY ENGINEER

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 108453
Issued This Date: 12/19/2018
This permit is hereby given to: Maria E. Velez & Dalia I. Pena

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

1259 EDWARDS BLVD
NEW BRAUNFELS, TX 78132

Subdivision: Preiss Heights

Unit:

Lot: Lot 4

Block: 7

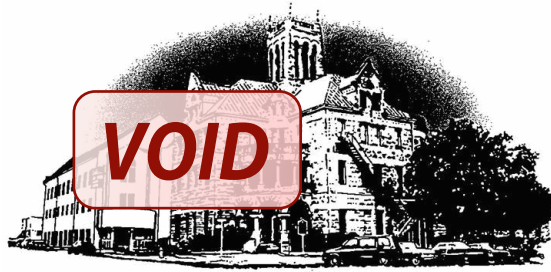
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip 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 COMAL COUNTY ENGINEER

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 108453
Issued This Date: 12/19/2018
This permit is hereby given to: Maria E. Velez & Dalia I. Pena

VOID

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

1259 EDWARDS BLVD
NEW BRAUNFELS, TX 78132

Subdivision: Preiss Heights

Unit:

Lot: Part of Lot 4

Block: 7

Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip 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.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

<i>items</i>	<i>Date Received</i>
<i>initials</i>	

Permit Number

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate

Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer

Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.

Required Permit Fee

Copy of Recorded Deed

Surface Application/Aerobic Treatment System

Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

Signed Maintenance Contract with Effective Date as Issuance of License to Operate

RECEIVED
 DEC 07 2018
 COUNTY ENGINEER

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.



 Signature of Applicant

12/7/18

 Date

COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

(Missing Items Circled, Application Refused)

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

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

Date August 9, 2018

Permit # 108453

Owner Name MARIA E. VELEZ & DALIA I. PENA
 Mailing Address c/o 23011 FM 306
 City, State, Zip CANYON LAKE, TX 78133
 Phone# _____
 Email _____

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

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name PREISS HEIGHTS Unit/Phase/Section _____ Lot 4 Block 7
 Acreage/Legal _____
 Street Name/Address 1259 EDWARDS BLVD City NEW BRAUNFELS Zip 78132

Type of Development:

Single Family Residential
 Type of Construction (House, Mobile, RV, Etc.) HOUSE w/ detached living
 Number of Bedrooms 4 + 3
 Indicate Sq Ft of Living Area 2231 & 2284

Commercial or Institutional Facility
 (Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
 Type of Facility _____
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
 Restaurants, Lounges, Theaters - Indicate Number of Seats _____
 Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
 Travel Trailer/RV Parks - Indicate Number of Spaces _____
 Miscellaneous _____

Estimated Cost of Construction: \$ 750,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
 Yes No (if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well
 Are Water Saving Devices Being Utilized Within the Residence? Yes No

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

Maria E. Velez & Dalia I. Pena 12/2/18
 Signature of Owner Date

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

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

REVISED

8:58 am, Dec 10, 2018

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

MAXX AIR M1000 & 1250 GAL

Tank Size(s) (Gallons) PUMP TANK Absorption/Application Area (Sq Ft) 4800

Gallons Per Day (As Per TCEQ Table III) 480

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

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

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

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

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

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

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

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

Is this property within an incorporated city? [] Yes [X] No

If yes, indicate the city:



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer (Handwritten Signature)

Date August 9, 2018

Ritzen, Brenda

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Tuesday, January 29, 2019 10:38 AM
To: Ritzen, Brenda
Subject: Re: Permit # 108453 - 1259 Edwards Blvd

Yes, the builder told me that the property will not be used for short term rental.
Thanks,
Greg

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

On Tuesday, January 29, 2019, 10:20:37 AM CST, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Greg,

Are you indicating that this structure will not be used as a short term rental, but will be rented/leased or lived in for periods of 30 days or more at a time?

Thank you,

Brenda Ritzen, OS0007722

Environmental Health Coordinator

Comal County Engineers Office

195 David Jonas Drive

New Braunfels, Texas 78132

830-608-2090

www.cceo.org

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Tuesday, January 29, 2019 9:44 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Fw: Permit # 108453 - 1259 Edwards Blvd

See below from Trace Jurica about VRBO question

Steve

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

----- Forwarded Message -----

From: Trace Jurica <notrace@gmail.com>
To: Greg Johnson <gregjohnsonpe@yahoo.com>; rabbjr@co.comal.tx.us
Cc: Marisa Kane <marisa@paulswoyerseptics.com>; Paul Swoyer <paulswoyer@yahoo.com>; Randy Hollinshead <randy@paulswoyerseptics.com>
Sent: Tuesday, January 29, 2019 9:40 AM
Subject: Re: Permit # 108453 - 1259 Edwards Blvd

Yes Steve that's correct, per my discussion with Greg last week the intention is not to place this property on VRBO. I'm sorry if I was supposed to reach out to Brenda then, I thought you had closed the loop with her.

Thanks, Trace

On Tue, Jan 29, 2019 at 8:47 AM Greg Johnson <gregjohnsonpe@yahoo.com> wrote:

Trace Jurica (builder) talked to Greg and said they will not have a VRBO on this property

Trace - please call county and talk to Brenda - reference 108453 and let her know what you told Greg

Please also reply to this email and I will forward to Brenda

Thanks

Steve

Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

From: Marisa Kane <marisa@paulswoyerseptics.com>
To: "Greg Johnson (gregjohnsonpe@yahoo.com)" <gregjohnsonpe@yahoo.com>
Cc: Trace Jurica <notrace@gmail.com>; 'Paul Swoyer' <paulswoyer@yahoo.com>; Randy Hollinshead <randy@paulswoyerseptics.com>
Sent: Monday, January 28, 2019 10:59 AM
Subject: FW: Permit # 108453 - 1259 Edwards Blvd

Good morning Greg and Team,

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Wednesday, January 23, 2019 10:03 AM
To: 'Greg Johnson'
Subject: Permit 108453

Re: Maria E. Velez & Dalia I. Pena
Preiss Heights Lot 4 Block 7
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Greg, **See email response from Greg dated 1/29/19**

Our office received information that the referenced location will be used as a short term rental. The permit application indicates the use as single family residential. Please review the referenced permit submittal and revise planning materials as needed.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org



201806047345 12/12/2018 02:01:06 PM 1/2

AFFIDAVIT



201806046838 12/07/2018 11:55:04 AM 1/2

108453

2/05

THE COUNTY OF COMAL
STATE OF TEXAS

* Rerecord to correct legal to say - lot 4
CERTIFICATION OF OSSF REQUIRING MAINTENANCE

REVISED

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

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

RECEIVED

DEC 07 2018

UNIT/PHASE/SECTION 7 BLOCK 4 (PT) LOT _____ PREISS HEIGHTS _____ SUBDIVISION _____
COUNTY ENGINEER
IF NOT IN SUBDIVISION: 0.002 ACREAGE BEING A PORTION OF LOT 4, PREISS HEIGHTS, BLOCK 7 SURVEY

The property is owned by (insert owner's full name): MARIA E. VELEZ & DALIA I. PENA

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 2 DAY OF December, 20 18
Maria E. Velez Dalia I. Pena
X Maria E. Velez MARIA E. VELEZ
Owner(s) signature(s) Owner (s) Printed name (s)

MARIA E. VELEZ
DALIA I. PENA Diane Hummel

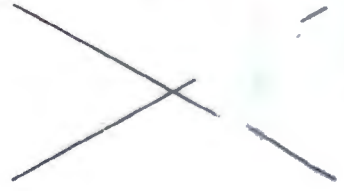
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF

December, 20 18
D.H. Hummel
Notary Public Signature

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY



(Notary Seal Here)



**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

I

Before me this day appeared MARIA E. VELEZ & DALIA I. PENA, being the owners of the referenced property at 1259 EDWARDS BLVD. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

 UNIT 7 BLOCK 4 ~~(P)~~ LOT PREISS HEIGHTS SUBDIVISION

IF NOT IN SUBDIVISION: 0.902 ACREAGE BEING A PORTION OF LOT 4, PREISS HEIGHTS, BLOCK 7 SURVEY

The property is owned by MARIA E. VELEZ & DALIA I. PENA

WITNESS MY HAND ON THIS OF DAY OF , 20 18 .

RECEIVED

X *Maria E. Velez*
OWNER (SIGNATURE)

X *Dalia I. Pena*
OWNER (SIGNATURE)

DEC 07 2018

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS DAY OF , 20 18 BY COUNTY ENGINEER

MARIA E. VELEZ
OWNER NAME (PRINTED)

DALIA I. PENA
OWNER NAME (PRINTED)

D.H.
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/12/2018 02:01:06 PM
TERRI 2 Page(s)
201806047345



Bobbie Koepf

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/07/2018 11:55:04 AM
TERRI 2 Page(s)
201806046838



Bobbie Koepf



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

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

Customer: MARIA E. VELEZ & DALIA I. PENNA

PROPERTY LEGAL DESCRIPTION:

Site Address: 1259 EDWARDS BLVD

PREISS HEIGHTS, BLOCK 7, LOT 4 (PT) 0.902 ACRES

City/State: NEW BRAUNFELS, TX Zip: 78132

County: COMAL Permit#: _____

Phone Number: 832 657 9887

E-mail: dpena@LDKY.com

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

RECEIVED

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

DEC 07 2018

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

COUNTY ENGINEER

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

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

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

Client: Maria E. Velez & Dalia I. Penna

Contractor: PS

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

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

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

Approved by Contractor:

MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER/VED

Approved by Client:

DEC 07 2018

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

COUNTY ENGINEER

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

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

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

Client:

Contractor:

STATE OF TEXAS WELL REPORT for Tracking #468176

Owner:	Weldon Bailey	Owner Well #:	No Data
Address:	1271 Edwards Blvd New Braunfels, TX 78132	Grid #:	68-24-1
Well Location:	1259 Edwards Blvd New Braunfels, TX 78132	Latitude:	29° 44' 35.48" N
Well County:	Comal	Longitude:	098° 06' 58" W
		Elevation:	No Data

Type of Work:	New Well	Proposed Use:	Domestic
---------------	-----------------	---------------	-----------------

Drilling Start Date: **12/13/2017** Drilling End Date: **12/14/2017**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	9	0	220

Drilling Method: **Air Rotary**

Borehole Completion: **Open Hole**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	100	Cement 34 Bags/Sacks

Seal Method: **Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **50+**

Distance to Septic Field or other
concentrated contamination (ft.): **150+**

Distance to Septic Tank (ft.): **50+**

Method of Verification: **Wheel**

Surface Completion: **Surface Sleeve Installed**

Surface Completion by Driller

Water Level: **83 ft. below land surface on 2017-12-28** Measurement Method: **Electric Line**

Packers: **Rubber at 100 ft.
Rubber at 105 ft.**

Type of Pump: **No Data**

Well Tests: **No Test Data Specified**

	Strata Depth (ft.)	Water Type
Water Quality:	No Data	No Data

Chemical Analysis Made: **No**Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Kutscher Drilling**
3810 Hunter Road
San Marcos, TX 78666

Driller Name: **Daniel Kutscher** License Number: **54746**

Comments: **No Data**

Report Amended on 1/9/2018 by Request #23981

Lithology:
 DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	3	Top Soil
3	30	Hard Tan Limestone
30	50	Hard Tan Lime w Flint
50	220	Hard Tan Limestone

Casing:
 BLANK PIPE & WELL SCREEN DATA

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5		New Plastic (PVC)	17	2	200

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

STATE OF TEXAS WELL REPORT for Tracking #468227

Owner:	Weldon and Diane Bailey	Owner Well #:	No Data
Address:	5415 Adline Mail Road Houston, TX 77039	Grid #:	68-24-1
Well Location:	1259 Edwards Blvd New Braunfels, TX	Latitude:	29° 44' 35.48" N
Well County:	Comal	Longitude:	098° 06' 58" W
		Elevation:	No Data

Type of Work: **New Well** Proposed Use: **Domestic**

Drilling Start Date: **12/13/2017** Drilling End Date: **12/14/2017**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	12	0	7
	9	7	220

Drilling Method: **Air Rotary**

Borehole Completion: **Open Hole**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	100	Cement 34 Bags/Sacks

Seal Method: **Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **50+**

Distance to Septic Field or other
concentrated contamination (ft.): **150+**

Distance to Septic Tank (ft.): **50+**

Method of Verification: **Wheel**

Surface Completion: **Surface Sleeve Installed**

Surface Completion by Driller

Water Level: **84 ft. below land surface on 2017-12-28** Measurement Method: **Electric Line**

Packers: **Rubber at 100 ft.
Rubber at 105 ft.**

Type of Pump: **No Data**

Well Tests: **No Test Data Specified**

Water Quality:	Strata Depth (ft.)	Water Type
	No Data	No Data

Chemical Analysis Made: **No**Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Kutscher Drilling**
3810 Hunter Road
San Marcos, TX 78666

Driller Name: **Daniel Kutscher** License Number: **54746**

Comments: **No Data**

Lithology:
 DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	3	Top Soil
3	30	Hard Tan Limestone
30	50	Hard Tan Limestone With Flint
50	220	Hard Tan Limestone-Edwards

Casing:
 BLANK PIPE & WELL SCREEN DATA

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5	Blank	New Plastic (PVC)	SDR 17	2	180
4.5	Screen	New Plastic (PVC)	SDR 17	180	200

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

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

Date Soil Survey Performed: June 15, 2017

Site Location: PREISS HEIGHTS, BLOCK 7, LOT 4

Proposed Excavation Depth: N/A

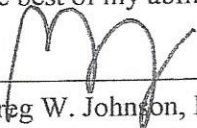
Requirements:

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

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN
1						
2						
3						
4						
5						

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

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



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

06/15/17

Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: November 28, 2018

Applicant Information:

Name: MARIA E. VELEZ & DALIA I. PENA
 Address: c/o 23001 FM 306
 City: CANYON LAKE State: TX
 Zip Code: 78133 Phone: _____

Site Evaluator Information:

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

Property Location:

Lot 4 Unit _____ Blk _____ Subd. EDWARDS BLVD
 Street Address: 1259 EDWARDS BLVD
 City: NEW BRAUNFELS Zip Code: 78132
 Additional Info. Lot 4

Installer Information:

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

Topography: Slope within proposed disposal area: 3 %
 Presence of 100 yr. Flood Zone: YES x NO _____
 Existing or proposed water well in nearby area. YES x NO _____ >50' **PRESSURE CEMENTED**
 Presence of adjacent ponds, streams, water impoundments YES X NO _____ >75'
 Presence of upper water shed YES _____ NO X
 Organized sewage service available to lot YES _____ NO X

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



 GREG W. JOHNSON, P.E. 67587 - F#2585

11/28/18

 DATE



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

June 17, 2017

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

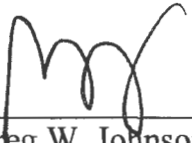
RE- SEPTIC PERMIT
1259 EDWARDS BLVD
NEW BRAUNFELS, TX 78132
PREISS HEIGHTS, BLOCK 7, LOT 4
WELDON D. & DIANE MAY BAILEY

Ms. Brenda Ritzen/ Sandra Hernandez,

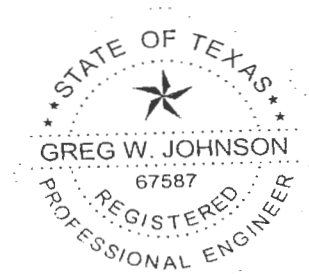
The referenced property is located within the Edwards Aquifer Recharge Zone. This property is exempt from a WPAP because it is not a regulated activity according to §213.30(28)(B)(v). To my knowledge no WPAP exists for this property.

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

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 27, 2012).


06/17/17

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



RECEIVED
DEC 07 2018
COUNTY ENGINEER

**AEROBIC TREATMENT
DRIP TUBING SYSTEM**

DESIGNED FOR:

MARIA E. VELEZ & DALIA I. PENA

c/o 23011 FM 306

CANYON LAKE, TEXAS 78133

SITE DESCRIPTION:

Located in Preiss Heights, Block 7, Lot 4, at 1259 Edwards Blvd, the proposed system will serve a four bedroom residence (2231sf.) & three bedroom detached living (2284 sf.), situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses, oak, and Mountain Cedar trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4-inch SCH-40 pipe discharges from the residence into an Maxx Air M-1000 1000 gpd aerobic plant containing a 639-gallon pretreatment tank, an aerobic treatment plant, and then into a 1250gallon pump tank containing a (0.5 HP FPS E-Series-20FE05P4-2W115) well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 6 minute run time with float setting at 480 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron disc filter then through a 1" SCH-40 manifold to a 4800 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with **0.61 gph** emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the disc filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip tubing the entire field area will be scarified and built up with 6" of a Type II or III soil. Drip tubing will be laid and will be capped with ~6" of Type II or Type III soil (**NOT SAND**). The field area will be covered in curlex fabric and heavily seeded or sodded with grass prior to system startup.

Tanks must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.

DESIGN SPECIFICATIONS:

Daily flow: 4 BR Res (3900 sf.) +3 BR detached living (2284 sf) @ 480 gpd (Table III)

Pretreatment tank size: 639 Gal

Plant Size: Maxx Air M1000 1000 gpd (TCEQ Approved)

Pump tank size: 1250 Gal

Reserve capacity after High Level: 160 Gal (1/3 day Req'd)

Application Rate: Ra = 0.2 gal/sf

Total absorption area: $Q/Ra = 480 \text{ GPD}/0.20 = 2400 \text{ sf}$. (Actual 4800 sf.)

Total linear feet drip tubing: 2400' *Netifim Bioline* drip tubing .61 GPH

Pump requirement: 1200 emitters @ .61 gph @ 30 psi = 12.2 gpm

Pump Requirement (cont.): (0.5 HP FPS E-Series-20FE05P4-2W115)

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS

IN DRIP TUBING W/ NOM. DIA. 0.55" ID

$$\text{MSV} = 2 \text{ FPS } (\text{ID} \uparrow 2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$$

$$\text{MSV} = 2(3.14159((.55/12) \uparrow 2) / 4) * 7.48 * 60$$

$$\text{MSV} = 1.5 \text{ gpm PER LINE} * 8 \text{ LINES} = 12 \text{ GPM MIN FLOW RATE}$$

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

$$\text{MSV} = 2 \text{ FPS } (\text{ID} \uparrow 2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$$


$$\text{MSV} = 2(3.14159((1.049/12) \uparrow 2) / 4) * 7.48 * 60$$

$$\text{MSV} = 5.4 \text{ GPM}$$

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective December 29, 2016)

 11/28/18

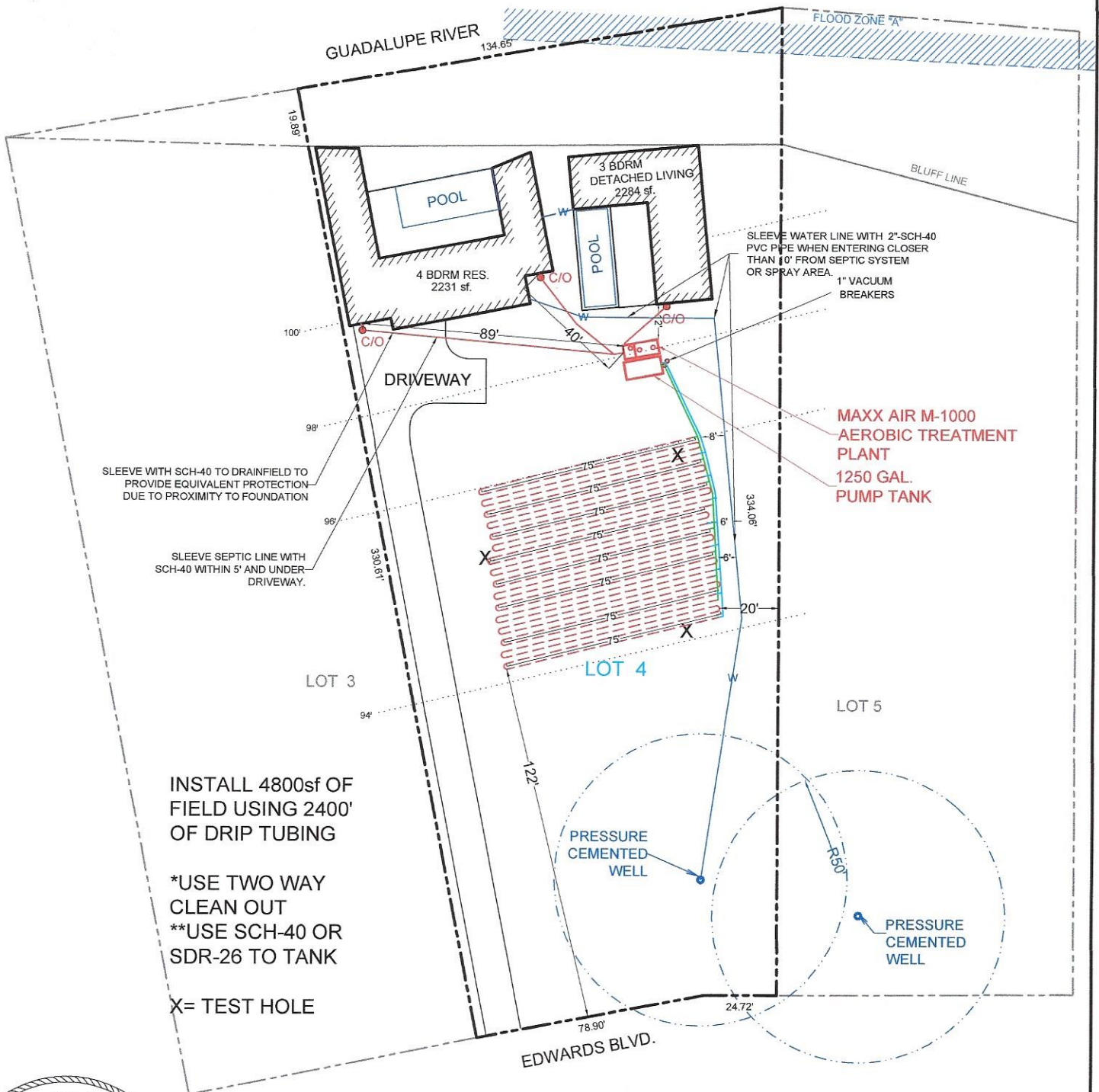
 Greg W. Johnson, P.E. No. 67587 F# 2585
 170 Hollow Oak
 New Braunfels, Texas 78132
 830/905-2778



#108453

REVISED

10:45 am, Jan 15, 2019



SLEEVE WITH SCH-40 TO DRAINFIELD TO PROVIDE EQUIVALENT PROTECTION DUE TO PROXIMITY TO FOUNDATION

SLEEVE SEPTIC LINE WITH SCH-40 WITHIN 5' AND UNDER DRIVEWAY.

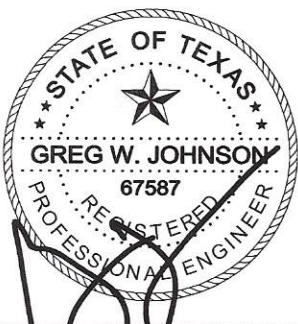
SLEEVE WATER LINE WITH 2"-SCH-40 PVC PIPE WHEN ENTERING CLOSER THAN 10' FROM SEPTIC SYSTEM OR SPRAY AREA.
1" VACUUM BREAKERS

**MAXX AIR M-1000
AEROBIC TREATMENT
PLANT
1250 GAL.
PUMP TANK**

INSTALL 4800sf OF FIELD USING 2400' OF DRIP TUBING

*USE TWO WAY CLEAN OUT
**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE



OWNER: MARIA E. VELEZ & DALIA I. PENA		DRAWN BY:		
STREET ADDRESS: 1259 EDWARDS BLVD.				
LEGAL DESC: PREISS HEIGHTS	UNIT/SECTION/PHASE:	BLOCK: 7	LOT: 4	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 6/16/2017	REVISION 01/08/2019	

TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

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

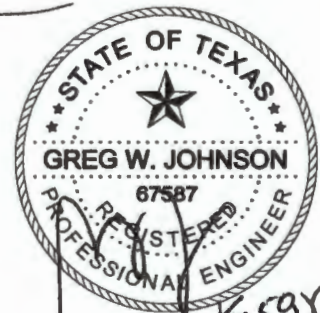
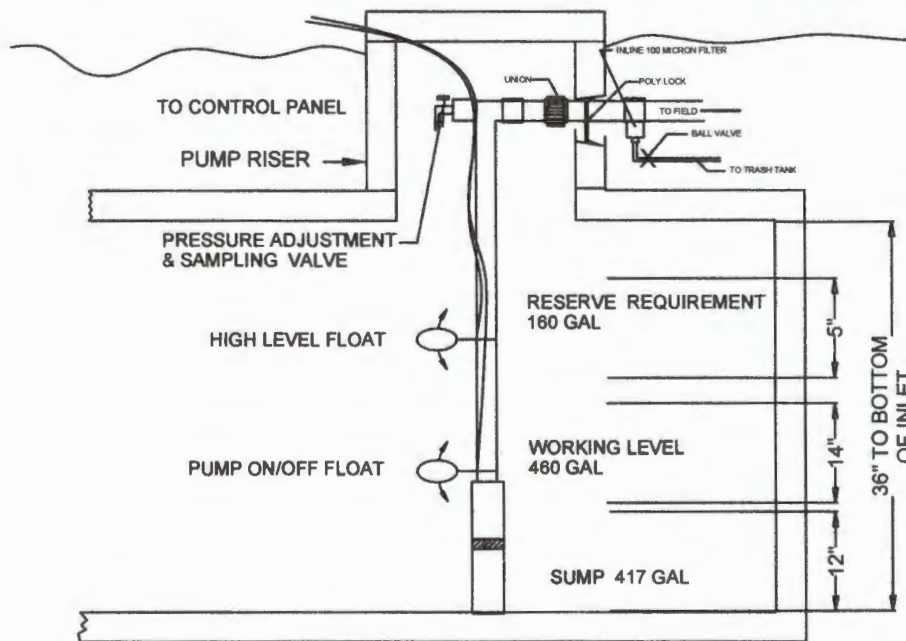
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

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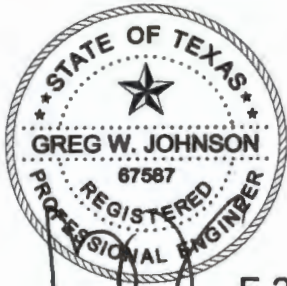
DEC 07 2018

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



F2591
08/01/18

TYPICAL PUMP TANK CONFIGURATION 1250 GAL PUMP TANK

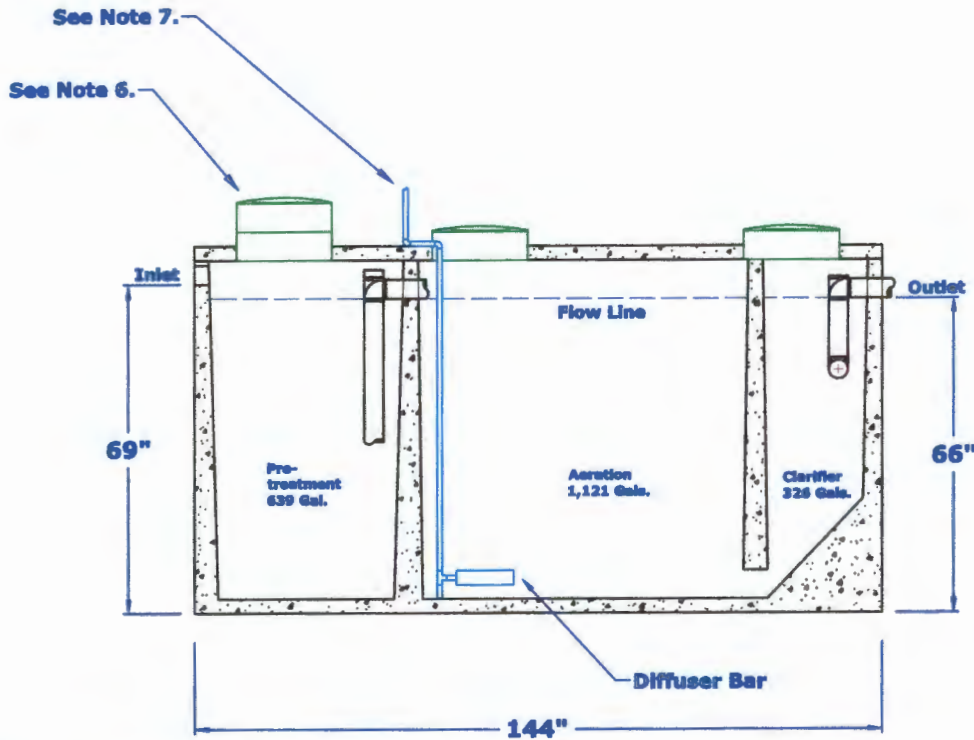


F-2585
08/01/16

GENERAL NOTES:

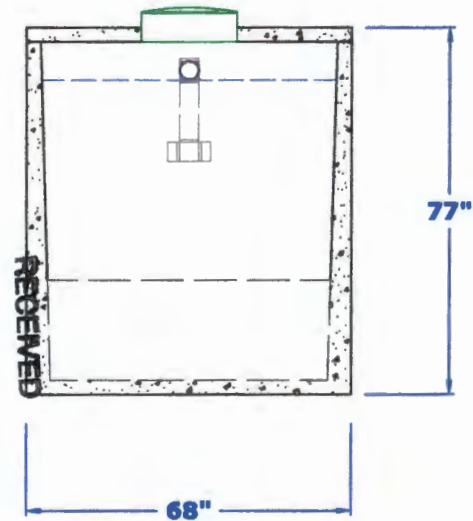
1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Treatment capacity is 1,000 GPD.
5. BOD Loading = 3.00 lbs. per day.
6. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
7. Sch. 40 PVC Air Line to Maxx Air M-1000 Air Compressor (Max. 50 Lft from Plant).

MINIMUM EXCAVATION DIMENSIONS:
Width: 80"
Length: 156"



COUNTY ENGINEER

DEC 07 2018



**MAXX AIR M-1000
Aerobic Treatment Plant (Assembled)**

Model: M-1000

NOV, 2015
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-M1000-2



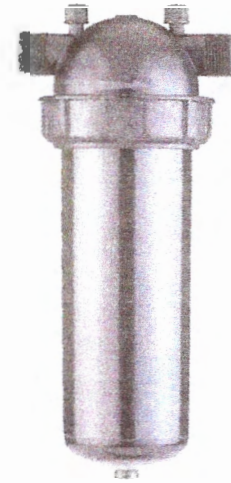
Advantage Wastewater Solutions LLC
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

Arkal 1" Super Filter

Catalog No. 1102 0 _ _ _

Features

- A "T" shaped filter with two 1" male threads.
- A "T" volume filter for in-line installation on 1" pipelines.
- The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- Manufactured entirely from fiber reinforced plastic.
- A cylindrical column of grooved discs constitutes the filter element.
- Spring keeps the discs compressed.
- Screw-on filter cover.
- Filter discs are available in various filtration grades.



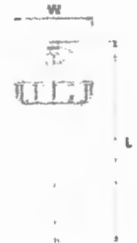
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Technical Data

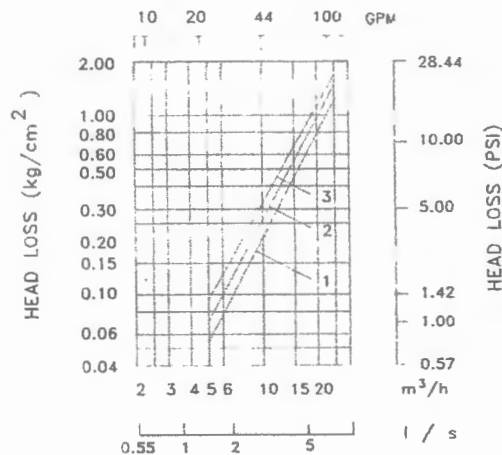
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter 33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m ³ /h (1.7 l/sec)	35 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11



Filtration Grades

- Blue (400 micron / 40 mesh)
- Yellow (200 micron / 80 mesh)
- Red (130 micron / 120 mesh)
- Black (100 micron / 140 mesh)
- Green (55 micron)

Head Loss Chart



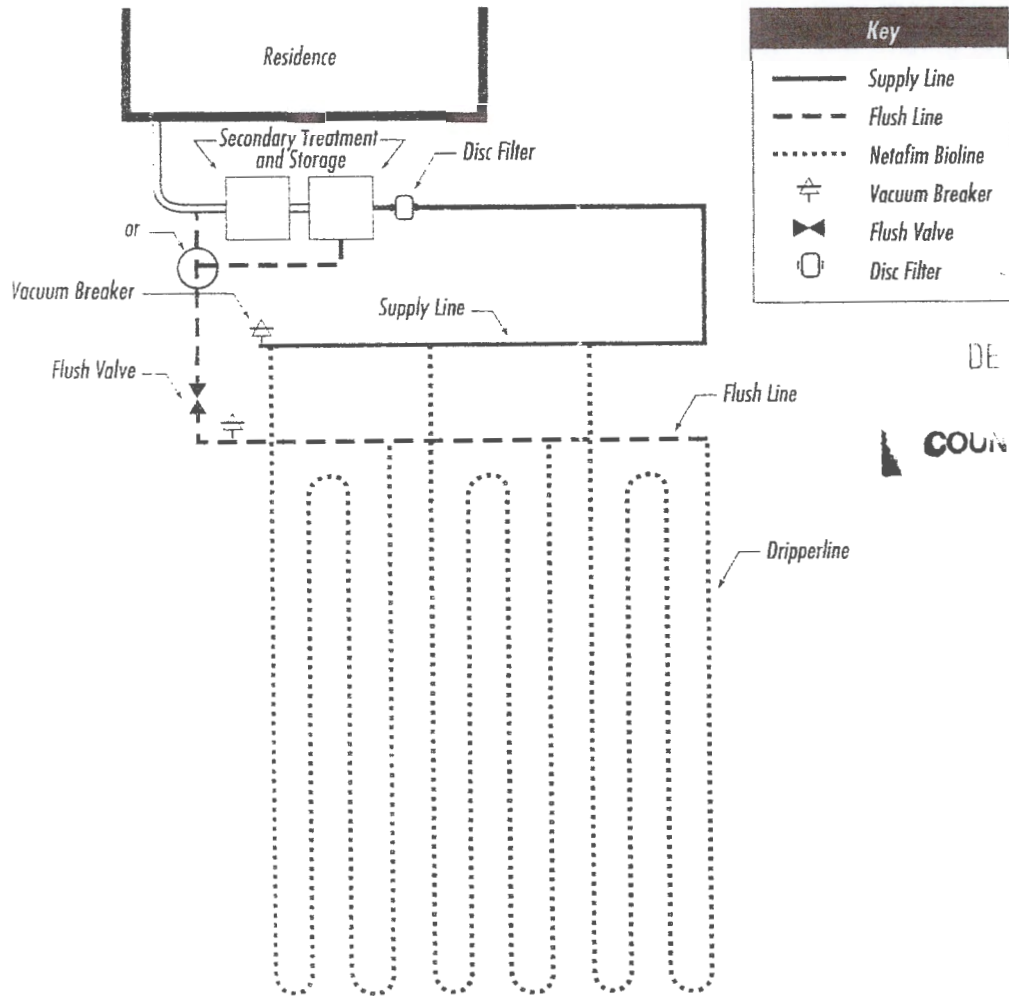
NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated



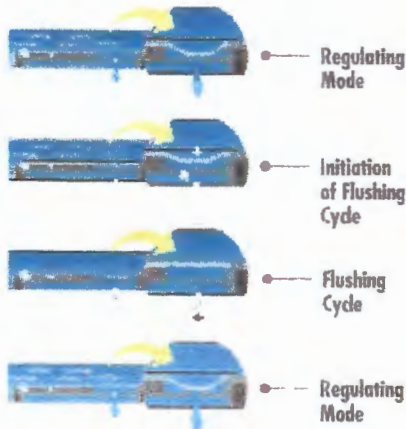
DE 07 2018

COUNTY ENGINEER



Bioline[®] Dripperline

Pressure Compensating Dripperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, BioLine is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Product Advantages

The Proven Performer

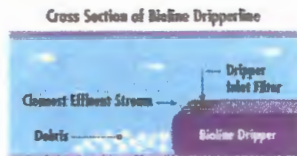
- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
 - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
 - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
 - Unique self-flushing mechanism passes small particles before they can build up.



Root Safe

- A physical barrier on each BioLine dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.



Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*

Nominal flow rates (GPH): .4, .6, .9

Common spacings: 12", 18", 24"*

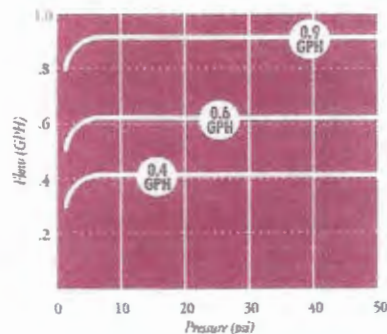
Recommended filtration: 120 mesh COUNTY ENGINEER

Inside diameter: .570*

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



NETAFIM USA

5470 E. Home Ave. • Fresno, CA 93727

888.638.2346 • 559.453.6800

FAX 800.695.4753

www.netafimusa.com

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Tuesday, December 18, 2018 1:52 PM
To: 'Greg Johnson'
Subject: Permit 108453

Re: Preiss Heights Lot 4 Block 7
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Greg,

The following information is needed before I can continue processing the referenced permit submittal:

- ✓ Submit the water well driller's reports for the 2 water wells, verifying these wells have been pressure grouted or pressure cemented.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

STC 299012NB

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Special Warranty Deed

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENT

COUNTY OF COMAL

§

Effective Date: November 20, 2018

Grantor: WELDON D. BAILEY and wife, DIANE MAY BAILEY

Grantor's Mailing Address: 1271 Edwards Blvd., New Braunfels, Comal County, Texas 78132

Grantee: MARIA E. VELEZ and DALIA I. PENA

Grantee's Mailing Address: 2508 Encino Avenue, League City, Galveston County, Texas 77573

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (excluding any improvements): **Lot 4, Block 7, Preiss Heights Subdivisions**, situated in the City of New Braunfels, Comal County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 314-318, Map and Plat Records of Comal County, Texas

LESS, SAVE AND EXCEPT that portion of Lot 4, Block 7, Preiss Heights Subdivisions, situated in the City of New Braunfels, Comal County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 314-318, Map and Plat Records of Comal County, Texas previously conveyed to Grantee by deed recorded under Clerk's Document No. 201806003227 in the Official Public Records, which portion is more fully described as 0.902 acre tract of land, being more fully described on Exhibit A, attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: Specifically excluded from this conveyance is all of Grantor's right, title and interest in and to (a) all existing improvements located on the Property including, but not limited to, an inground pool, cabana, driveway, and parking area and (b) fixtures contained in or a part of the improvements located on the Property (collectively, the "Property Improvements"), title to which Property Improvements shall remain in Grantor and which Grantee agrees may remain on the Property. The Property Improvements are and shall remain real property.

Exceptions to Conveyance and Warranty: All and singular the restrictions, easements and covenants, if

any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

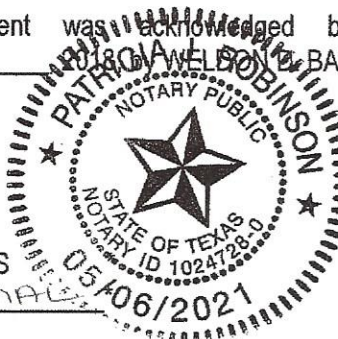
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Weldon D Bailey
WELDON D. BAILEY
Diane May Bailey
DIANE MAY BAILEY

THE STATE OF TEXAS *
COUNTY OF Comal *

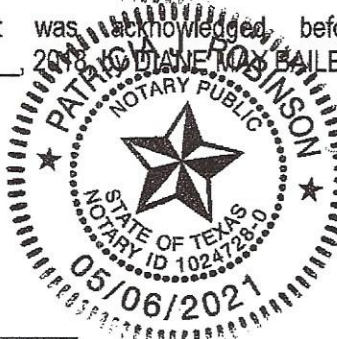
This instrument was acknowledged before me on this the 26th day of November, 2018, by WELDON D. BAILEY.



Patricia Robinson
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS
COUNTY OF Comal

This instrument was acknowledged before me on this the 26th day of November, 2018, by DIANE MAY BAILEY.



Patricia Robinson
NOTARY PUBLIC, State of Texas

After Recording Return To:
DALIA PENA
2508 ENCLINO AVE
LEAGUE CITY, TX 77573

Prepared in the Law Office of:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/27/2018 12:15:56 PM
LAURA 2 Pages(s)
201806045406



Bobbie Koepp

STC # 154827NB

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

GENERAL WARRANTY DEED RESERVING VENDOR'S LIEN IN FAVOR OF THIRD PARTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL §

THAT **WELDON D. BAILEY and wife, DIANE MAY BAILEY**, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **MARIA E. VELEZ and DALIA I. PENA**, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note of even date herewith in the principal sum of **ONE MILLIONS, FIFTY THOUSAND AND NO/100 (\$1,050,000.00) DOLLARS**, payable to the order of **SECURITY STATE BANK & TRUST**, hereinafter called Mortgagee, said Note being payable as therein provided, bearing interest at the rate therein specified, providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, and payment of said Note being secured by a vendor's lien (to the extent of \$253,007.00) and superior title retained herein in favor of said Mortgagee and by Deed of Trust of even date herewith from Grantee to **WILLIAM H. COWDEN, JR., Trustee**, to which reference is hereby made for all purposes; and,

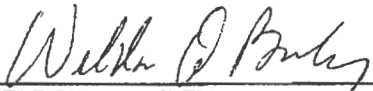
WHEREAS, Mortgagee has, at the special instance and request of said Grantee herein, paid to Grantor herein **\$253,007.00** of the purchase money for the property

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TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

DATED this the 24th day of January, 2018.



WELDON D. BAILEY



DIANE MAY BAILEY

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STATE OF TEXAS §
COUNTY OF COMAL §

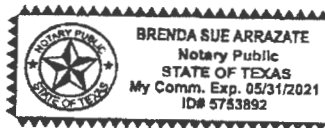
This instrument was acknowledged before me on this the 24th day of January, 2018, by WELDON D. BAILEY and wife, DIANE MAY BAILEY.



Notary Public, State of Texas

GRANTEE'S MAILING ADDRESS:

2508 Encino Avenue
League City, TX 77573



8.DEEDS
Stewart Title Co. (BA)
GF #154827

EXHIBIT A

Being a 0.902 of an acre tract of land, and being out of Lot 4, Block 7, Preiss Heights Subdivision located in Comal County, Texas, and being out of that same tract of land conveyed in Document No. 201206034166 of the Official Public Records of Comal County, Texas, and said 0.902 of an acre tract of land being more particularly described as follows;

BEGINNING at a ½" iron rod found in the Northwesterly line of Edwards Blvd., and being the Southerly corner of Lot 5 of said Preiss Heights Subdivision, and conveyed in Document No. 201706033800 of the Official Public Records of Comal County, Texas,

THENCE departing Lot 5, and with the Southeasterly lines of Lot 4, the Northwesterly lines of Edwards Blvd., the following calls:

S 62° 50' 17" W a distance of 24.72 feet to a ½" iron pin found for a corner;

S 52° 00' 19" W a distance of 78.90 feet to a ½" iron pin found for the Southeasterly corner of Lot 3 of said Preiss heights Subdivision, the Southwesterly corner of said Lot 4;

THENCE departing said Northwesterly line of Edwards Blvd. and with the common line of said Lot 3 and Lot 4, N 38° 14' 28" W, at 310.73, passing a ½" iron pin found near top of bluff, and continuing a total distance of 330.61 feet to a point for the original common corner of said Lot 3 and Lot 4, Preiss Heights Subdivision;

THENCE with the Original Northwesterly line of said Lot 4, N 53° 05' 26" E, a distance of 134.65 feet to a point for the most Northerly corner of this herein described 0.902 of an acre tract of land;

THENCE departing said Northerly corner, and across and through said Lot 4, S 32° 50' 19" E, at 52.20 feet, a "MAG" nail set in rock near top of bluff, and continuing a total distance of 334.06 feet to the POINT OF BEGINNING and containing 0.902 of an acre of land.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
01/25/2018 04:11:13 PM
LAURA 4 Pages(s)
201806003227



Bobbie Koepf

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2/CS

THE COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT
VOID



201806046838 12/07/2018 11:55:04 AM 1/2

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

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

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UNIT/PHASE/SECTION 7 BLOCK 4(PT) LOT _____ PREISS HEIGHTS _____ SUBDIVISION _____
COUNTY ENGINEER _____
IF NOT IN SUBDIVISION: 0.902 ACRES **VOID** PORTION OF LOT 4, PREISS HEIGHTS, BLOCK 7 SURVEY

The property is owned by (insert owner's full name): MARIA E. VELEZ & DALIA I. PENA

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 2 DAY OF December, 2018

Maria E. Velez
Owner(s) signature(s)

Dalia I. Peña
MARIA E. VELEZ
Owner (s) Printed name (s)

MARIA E. VELEZ
DALIA I. PENA

Diane Hummel
Notary Public Signature

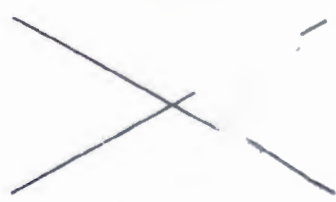
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF

December, 2018

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY



(Notary Seal Here)



THE COUNTY OF COMAL
STATE OF TEXAS

VOID

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

I

Before me this day appeared MARIA E. VELEZ & DALIA I. PENA, being the owners of the referenced property at 1259 EDWARDS BLVD. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

 UNIT 7 BLOCK 4(PT) LOT PREISS HEIGHTS SUBDIVISION

IF NOT IN SUBDIVISION: 0.902 ACREAGE BEING A PORTION OF LOT 4, PREISS HEIGHTS, BLOCK 7 SURVEY

The property is owned by MARIA E. VELEZ & DALIA I. PENA

VOID

WITNESS MY HAND ON THIS OF DAY , 20 18 .

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x *[Signature]*
OWNER (SIGNATURE)

x *[Signature]*
OWNER (SIGNATURE)

DEC 07 2018

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS DAY OF , 20 18 BY COUNTY ENGINEER

 MARIA E. VELEZ
OWNER NAME (PRINTED)

 DALIA I. PENA
OWNER NAME (PRINTED)

[Signature]
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/07/2018 11:55:04 AM
TERRI 2 Page(s)
201806046838



Bobbie Koepf

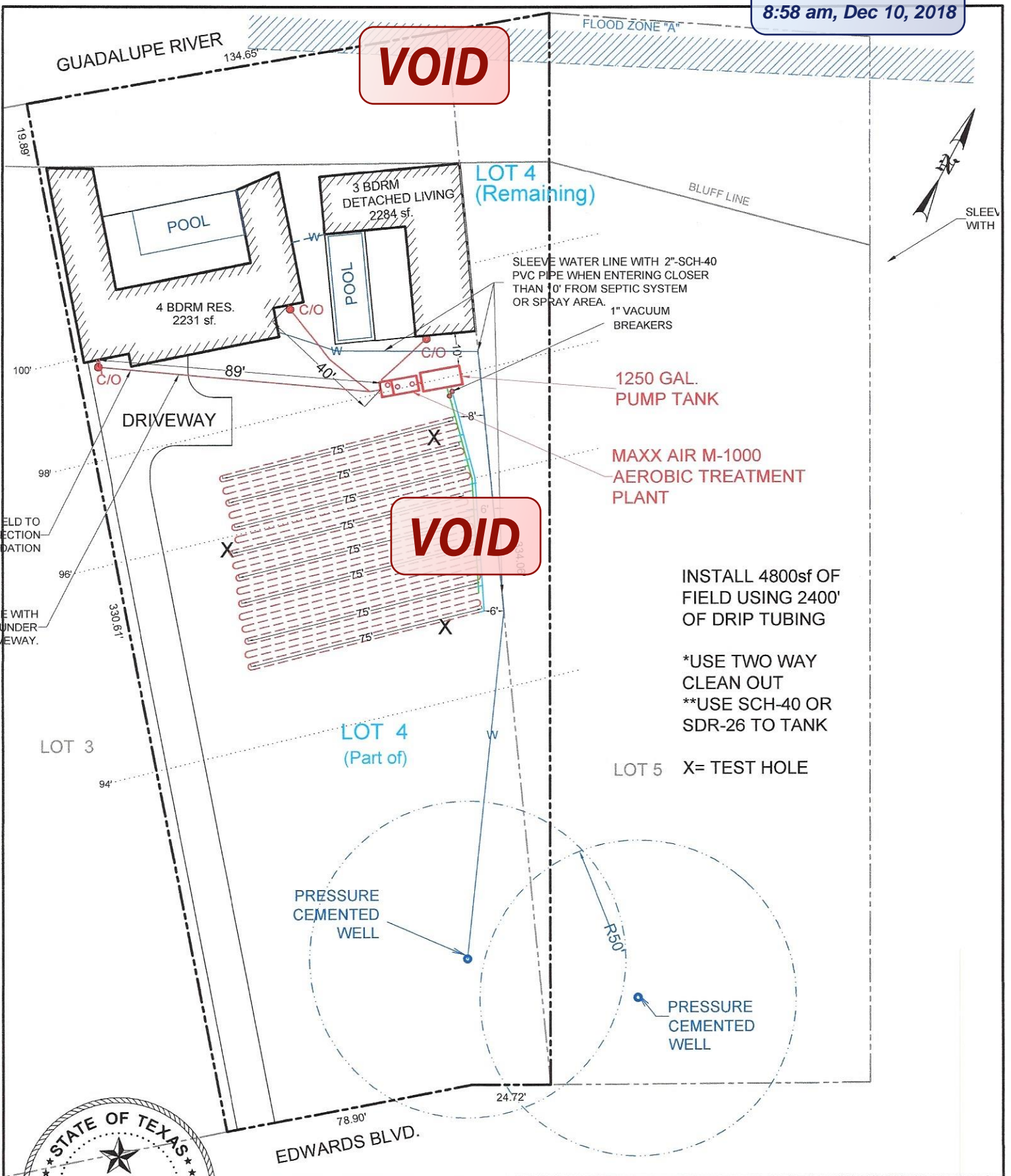
VOID

LOT 4
(Remaining)

VOID

LOT 4
(Part of)

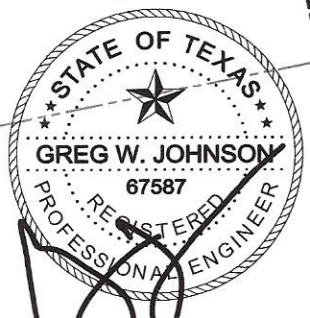
LOT 5 X= TEST HOLE



FIELD TO SECTION DATATION
E WITH UNDERWAY.

INSTALL 4800sf OF FIELD USING 2400' OF DRIP TUBING

*USE TWO WAY CLEAN OUT
**USE SCH-40 OR SDR-26 TO TANK



OWNER: MARIA E. VELEZ & DALIA I. PENA		DRAWN BY:	
STREET ADDRESS: 1259 EDWARDS BLVD.			
LEGAL DESC: PREISS HEIGHTS	UNIT/SECTION/PHASE:	BLOCK: 7	LOT: 4
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 6/16/2017	REVISION 12/8/2018

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWER TREATMENT SYSTEM AND LICENSE TO OPERATE

108453

VOID

Date August 9, 2018

Permit _____

Owner Name MARIA E. VELEZ & DALIA I. PENA

Agent Name GREG W. JOHNSON, P.E.

Mailing Address c/o 23011 FM 306

Agent Address 170 HOLLOW OAK

City, State, Zip CANYON LAKE, TX 78133

City, State, Zip NEW BRAUNFELS, TX 78132

Phone# _____

Phone # (830) 905-2778

Email _____

Email gregjohnsonpe@yahoo.com

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name PREISS HEIGHTS Unit/Phase/Section _____ Lot 4 (PT) Block 7

Acreage/Legal BEING 0.902 ACRES OUT OF LOT 4

Street Name/Address 1259 EDWARDS BLVD City NEW BRAUNFELS Zip 78132

Type of Development:

Single Family Residential

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Type of Construction (House, Mobile, RV, Etc.) HOUSE w/ detached living

DEC 07 2018

Number of Bedrooms 4 + 3

Indicate Sq Ft of Living Area 2231 & 2284

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Commercial or Institutional Facility

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

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 750,000 (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

- the completed application and all additional information submitted does not contain any false information and does not conceal any material facts.

- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.

- I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.

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

x Maria E. Velez x Dalia I. Pena 12/2/18
Signature of Owner Date

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

APPLICATION FOR PERMIT TO CONSTRUCT AND LICENSE TO OPERATE
ON-SITE SEWAGE TREATMENT SYSTEM AND LICENSE TO OPERATE



Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) MAXX AIR M1000 & 1250 GAL PUMP TANK Absorption/Application Area (Sq Ft) 4800

Gallons Per Day (As Per TCEQ Table III) 480

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

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

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

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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.)

COUNTY ENGINEER

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

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

[Signature]
Signature of Designer

August 9, 2018
Date

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

Date Soil Survey Performed: June 15, 2017

Site Location: PREISS HILL, LOT 4 (Pt) 0.902 AC.

VOID

Proposed Excavation Depth: N/A

Requirements:

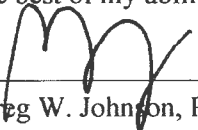
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation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

SOIL BORING NUMBER		SURFACE EVALUATION				
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN RECEIVED DEC 07 2018 COUNTY ENGINEER
1						
2						
3						
4						
5						

VOID

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

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


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

06/15/17
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: November 28, 2018

Applicant Information:

Name: MARIA E. VELEZ & DALIA
Address: c/o 23001 FM 306
City: CANYON LAKE State: TX
Zip Code: 78133 Phone: _____



Site Evaluator Information:

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

Property Location:

Lot 4 (pt) Unit _____ Blk _____ Subd. EDWARDS BLVD
Street Address: 1259 EDWARDS BLVD
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: 0.902 ac out of Lot 4

Installer Information:

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

Topography: Slope within proposed disposal area:	<u>3</u> %		
Presence of 100 yr. Flood Zone:	YES <u>x</u> NO _____		
Existing or proposed water well in nearby area.	YES <u>x</u> NO _____	>50'	PRESSURE CEMENTED
Presence of adjacent ponds, streams, water impoundments	YES <u>x</u> NO _____	>75'	
Presence of upper water shed	YES _____ NO <u>x</u>		
Organized sewage service available to lot	YES _____ NO <u>x</u>		



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



GREG W. JOHNSON, P.E. 67587 - F#2585

11/28/18

DATE



AEROBIC TREATMENT
DISTRIBUTION SYSTEM
DESIGNED FOR:

MARIA E. VELEZ & DALIA I. PENA
c/o 23011 FM 306
CANYON LAKE, TEXAS 78133

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SITE DESCRIPTION:

Located in Preiss Heights, Block 7, Lot 4(pt), 0.902 acres, at 1259 Edwards Blvd, the proposed system will serve a four bedroom residence (2231sf.) & three bedroom detached living (2284 sf.), situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses, oak, and Mountain Cedar trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4-inch SCH-40 pipe discharges from the residence into an Maxx Air M-1000 1000 gpd aerobic plant containing a 639-gallon pretreatment tank, an aerobic treatment plant, and then into a 1250gallon pump tank (1.5 HP FPS E-Series-20FE05P4-2W115) well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 6 minute run time with float setting at 480 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron disc filter then through a 1" SCH-40 manifold to a 4800 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with *0.61 gph* emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the disc filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip tubing the entire field area will be scarified and built up with 6" of a Type II or III soil. Drip tubing will be laid and will be capped with ~6" of Type II or Type III soil (**NOT SAND**). The field area will be covered in curlex fabric and heavily seeded or sodded with grass prior to system startup.

Tanks must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.

DESIGN SPECIFICATIONS:

Daily flow: 4 BR Res (3900 sf.) +3 BR detached living (2284 sf) @ 480 gpd (Table III)

Pretreatment tank size: 639 Gal

Plant Size: Maxx Air M1000 1000 gpd (TCEQ Approved)

Pump tank size: 1250 Gal
 Reserve capacity after High (1/3 day Req'd)
 Application Rate: Ra = 0.2
 Total absorption area: $Q/Ra = 480 \text{ GPD} / 0.20 = 2400 \text{ sf. (Actual 4800 sf.)}$
 Total linear feet drip tubing: 2400' *Netifim Bioline* drip tubing .61 GPH
 Pump requirement: 1200 emitters @ .61 gph @ 30 psi = 12.2 gpm
 Pump Requirement (cont.): (0.5 HP FPS E-Series-20FE05P4-2W115)
 MINIMUM SCOUR VELOCITY (MSV) > 2 FPS
 IN DRIP TUBING W/ NOM. DIA. 0.55" ID

VOID

$MSV = 2 \text{ FPS } (\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$
 $MSV = 2(3.14159((.55/12)^2) / 4) * 7.48 * 60$
 MSV = 1.5 gpm PER LINE * 8 LINES = 12 GPM MIN FLOW RATE

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID
 $MSV = 2 \text{ FPS } (\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$
 $MSV = 2(3.14159((1.049/12)^2) / 4) * 7.48 * 60$
 MSV = 5.4 GPM

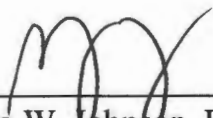
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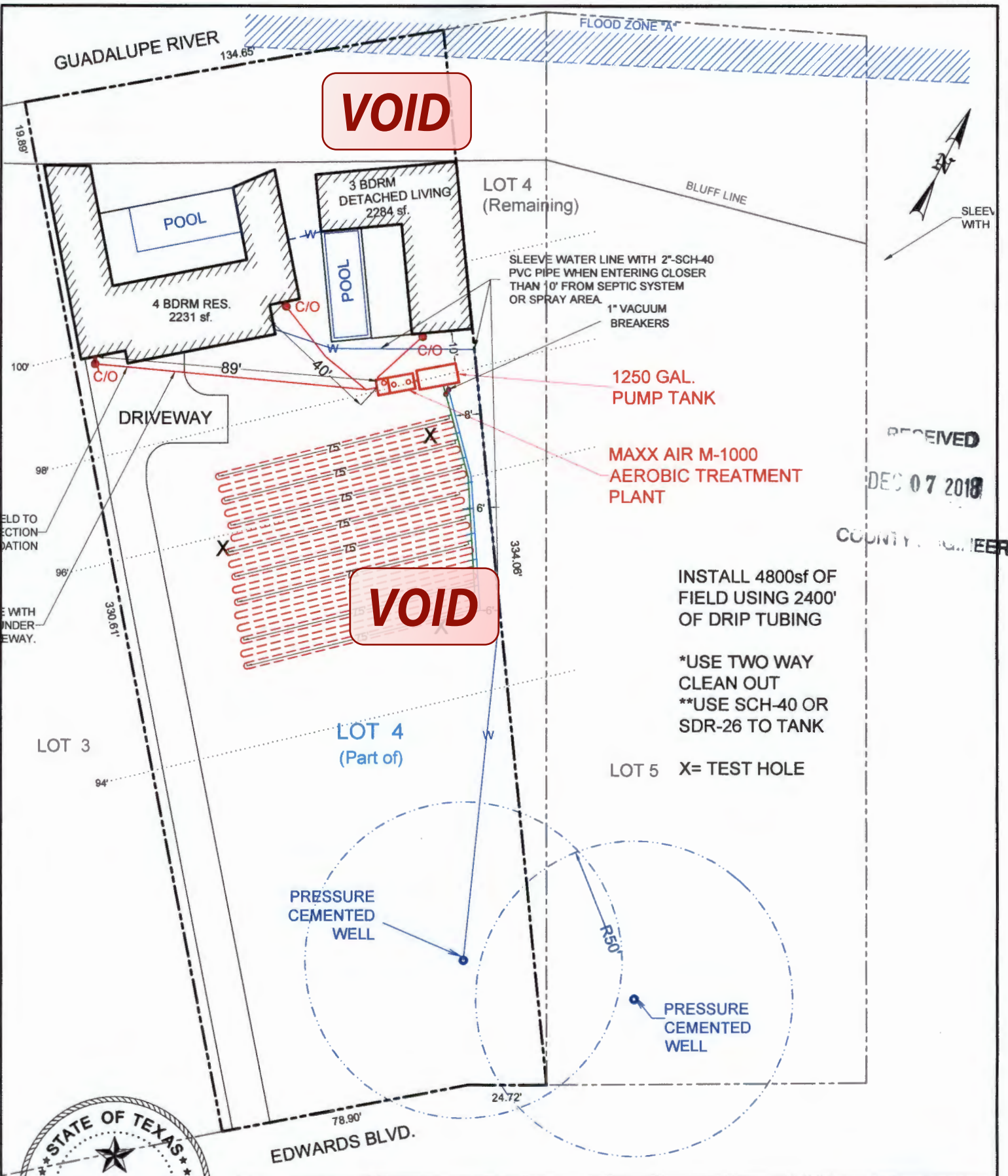
PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective December 29, 2016)


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



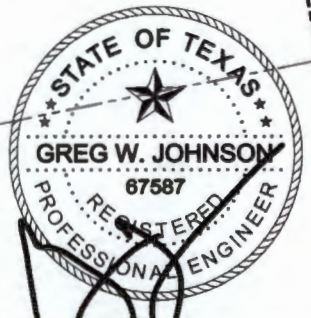


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 COUNTY ENGINEER

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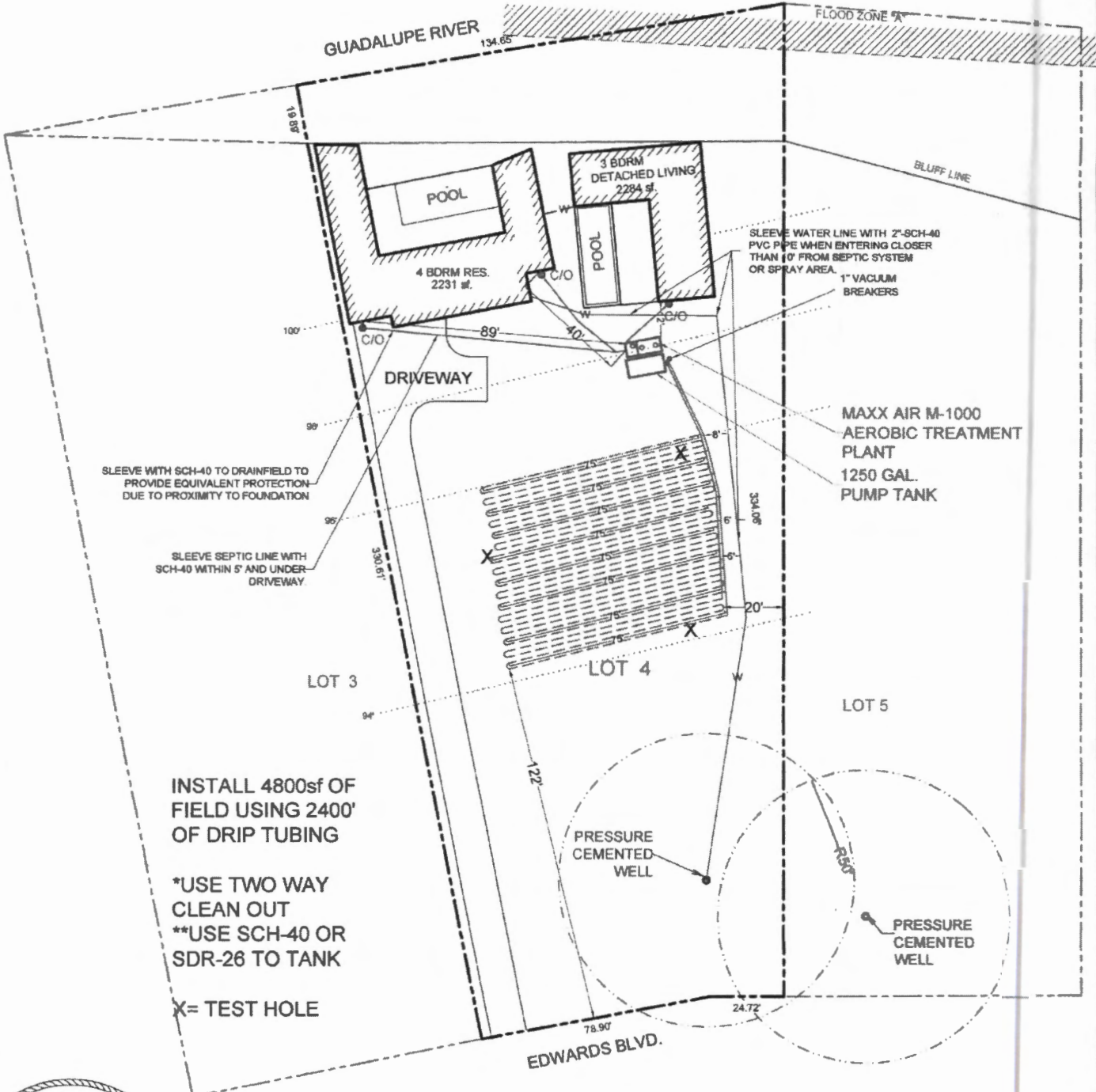
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OWNER: MARIA E. VELEZ & DALIA I. PENA		DRAWN BY:	
STREET ADDRESS: 1259 EDWARDS BLVD.			
LEGAL DESC: PREISS HEIGHTS	UNIT/SECTION/PHASE:	BLOCK: 7	LOT: 4(PT)
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 6/16/2017	REVISION: 11/28/2018



#108453

REVISED
10:45 am, Jan 15, 2019



SLEEVE WITH SCH-40 TO DRAINFIELD TO PROVIDE EQUIVALENT PROTECTION DUE TO PROXIMITY TO FOUNDATION

SLEEVE SEPTIC LINE WITH SCH-40 WITHIN 5' AND UNDER DRIVEWAY

SLEEVE WATER LINE WITH 2" SCH-40 PVC PIPE WHEN ENTERING CLOSER THAN 10' FROM SEPTIC SYSTEM OR SPRAY AREA.

1" VACUUM BREAKERS

INSTALL 4800sf OF FIELD USING 2400' OF DRIP TUBING

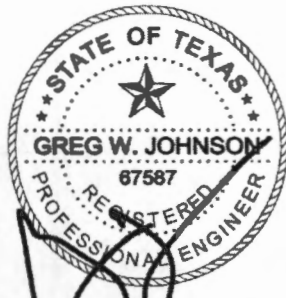
*USE TWO WAY CLEAN OUT

**USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

MAXX AIR M-1000 AEROBIC TREATMENT PLANT

1250 GAL. PUMP TANK



OWNER: MARIA E. VELEZ & DALIA I. PENNA		DRAWN BY:	
STREET ADDRESS: 1259 EDWARDS BLVD.			
LEGAL DESC: PREISS HEIGHTS	UNIT/SECTION/PHASE:	BLOCK: 7	LOT: 4
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 6/16/2017	REVISION: 01/08/2019

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

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

Permit #: 108453

To: Paul Swoyer Septics, LLC
1259 Edwards Blvd
New Braunfels, TX 78133

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

Contract 2/22/2019 - 2/22/2022
 Inspections per year 3
 Service Due: 6/22/2019
 Alt Phone:
 Warranty Ending:

Site: 1259 Edwards Blvd, New Braunfels

Agency: Comal County
 County:
 Subdivision:

Installed
 Phone
 Cell
 Work

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

Item	Operational	Inoperative	N/A	
Aerator:	_____	_____	✓	14"
Irrigation pump:	_____	_____	✓	
Air compressor:	_____ ✓	_____	_____	20"
Disinfection device:	_____	_____	✓	
Chlorine supply:	_____	_____	✓	30'
Spray field vegetation:	_____	_____	✓	
Sprinkler <u>Drip backwash</u> :	_____ ✓	_____	_____	
Photocell Test:	_____	_____	✓	
Autodialer:	_____	_____	_____	
Water Meter Reading: _____ CFM: _____ PSI: _____				

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

Repairs made: Y / N

Repairs and Comments: _____

Inspector: _____ Date: _____

29.743574
 98.116444

Area: / 0
 GPS: ID = 801
 Printed 6/28/2019

1259 Edwards Blvd, New Braunfels

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

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

Permit #: 108453

To: Home Owner
1259 Edwards Blvd
New Braunfels, TX 78133

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

Site: 1259 Edwards Blvd, New Braunfels

Contract: 2/22/2019 - 2/22/2022

Agency: Comal County
 County:
 Subdivision:

Installed:
 Phone:
 Cell:
 Work:

Inspections per year: 3
 Service Due: 10/22/2019
 Alt Phone:
 Warranty Ending:

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

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

1.12"
 2.6"
 30

Test Results and observations: (As Required)

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

Repairs made: Y / N

Repairs and Comments: Scum 18"-24"

Inspector: _____ Date: _____

Area: / 0
 GPS: 29.743574 -98.1164 ID = 801

Printed: 10/22/2019

1259 Edwards Blvd, New Braunfels

C

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

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

To: Peter Jurica
1259 Edwards Blvd
New Braunfels, TX 78133

Printed: 2/25/2022
Site: 1259 Edwards Blvd
New Braunfels, TX 78133
(830) 237-6771

Permit #: **108453**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Drip Emitters

Customer ID: 801

Contract Dates: 2/22/2019 - 2/22/2022

Scheduled Date: 2/14/2022

Inspection 4 of 9

GPS Coordinates - Latitude: 29.743574 Longitude: -98.116444

Service Type: Scheduled Inspection

Visit Date: 2/25/2022

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

This counts as a type of "Scheduled Inspection"

Entered By: _

Copy emailed to Customer

Customer Emailed: 2/25/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: NA

For Tank 2: NA

For Tank 3: NA

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

unable to collect sludge readings due to extremely thick sludge and scum. Pumping desperately needed please contact our office ASAP

system needs a new control panel due to damage caused by ants - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 2/25/2022.

Insp ID #:15748

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

License Info: MP0001708 Expires:



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

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

PROPERTY LEGAL DESCRIPTION:

Customer: Peter Jurica
Site Address: 1259 Edwards Blvd
City/State: New Braunfels, TX **Zip:** 78132
County: Comal **Permit#:** 108453
Phone Number: 830-237-6771
E-mail: notrace@gmail.com

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

II. Effective Dates:

Date of License to Operate: 03/01/2022 Last Date of Service: 03/01/2024

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

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

IV. Payment(s): Client shall pay to Contractor 350.00, for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided or rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1.5% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are found to be usurious by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this contract, Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client agrees to pay for any labor cost associated with the installation and the reasonable cost of removal of said parts.

Client: 

Contractor: 

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

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

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

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

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

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

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

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

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

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

Client: _____

Contractor: _____

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

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

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

Approved by Contractor:

DocuSigned by:

Peter Jurica

Approved by Client:

BBD026B11BBA4D1...

MP#0001708


CHRISTOPHER RYAN SEIDENSTICKER


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

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

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

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

Client: 

Contractor: 

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

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

To: Peter Jurica
1259 Edwards Blvd
New Braunfels, TX 78133

Printed:6/15/2022
Site: 1259 Edwards Blvd
New Braunfels, TX 78133
(830) 237-6771

Permit #: **108453**
Agency: Comal County
County:
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Drip Emitters

Customer ID: 801
Contract Dates: 3/1/2022 - 3/1/2024
Scheduled Date: 6/4/2022 Inspection 1 of 6

GPS Coordinates - Latitude: 29.743574 Longitude: -98.116444

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 6/14/2022

Entered By: Michelle Irvin

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 2

Irrigation Pumps: Operational

Disinfection Device: Operational

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Service Completed

Scum = 12" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #:18713

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

License Info: MP0001708 Expires:

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

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

Printed:10/21/2022 Insp ID #:22069

Permit #: **108453**

To: Peter Jurica
1259 Edwards Blvd
New Braunfels, TX 78133

Main Phone: (830) 237-6771
Work:
Cell Phone:
Alt Cell:

Agency: Comal County
County:
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Drip Emitters

Customer ID: 801
Contract Dates: 3/1/2022 - 3/1/2024
Scheduled Date: 10/4/2022 Inspection 2 of 6
Installed: 2/22/2019
Warranty End: 2/22/2022
GPS Coordinates: Latitude: 29.743574 Longitude: -98.116444

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 10/20/2022

Entered By: Nicole Loria

Method: Grab

Copy emailed to Customer

Customer Emailed: 10/21/2022

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 10

Irrigation Pumps: Operational

For Tank 2: N/A

Disinfection Device: Operational

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment 14 - Cleaned drip filter and backflushed drip field - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 10/21/2022.

Site: 1259 Edwards Blvd, New Braunfels, TX 78133

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

License Info: MP0001708 Expires:

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

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

Printed: 2/27/2023 Insp ID #: 25985

Permit #: **108453**

To: Peter Jurica
1259 Edwards Blvd
New Braunfels, TX 78133

Main Phone: (830) 237-6771
Work:
Cell Phone:
Alt Cell:

Agency: Comal County
County: Comal County
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Drip Emitters

Sub: Preiss Heights

Customer ID: 801
Contract Dates: 3/1/2022 - 3/1/2024

Scheduled Date: 2/4/2023 Inspection 3 of 6

Installed: 2/22/2019
Warranty End: 2/22/2022

GPS Coordinates: Latitude: 29.743574 Longitude: -98.116444

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 2/24/2023

Entered By: Ashley Spitzenberger

Method: Grab

Copy emailed to Customer

Customer Emailed: 2/27/2023

Technician: Fabian Young

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 1

Irrigation Pumps: Operational

For Tank 2: NA

Disinfection Device: Operational

For Tank 3: 12

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment 12 - Cleaned drip filter and backflushed drip field - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 2/27/2023.

Site: 1259 Edwards Blvd, New Braunfels, TX 78133

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

License Info: MP0001708 Expires:

Luna Environmental

4222 FM 482

New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:8/1/2023

Permit: 108453

Site: 1259 Edwards Blvd, New Braunfels, TX 78133

Main Phone: 8302376771

Peter Jurica

1259 Edwards Blvd

New Braunfels, TX 78133

Agency: Comal County

County: Comal County

Subdivision: Preiss Heights

System Info: MFG: Brand: MAXX AIR Customer ID: 2200
Treatment Type: Aerobic Disposal Type: Drip Emitters Insp ID: 30672
Installed: 2/22/2019 Warranty Expiration: 2/22/2022
Visit Details <----->
Visit Date: 7/27/2023 Entered By: Nicole Loria GPS Lat: 29.743574 GPS Long: -98.116444
Scheduled Date: 6/4/2023 Contract Starts: 3/1/2022 Customer Emailed: 8/1/2023
Entered On: 8/1/2023 Contract Ends: 3/1/2024

Visit Results

Service Type: Scheduled Inspection
Count: Inspection 4 of 6
Method: Grab License # Expires
Technician: Wes Magley
Provider: Luna Environmental, LLC Service Completed

Aerators: <u>Operational</u>	Sludge Level Tank 1: <u>2</u>
Filters: <u>Operational</u>	Sludge Level Tank 2: <u>N/A</u>
Irrigation Pumps: <u>Operational</u>	Sludge Level Tank 3: <u>12</u>
Disinfection Device: <u>Operational</u>	Sludge Level Tank 4: <u>3</u>

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

Alarm: Operational PSI Pressure: 2.8

Comments

- Scum on pretreatment 15-system full on arrival-OR float was stuck-now Pumped down - Cleaned drip filter & backflushed drip field - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 8/1/2023.

Luna Environmental

4222 FM 482

New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:10/23/2023

Permit: 108453

Site: 1259 Edwards Blvd, New Braunfels, TX 78133

Main Phone: 8302376771

Peter Jurica

1259 Edwards Blvd

New Braunfels, TX 78133

Agency: Comal County

County: Comal County

Subdivision: Preiss Heights

System Info: MFG: Brand: MAXX AIR Customer ID: 2200
Treatment Type: Aerobic Disposal Type: Drip Emitters Insp ID: 34338
Installed: 2/22/2019 Warranty Expiration: 2/22/2022
Visit Details <----->
Visit Date: 10/12/2023 Entered By: Ryan Seidensticker GPS Lat: 29.743574 GPS Long: -98.116444
Scheduled Date: 10/4/2023 Contract Starts: 3/1/2022 Customer Emailed: 10/23/2023
Entered On: 10/12/2023 Contract Ends: 3/1/2024

Visit Results

Service Type: Scheduled Inspection
Count: Inspection 5 of 6

Method: <u>Grab</u>	License #	Expires	
Technician: <u>Luke Campbell</u>	<u>MT0002614</u>	<u>9/30/2026</u>	
Provider: <u>Luna Environmental, LLC</u>			<input checked="" type="checkbox"/> Service Completed

Aerators: <u>Operational</u>	Sludge Level Tank 1: <u>12</u>
Filters: <u>Operational</u>	
Irrigation Pumps: <u>Operational</u>	Sludge Level Tank 3: <u>30</u>
Disinfection Device: <u>Operational</u>	

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

Alarm: <u>Operational</u>	PSI Pressure: <u>2.6</u>
---------------------------	--------------------------

Comments

Scum on pretreatment 14" cleaned drip filter and backflushed drip field - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Pumping recommended-please call our office to schedule 830-312-8776 - Copy emailed to the customer on 10/23/2023.



WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer	Residential	Initial Contract
Peter Jurica	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Address	Agency	
1259 Edwards Blvd, New Braunfels, TX 78133	Comal County	
Email	Phone	Permit Number
notrace@gmail.com	(830) 237-6771	108453
System Details		
Treatment: Aerobic Drip Emitters / System: MAXX AIR 1000 Max GPD		

AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 9595 Ranch Rd 12 Suite #1 Wimberley, TX 78676. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates & Fees:

This agreement provides maintenance from **3/1/2025** to **3/1/2026** for a total fee of **\$325.00**

III. Services by Contractor:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once per year for LPD systems, once every four (4) months for residential properties, or once every one (1) month for commercial properties.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Additional charges may apply for labor and service calls. Repair quotes of non-warranty items must be approved by Client before work is performed.
5. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at (855) 560-9909.

IV. Client Responsibilities:

- 1. Maintain Chlorinator and proper chlorine supply, unless otherwise specified.
- 2. Provide all necessary lawn or yard maintenance and remove all obstructions, including dogs and other animals as needed to allow the OSSF to function properly and the Contractor easy and safe access to all parts of system.
- 3. Immediately notify Contractor of any alarms or system problems.
- 4. Have tanks pumped out as directed by manufacturer, typically every 3 years.
- 5. Be available by text, phone, or in person when the Contractor is on site in case of required repair approvals or questions.
- 6. Maintain site drainage to prevent adverse effects on OSSF.
- 7. Promptly pay Contractor's bills, fees, and invoices in full.

V. Access By Contractor:

Access By Contractor: The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of repairs and services described herein.

VI. Termination of This Agreement:

Either party may terminate this agreement with 30 days' written notice in the event of the other party's substantive failure to perform in accordance with this agreement without fault of the terminating party. If this agreement is terminated, the Contractor will notify the appropriate regulatory authority.

VII. Limitation of Liability:

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

VIII. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a \$30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. All invoices are due upon receipt by Client.

IX. Severability:

If any provision of this agreement shall be held to be invalid or unenforceable for any reason the remaining provisions shall continue to be held valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Peter Jurica

DocuSigned by: Customer Name

Peter Jurica

BBD026B11BBA4D1...

Customer Signature

Luna Environmental / Logan Leppo

Maintenance Provider Name

LOGAN LEPP

License # MP0002494

Maintenance Provider Signature

Additional Comments / Special Terms: