



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 04/12/2019 Permit Number: 108573

Location Description: 235 WILL ROGERS DR SPRING BRANCH, TX 78070

Subdivision: Comal Hills
Unit: 1
Lot: 207
Block: 8
Acreage:

Type of System: Aerobic Surface Irrigation

Issued to: Alejandro Miranda

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

Michael Lopez OS8497
ENVIRONMENTAL HEALTH INSPECTOR

Sandra Ann Hernandez, Asst.
ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Rusty Reedy      OSSF Installer #: \_\_\_\_\_  
 1st Inspection Date: 2/22/19      2nd Inspection Date: 3/12/2019      3rd Inspection Date: 4/12/19  
 Inspector Name: Mike T.      Inspector Name: Andrea L/      Inspector Name: Mike T.  
 Permit#: 108573      Address: Comal Hills / 235 Will Rogers DR.

No.	Description	Address	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)		2/22/19		4/12/19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(ii) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT - 2/22/19

Tank set, leveled  
Both side leaking  
need to patch.

3/12/2019 - Leaks patched. Ready fro cover.

MT - 4/12/19

operational & covered

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK if Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and "T" Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii), 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(I) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	✓		600	2/22/19		4/12/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			Acia's			
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**

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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)				

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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes &lt; 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less &amp; an additional 400 ft. for each additional bedroom )</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. &amp; Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) &amp; Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)		2/22/19		4/12/19
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port &amp; Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided 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 &amp; 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>						
37	<p>PUMP TANK Inspection/Clean Out Port &amp; Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						

Comal County Environmental Health  
OSSF Inspection Sheet

39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried					4/12/19
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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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42	APPLICATION AREA Area Installed	✓					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed					/	

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Rusty Reedy      OSSF Installer #: \_\_\_\_\_  
 1st Inspection Date: 2/22/19      2nd Inspection Date: 3/12/2019      3rd Inspection Date: \_\_\_\_\_  
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 Permit#: 108573      Address: Comal Hills / 235 Will Rogers Dr.

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3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)				
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OSSF Inspection Sheet**

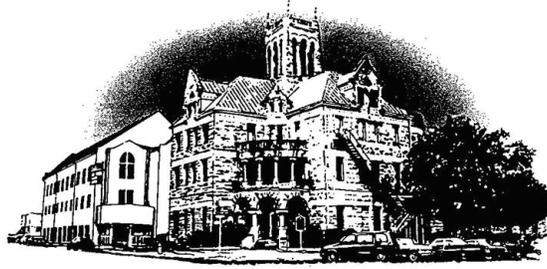
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35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent 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						
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Comal County Environmental Health  
OSSF Inspection Sheet

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OSSF Inspection Sheet**

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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed					/	



# Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Permit Number: 108573  
Issued This Date: 01/10/2019  
This permit is hereby given to: Alejandro Miranda

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

235 WILL ROGERS DR  
SPRING BRANCH, TX 78070

Subdivision: Comal Hills  
Unit: 1  
Lot: 207  
Block: 8  
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Items Date Received	Initials

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

N/A Portion of Proposed OSSF Located in the United States Army Corps of Engineers (USACE) Flowage Easement

N/A USACE Consent for proposed OSSF

RECEIVED

DEC 26 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.

Alejandro Miramontes  
Signature of Applicant

*S. I. M. +  
Date*

11-29-18  
Date

<b>COMPLETE APPLICATION</b>	
Check No. _____	Receipt No. _____

<b>INCOMPLETE APPLICATION</b>	
(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 11-29-18

Permit # 108573

Owner Name Alejandro Miranda  
Mailing Address 1335 Cedar Grove Trail  
City, State, Zip Spring Branch, TX 78070  
Phone # 210.427.7183  
Email andrearajo12@yahoo.com

Agent Name Douglas R. Dowlearn  
Agent Address 703 Oak Drive  
City, State, Zip Blanco, TX 78606  
Phone # 210.240.2101  
Email txseptic@gmail.com

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

Subdivision Name Comal Hills Unit 1 Lot 207 Block 8

Acreage/Legal .2641 Acres

Street Name/Address 235 Will Rogers Drive City Spring Branch Zip 78070

Type of Development:

Single Family Residential  
Type of Construction (House, Mobile, RV, Etc.) House  
Number of Bedrooms 3  
Indicate Sq Ft of Living Area 1400

RECEIVED  
DEC 26 2018  
COUNTY ENGINEER

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

Estimated Cost of Construction: \$ 75,000 (Structure Only) Complete

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

Source of Water  Public  Private Well

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

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

Alejandro Miranda  
Signature of Owner

11-29-18  
Date Sign & Date

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

Planning Materials & Site Evaluation as Required Completed By Douglas R. Dowlearn

System Description Aerobic Treatment with spray distribution

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

Tank Size(s) (Gallons) 500 gpd Absorption/Application Area (Sq Ft) 3750 Required

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city?  Yes  No

If yes, indicate the city: \_\_\_\_\_

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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 

11/27/18

Date

Page 2 of 2

2/cb



201806046357 12/04/2018 11:50:51 AM 1/2

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL  
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

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An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §205.91(12) will be installed on the property described as (insert legal description)

COUNTY ENGINEER

Lot 207, Block 8, Comal Hills, Unit No. 1

The property is owned by (insert owner's full name): Alejandro Miranda

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.

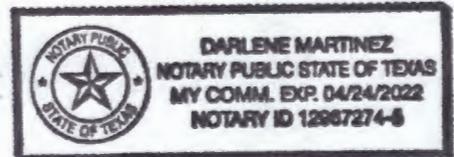
WITNESS BY HAND(S) ON THIS 30 DAY OF November 2018

Alejandro Miranda  
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF November 2018

Notary Public, State of Texas

Notary's Printed Name: Darlene Martinez  
My Commission Expires: 04/24/2022





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

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

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Filed and Recorded  
Official Public Records  
Bobbie Koopp, County Clerk  
Comal County, Texas  
12/24/2018 11:50:51 AM  
LALBA 2 Page(s)  
201806046357  
A circular stamp containing a signature that reads "Bobbie Koopp".

**Advanced Aerobic Services, LLC**  
3404 Old Spanish Trail, Seguin, TX 78155  
Tel: (512) 738-9767 • E-MAIL: advancedaerobicservices@gmail.com

Permit # \_\_\_\_\_  
Regulatory Agency Coral

**INSPECTION & MAINTENANCE AGREEMENT**

Regular and continuing Maintenance is the single most important key to the long-term safe and successful operation of surface application systems utilizing aerobic treatment plants. The **OWNER** of an aerobic wastewater treatment system is a **VITAL KEY** to its success or failure and thereby they must accept their responsibilities of its upkeep and maintenance. Advanced Aerobic Services hereby enters this maintenance contract to assist the Owner in keeping his/her aerobic system operating properly and safely, and, to keep the owner in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. (Title 30 Texas Administrative Code, Chapter 28.5)

**INSPECTION OF ITEMS:** Items to be inspected include aerators, alarms, chlorine supply and distribution system, diffusers, distribution systems, drip emitters, sludge volume, chlorine residual, electrical circuitry, filters and pumps.

**FREQUENCY OF MAINTENANCE INSPECTION:** Advanced Aerobic Services will perform maintenance inspections to the owner's aerobic wastewater treatment system three (3) times a year at approximately four (4) month intervals. On each report the owner receives, it will indicate when their next schedule maintenance inspection will occur.

**REPORTS:** A report will be generated during each visit with the original submitted to the required regulatory agency, one (1) copy left with the owner of the system and one (1) copy maintained in our files. The report will indicate the date the inspection was performed, name of the owner and address, the items inspected, sampling test results for Chlorine Residual comments, recommendations, and/or repairs performed.

**SAMPLING:** A Chlorine Residual sample will be conducted during each maintenance inspection visit. Results will be recorded on each report. For commercial systems only, each year, one (1) Biological Oxygen Demand (BOD) and one (1) Total Suspended Solids (TSS) sample will be taken for laboratory analysis. The owner is responsible for the laboratory cost for these tests. The test results will be submitted to the required regulatory agency.

**REPAIRS:** The owner of the aerobic wastewater treatment system is responsible for any cost associated with the repair or replacement of the system's components. Any repairs and/or replacement costs will be discussed with the accepted by owner prior to any work performed by Advanced Aerobic Services, LLC. AAS will respond to non-scheduled services within 24 hours. There is additional fee for non-scheduled visits and/or service calls.

**FEES:** The annual cost of a Residential Maintenance Contract is \$ 400.00; Commercial systems maintenance contracts are \$ \_\_\_\_\_ per year. Payment is due at the time of contract signing. Failure to make payment within ten (10) days of date of the contract constitutes a breach of contract, and the appropriate regulatory agency will be notified of the cancellation of the contract. This maintenance agreement does not cover the cost of customer-requested service calls, materials or labor that are due to system or component failure. Non-scheduled visits and/or service calls requested by the owner during the work week will be at an additional charge. A travel charge of \$35.00 flat rate and a labor rate of \$65.00/hour will apply. A minimum of one (1) hour labor will be charged on all service calls. Emergency weekend or night service calls will be billed at \$80.00/hour, plus the flat travel charge of \$35.00, minimum one hour labor charge. **Invoices are due upon completion of the work performed and/or receipt of invoices.**

**DISPUTE RESOLUTION:** This contract is governed by the laws of the State of Texas without regard to conflicts of law's provisions. Venue for any dispute arising hereunder shall be in Hays County, Texas.

**OWNER'S RESPONSIBILITIES:**

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorinating tablets or liquid in the disinfection system at all times.
- The owner must maintain an area free of overgrowth or vegetation around the Aerobic Treatment Unit and sprinklers.
- Make your property accessible (gate unlocked or key combination provided), and dogs restrained during Service Technician visits.
- The owner must follow the manufacturer's recommendations for the system's proper operation, including restricting the disposal of non-biodegradable material, chemicals, solvents, thinners, fuels, grease, oil, etc. that can affect the system's performance and/or pollute the environment.
- The owner must have their system repaired or components replaced immediately by a Certified Provider as needed.
- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 60% sludge volume.
- AAS will advise you when this is necessary by conducting a free annual 30 minute sulfhydryl test.
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not covered under any warranty. AAS reserves the right to refuse service to systems infested by fire ants. A \$35.00 Travel charge shall be made for return visits, due to fire ant infestation or animals not restrained.

This contract will be valid from 12/19/18 to 12/19/20. This contract will be valid from the License to Operate date for 2 years

Owner's Name: Alejandro Miranda  
 Site Address: 235 Will Rogers, Spring Branch, TX 78070  
 Mailing Address: 1335 ~~Will Rogers~~ Cedar Grove Spring Branch TX 78070  
 Telephone: \_\_\_\_\_ Cell Phone (210) 427-7183 Work Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_ Manufacturer: Aerics Serial Number: \_\_\_\_\_  
 Signature of Owner: Alejandro Miranda Date: 12/19/18 Vice Van De Walle, M.P. TCEQ License # MP0001812  
 White (Original) AAS Copy Yellow Copy: Customer Copy

Douglas R. Dowlearn  
D.A.D. Services, Inc.  
703 Oak Drive  
Blanco, TX 78606  
(210)240-2101  
[txseptic@gmail.com](mailto:txseptic@gmail.com)

November 28, 2018

Comal County Engineer's Office  
195 David Jonas Drive  
New Braunfels, TX 78132

RE: 235 Will Rogers Drive Variance Request

To Whom It May Concern:

I am requesting a variance for the placement of a spray disposal area 10 feet from the property line, but less than 20 feet from the property line as Comal County regulations require. **This variance is requested due to limited space.** This setback complies with TCEQ CHAPTER 285 rules Table X. requirements. Equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If there are any questions or concerns, please contact me at 210.240.2101 or by email at [txseptic@gmail.com](mailto:txseptic@gmail.com).

Sincerely,



Douglas R. Dowlearn, R.S.



11/28/18

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DEC 26 2018  
COUNTY ENGINEER

**OSSF SOIL EVALUATION REPORT INFORMATION**

**Date:** 11/28/18

**Applicant Information:**

**Name:** Alejandro Miranda  
**Address:** 1335 Cedar Grove Trail  
**City, State & Zip Code:** Spring Branch, TX 78070  
**Phone:** 210.427.7183  
**Email:** [andrearajo12@yahoo.com](mailto:andrearajo12@yahoo.com)

**Site Evaluator Information:**

**Name:** Douglas R. Dowlearn  
**Company:** D.A.D. Services, Inc.  
**Address:** 703 Oak Drive  
**City, State & Zip:** Blanco, TX 78606  
**Phone:** (210)240-2101 **Fax:** (866)260-7687  
**Email:** txseptic@gmail.com

**Property Location:**

**Lot:** 207 **Block:** 8 **Subdivision:** Comal Hills,  
**Unit 1**  
**Street/Road Address:** 235 Will Rogers Drive  
**City:** Spring Branch **Zip:** 78070  
**Additional Info:** Comal County/.2641 Acres

**Installer Information:**

**Name:**  
**Company:**  
**Address:**  
**City, State & Zip:**  
**Phone:** **Fax:**

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

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COUNTY CLERK

**DESIGN SPECIFICATIONS**

Application Rate (RA): 0.064  
OSSF is designed for: 3 BR (1400 sq. ft.)  
240 Gallons per day required  
An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.  
3750 sq. ft. disposal area required  
500 gallon/day aerobic tank required  
Calculations: Absorption Area: Q/RA= 240/0.064= 3750 Sq. Ft.

**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO  
Existing or proposed water well in nearby area: NO  
Presence of adjacent ponds, streams, water impoundments: NO  
Presence of upper water shed: NO  
Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

**Site Evaluator:**

**NAME:** Douglas R. Dowlearn, R.S.

**License No. OS9902 - Exp. 6/30/2020**

**TDH: #2432 - Exp. 2/28/2019**

**Signature:** 

**D.A.D SERVICES, INC.**  
DOUG DOWLEARN  
703 OAK DRIVE, BLANCO, TX 78606  
Designed for: Alejandro Miranda

The installation site is on Lot 207, Block 8 of the Comal Hills, Unit 1 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (1400 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

**PROPOSED SYSTEM:**

A 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 500 gpd aerobic treatment plant. The aerobic tank effluent flows to a 750 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 3 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius at <40 psi. One sprinkler will spray a radius of 39 feet with 180 degrees of arc; the second sprinkler will spray a radius of 35 feet with 180 degrees of arc; and the third sprinkler will spray a radius of 16 feet with 90 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

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**DESIGN SPECIFICATIONS:**

COUNTY ENGINEER

Daily Waste Flow: 240 gpd  
Application rate: 0.064  
Application area required:  $240 / .064 = 3750$  ft. sq.  
Application area utilized: 3769 sq. ft.  
Pump tank reserve capacity: 120 gal minimum



*Douglas R. Dowlearn*  
11/28/18

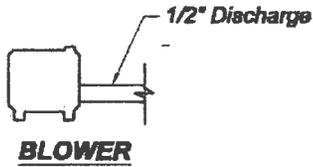
**SYSTEM COMPONENTS:**

SCH 40 PVC sewer line  
1" purple PVC supply line  
500 gpd aerobic treatment plant with timed controls with a battery backup set to spray in pre-dawn hours between midnight & 5:00 a.m.  
Liquid chlorinator  
3 K-Rain Gear Driven Pop-up Sprinkler  
Pre-tank and 750 gallon pump tank

**LANDSCAPING:**

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.





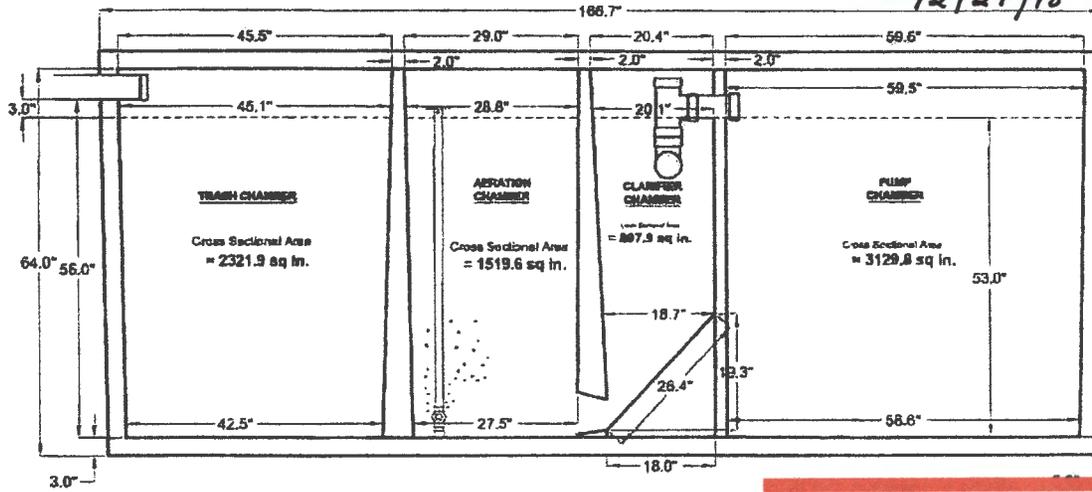
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COURTY ENGINEERS

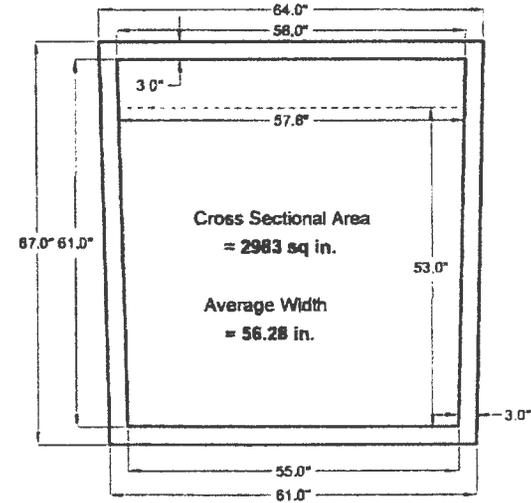


*Douglas R. Dowlearn*  
12/21/18

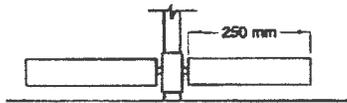


14.15 gallons per inch

**SIDE SECTION VIEW**  
SCALE: 1" = 3/8"



**END SECTION VIEW**  
SCALE: 1" = 3/8"



**DIFFUSER DETAIL**  
2 - 250 mm  
Max flow per diffuser = 55 liters/minute

43" - 53" - Reserve - 142 Gallons  
43" - Alarm  
20" - 43" - Working Level - 325 Gallons  
17" - 20" - On/Off Tether  
0-17" - Sump - 241 Gallons

Title: **Model D-500-m**  
**500 gallon per day Aerobic Treatment Unit**

Company Name: **Aeris Aerobics**

Date: **2-22-2015**

## Ritzen, Brenda

---

**From:** Ritzen, Brenda  
**Sent:** Wednesday, January 9, 2019 8:48 AM  
**To:** 'andrearajo12@yahoo.com'  
**Cc:** 'doug dowlearn'  
**Subject:** Permit 108573

Re: Alejandro Miranda  
Comal Hills Unit 1 Lot 207 Block 8  
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Dear property owner & agent,

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

-  The maintenance contract must indicate that the start date of the contract shall be the date the license to operate is issued and indicate a duration time of 2 years.
2. Revise as needed and resubmit.

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](http://www.cceo.org)

**VOID**

**Advanced Aerobic Services, LLC**

3404 Old Spanish Trail, Seguin, TX 78155  
Tel.: (512) 738-9767 > E-MAIL: advancedaerobicservices@gmail.com

Permit# \_\_\_\_\_  
Regulatory Agency: Corral

**INSPECTION & MAINTENANCE AGREEMENT**

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**DISPUTE RESOLUTION:** This contract is governed by the laws of the State of Texas. Any dispute arising hereunder shall be in Hays County, Texas.

**OWNER'S RESPONSIBILITIES:**

- The owner of the Aerobic Treatment Unit must maintain sufficient chlorine (tablets or liquid) in the disinfection system at all times.
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- The owner must have their Aerobic Treatment Unit pumped out by a licensed waste hauler when their system exceeds 6% sludge volume.
- AAS will advise you when this is necessary by conducting a free annual 30 minute settleometer test.
- The owner should keep fire ants away from the Aerobic Treatment unit and its components. Any damage caused by fire ants is not covered under any warranty. AAS reserves the right to refuse service to systems infested by fire ants. A \$35.00 Travel charge shall be made for return visits, due to fire ant infestation or animals not restrained.

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**VOID**

This contract is valid from: Dec 15 2018 through Dec 15 2020

Owner's Name: Alejandro Miranda

Site Address: 235 Will Rogers, Spring Branch, TX 78070

Mailing Address: 1335 ~~Will Rogers~~ Cedar Grove Spring Branch TX 78070

Telephone: \_\_\_\_\_ Cell Phone: (210) 427-7183 Work Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Manufacturer: Aeries Serial Number: \_\_\_\_\_

Alejandro Miranda  
Signature of Owner  
White (Original) AAS Copy

12/19/18  
Date  
Yellow Copy: Customer Copy

Vince Van De Walle  
Vince Van De Walle, M.P. TCEQ License # MP0001612

D BY ATC  
SPRING BRANCH

GF # 4000131800802

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**

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

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COUNTY ENGINEER

Executed on date of acknowledgement to be Effective on: October 24, 2018.

Grantor: **Steven R. Grivich**

Grantor's Mailing Address: 1641 Highway 80, #4, San Marcos, Tx 78666

Grantee: **Alejandro Miranda**

Grantee's Mailing Address: 1335 Cedar Grove Trl, Spring Branch, Tx 78070

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

Property (including any improvements): **Lot 207, Block 8, Comal Hills, Unit No. 1**, situated in Comal County, Texas, according to plat thereof recorded in Volume 2, Pages 53-54, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

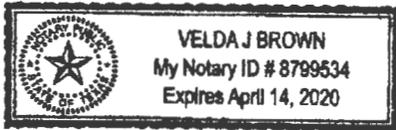
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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

  
\_\_\_\_\_  
Steven R. Grivich

THE STATE OF TEXAS \*  
COUNTY OF Comal \*

This instrument was acknowledged before me on this the 24<sup>th</sup> day of Oct, 2018, by Steven R. Grivich.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

RECEIVED  
DEC 26 2018  
COUNTY ENGINEER

AFTER RECORDING RETURN TO:  
ALAMO TITLE COMPANY  
GF No. 4000131800802

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 Koepf, County Clerk  
Comal County, Texas  
10/25/2018 03:25:37 PM  
TERRI 2 Pages(s)  
201806041834



*Bobbie Koepf*