



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **02/15/2019** Permit Number: **108587**

Location Description: **1221 VINTAGE WAY
NEW BRAUNFELS, TX 78132**
Subdivision: **Vintage Oaks at the Vineyard**
Unit: **1**
Lot: **234**
Block:
Acreage:

Type of System: **Aerobic
Surface Irrigation**

Issued to: **Century Land Hills, II, LLC, d/b/a Century LH II, LLC**

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
ENVIRONMENTAL HEALTH COORDINATOR **OS 0025599**

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: JD. Septic / Jim Blake OSSF Installer #: OS0018531
 1st Inspection Date: 2/5/19 2nd Inspection Date: 2.15.19 3rd Inspection Date: _____
 Inspector Name: Mike T. Inspector Name: Mike T. Inspector Name: _____
 Permit#: 108587 Address: Vintage Oak / 1221 Vintage Way Dr

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		2/5/19		
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- 2/5/19
 Tank set, leveled. Leave open (wet) operational ✓
 Need Revised Plan w/ tanks @ Spray - 1 in front, 1 in back.

2.15.19 MT
 Covered w/o Tank check. call installer

**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	2/5/19		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Clear stream			
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)		2/5/19		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	✓					
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump	✓					
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions	✓					
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Comal County Environmental Health
OSSF Inspection Sheet

39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried				2/5/19		
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**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	/	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements	/		1200 gal.	2/5/19		
44	PUMP TANK Material Type & Manufacturer	/		Concrete			
45	PUMP TANK Type/Size of Pump Installed			Clearstream 1200			

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Jo. Septic / Jim Blake OSSF Installer #: _____

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

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

Permit#: 108587 Address: Vintage Oak / 1221 Vintage Way Dr

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**Comal County Environmental Health
OSSF Inspection Sheet**

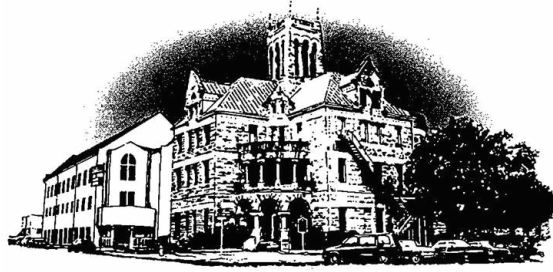
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35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent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

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42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements	✓		1200 gal.	2/5/19		
44	PUMP TANK Material Type & Manufacturer	✓		concrete			
45	PUMP TANK Type/Size of Pump Installed			Clearestream 11200			



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: 108587
Issued This Date: 01/10/2019
This permit is hereby given to: Century Land Hills, II, LLC, d/b/a Century LH II, LLC

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

1221 VINTAGE WAY
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard
Unit: 1
Lot: 234
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

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

Date _____ Permit # 108587
 Owner Name Century Land Holdings, II, LLC, a Colorado limited liability company, D/B/A Century LH II, LLC Agent Name JB Septic Systems, Inc
 Mailing Address 6500 River Place Blvd. Building 2, Suite 200 Agent Address P.O. Box 1609
 City, State, Zip Austin TX 78730 City, State, Zip Helotes, Texas 78023
 Phone # 512-271-3825 Phone # 830-931-0292
 Email mary.timmons@centurycommunities.com Email info@jbsepticssystemsinc.com

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

Subdivision Name Vintage Oaks at the Vineyard Unit 1 Lot 234 Block _____
 Acreage/Legal _____
 Street Name/Address 1221 Vintage Way City New Braunfels Zip 78132

Type of Development:

Single Family Residential
 Type of Construction (House, Mobile, RV, Etc.) House
 Number of Bedrooms 4
 Indicate Sq Ft of Living Area 3,844

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DEC 31 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: \$ 350,000 (Structure Only)

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

Source of Water Public Private Well

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

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

 Signature of Owner 12/14/18 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 Jim W. Blake, Sr. #2289

RECEIVED

System Description Aerobic Treatment with Spray Irrigation

DEC 31 2018

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

COUNTY ENGINEER

Tank Size(s) (Gallons) 500/600/1,200

Absorption/Application Area (Sq Ft) 5,652

Gallons Per Day (As Per TCEQ Table III) 360

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? Yes No

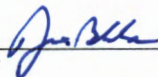
If yes, indicate the city: _____

By signing this application, I certify that:

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

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

Signature of Designer



Date

12-28-18

Page 2 of 2

2/c

AFFIDAVIT TO THE PUBLIC



201806049123 12/28/2018 04:25:05 PM 1/2

The County of Comal §
State of Texas §

RECEIVED

DEC 31 2018

COUNTY ENGINEER

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

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 285.91(12) will be installed on the property described as Tract 2: Lot 234, of Vintage Oaks At The Vineyard, Unit 1, a subdivision in Comal County, Texas, according to the map or plat thereof recorded in County Clerk's File No. 200706000394, of the official Public Records of Comal County, Texas.

The property is owned by Century Land Holdings, II, LLC, d/b/a Century LH II, LLC

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.

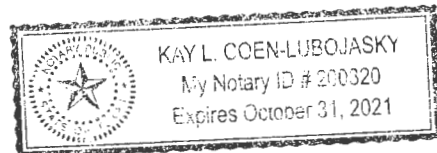
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 14th Day of December, 2018

Mary Timmons
Mary Timmons, New Home Sales Coordinator
Central Texas, Century LH II, LLC

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14th
DAY OF December, 2018

Kay L Coen-Lubojsky
Notary Public, State of Texas



Notary/s Printed Name: KAY L. COEN-LUBOJASKY
My Commission Expires: 10-31-2021



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

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

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/28/2018 04:25:05 PM
JESSICA 2 Page(s)
201806049123



Bobbie Koepf

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

Page one

**System Owner:
Century Land Holdings, II, LLC**

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

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COUNTY ENGINEER

Site: Legal Description: 1221 Vintage Way, Lot 234
Vintage Oaks at the Vineyard, Unit 1, Comal County

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

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

Testing and Reporting

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

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

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

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

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

This Policy Does Not Include;

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

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

MAINTENANCE COMPANY:

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

MANUFACTURER:

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

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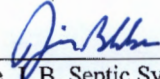
COUNTY ENGINEER

Installation Company:


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

Permitting Authority:

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



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



System Owner

Service Company Operator License Number: MP0000892

J. B. Septic Systems, Inc.

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

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

November 26, 2018

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

RE: Lot 234, Vintage Oaks at the Vineyard, Unit 1
(1221 Vintage Way)

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To Whom It May Concern:

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

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

Sincerely,



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

J. B. Septic Systems, Inc.

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

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

SITE EVALUATION

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LOCATION: Lot 234, Vintage Oaks at the Vineyard, Unit 1
(1221 Vintage Way) Comal County

COUNTY ENGINEER

I. **USDA County Soils Survey Classification:** (DtD) Comfort-Rock Outcrop Complex

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

III. **Soil Profile:** 0 – 10" clay soil with stones underlain by limestone
(Describe sample)

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

V. **Soil Structure:** Blocky

VI. **Restrictive Horizons** (Note any dense clay sub-soils, rock or fractured rock, depth of groundwater etc.): Rock at approximately 10"

VII. **Topography:** 2 % slope

VIII. **Flood Hazard:** No

IX. **Overall Site Suitability:** The site is Suitable for Aerobic Treatment with Spray Irrigation.

X. **Recharge Zone:** Yes. No recharge features found within 150 Ft. of OSSF site.


Signature

November 26, 2018
Date

OS0010832
Registration #



J.B. Septic Systems, Inc.

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

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

ON-SITE SEWAGE FACILITY DESIGN

FOR: Century LH II, LLC
6500 River Place Blvd., Building 2, Suite 200
Austin, TX 78730

LOCATION: 1221 Vintage Way
Lot 234
Vintage Oaks at the Vineyard, Unit 1
Comal County

DEVELOPMENT: Proposed Four-bedroom residence with 3,844 sq. ft. living area.

ESTIMATE OF WATER CONSUMPTION: **360** gallons per day.

SEWAGE FACILITY DESCRIPTION: Clearstream Aerobic Treatment System with timer, chlorinator, sprinkler pump, and sprinkler heads covering a surface application area of 5,652 square feet. The timer is set for spray between midnight and 5:00 A.M.

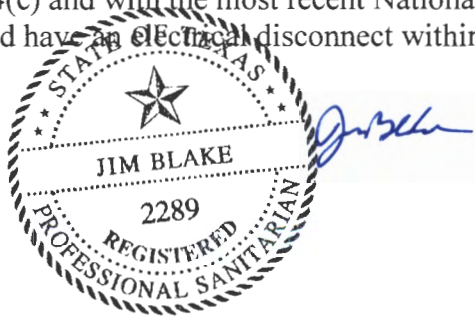
CALCULATION:

$$\begin{array}{l} \text{Application Area} \\ \text{Required} = \frac{\text{Flow}}{\text{Soil Appl. Rate}} = \frac{360 \text{ Gals./Day}}{.064 \text{ Gals./Sq.Ft./Day}} = 5,625 \text{ Sq. Ft.} \end{array}$$

ACTUAL APPLICATION AREA TO BE COVERED:

$$\begin{array}{l} (\text{Radius of Sprinkler Head}) \times (\text{Radius of Sprinkler Head}) \times 3.14 = \text{Sq. Ft.} \\ \text{Two Full circle sprinkler heads, each one with a 30 foot radius} = \underline{5,652 \text{ Sq. Ft.}} \\ \text{Total} = 5,652 \text{ Sq. Ft.} \end{array}$$

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



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AEROBIC TREATMENT SYSTEM COMPONENTS AND REQUIREMENTS:

DEC 31 2018

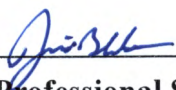
1. Minimum 500 gallon **Pre-Treatment Tank**.
2. **Aerobic Treatment Unit** – 600 gallon TCEQ approved unit.
3. **Liquid Chlorinator** – Only E.P.A. approved chlorine (Bleach) for use with wastewater shall be used. It is the owner's responsibility to ensure that it is functioning properly and has chlorine **IN IT AT ALL TIMES**. COUNTY ENGINEER
4. 1,200 gallon **Pump Tank** with a minimum ½ horsepower, 18 GPM well pump (Clearstream P-20 pump or approved equivalent.)
5. **Sprinkler heads** must be impact or gear driven rotary design with a maximum inlet pressure of 40 PSI. Only low angle (13 degree trajectory) nozzles shall be used. All sprinkler heads shall be self-draining type so as to prevent in-line freezing. The exact location of sprinkler heads shall be coordinated between the installer and the property owner so that spray patterns shall not be blocked by trees, etc; a minimum of 10 feet shall be required between any sprinkler head and the base of a tree.
6. **SURFACE APPLICATION AREA** - The area to be sprayed shall have enough topsoil in place to cover the force lines and to support the growth of vegetation. This vegetation shall consist of grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed flora. Exposed surface rock in the application area shall be removed or covered with soil and seeded or grassed laid. Sloped land is acceptable if properly landscaped and terraced to minimize run-off. Distribution pipes and sprinkler heads must provide uniform distribution of treated effluent. The application rate must be adjusted so as to not produce run-off. Owners shall not allow driveways, fences, storage buildings, or other structures to be constructed over the treatment or disposal systems. Land that is used for growing food, gardens, orchards, or crops that may be used for human consumption, as well as unseeded bare ground, shall not be used for surface application.
7. **AFFIDAVIT** (signed and notarized) included with this design should be a permanent part of the real property deed. TCEQ requires that it give proper notification to future owners of the continuous maintenance and administrative requirements of this OSSF system.
8. **MAINTENANCE CONTRACT:**
At the time of system installation, the contractor will submit to the authorized agent, (County Inspector) a copy of the 2-Year Service Policy as required by the TCEQ. Maintenance Company will file a detailed report of the dates and findings of these inspections to the Authorized Agent. This will ensure periodic inspections (at least every 4 months) for system compliance with effluent standards. Correct testing/evaluation of the unit will include periodic measuring of residual chlorine levels and/or fecal coliform analysis, as required by TCEQ. Sludge accumulation will be monitored and the system owner will be notified when tanks require pumping.

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

REMARKS: The contractor may make minor field adjustments to the system with approval of the county regulatory agency. The referenced site has been evaluated and the on-site sewerage facility has been designed generally following the requirements given by the Texas Commission on Environmental Quality and Comal County. The site evaluation and design are based upon technical information available today. The proper performance of any on-site sewerage facility cannot be guaranteed even though all provisions of the regulations have been met.

CERTIFICATION: I hereby certify that this sewage facility design submitted conforms to the Texas Commission on Environmental Quality and Comal County requirements, and with proper use, maintenance, and under normal climatic conditions can be expected to function without creating a nuisance.

DATE: November 26, 2018



Jim Blake, Professional Sanitarian #2289

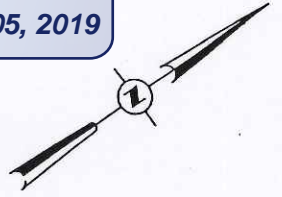


LOT COVERAGE

TOTAL LOT AREA	43,841 SQ.FT.
SOD AREA FRONT	-- SQ.FT.
SOD AREA REAR	-- SQ.FT.
SLAB	5,448 SQ.FT.
DRIVEWAY	3,226 SQ.FT.
DRIVEWAY APRON	350 SQ.FT.
ENTRY WALK	205 SQ.FT.
PUBLIC WALK	-- SQ.FT.
FENCE	-- LINEAR FT.
HOUSE ORIENT.	SW/NW
IMP. COVERAGE	20.3 %

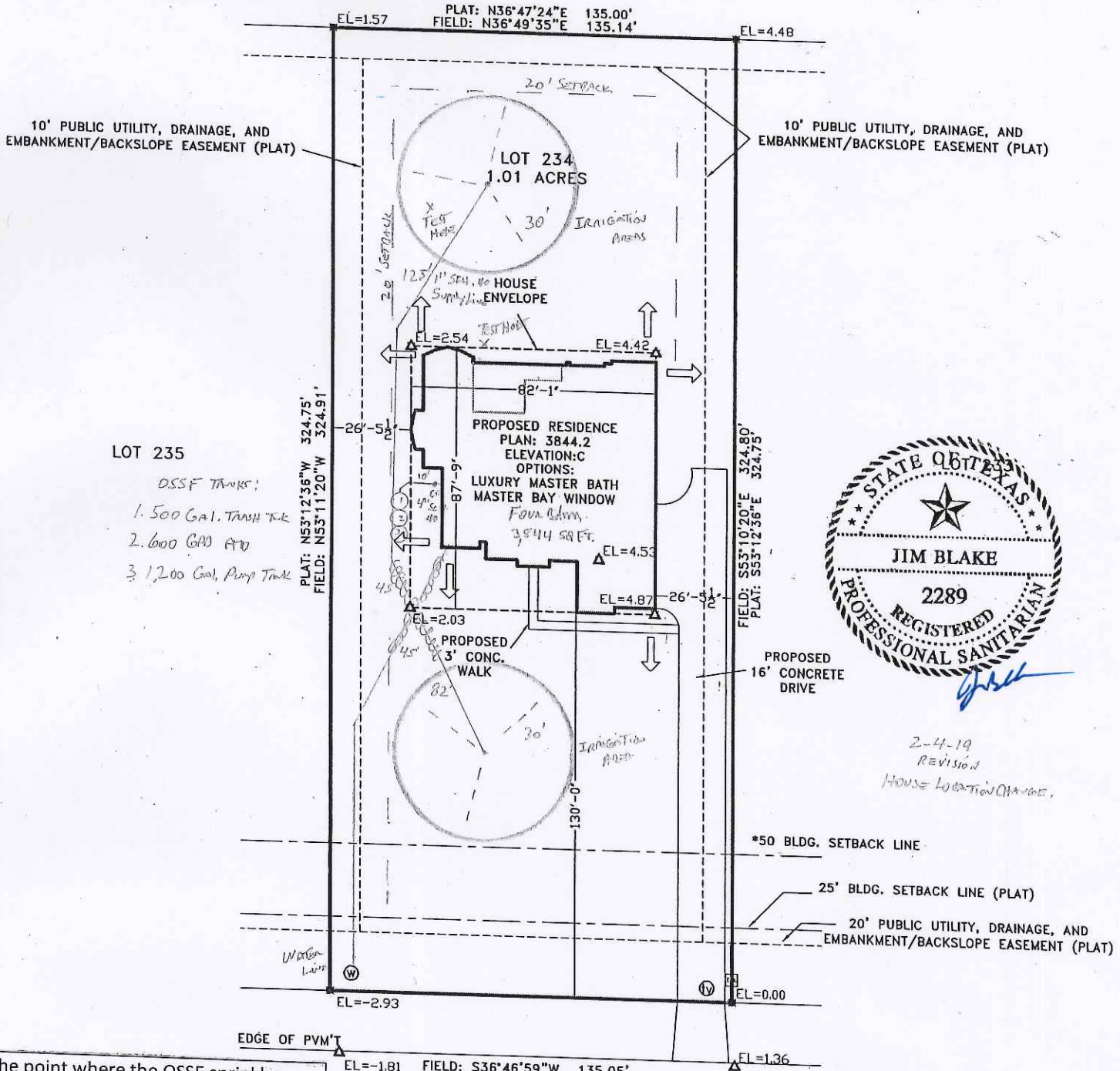
REVISED

3:24 pm, Feb 05, 2019



0 25 50
SCALE: 1" = 50'

**LOT 251
PRIVATE DRAINAGE EASEMENT
21.20 ACRES**



2-4-19
REVISION
HOUSE LOCATION CHANGE

At the point where the OSSF sprinkler supply line and the water supply line cross or come within 10 Ft. of each other, equivalent protection will be provided by installing a sleeve pipe on both lines, a minimum distance to create the equivalent of a 10 Ft. separation. The sleeve pipe will be 2" schedule 40.

(ADDRESS: 1221)
VINTAGE WAY
(60' RIGHT-OF-WAY)

STATE OF TEXAS
COUNTY OF COMAL
I hereby certify that the above plot is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat.



This 18th day of MAY, 2018 A.D.

CF

CAESAR A. GARCIA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5904

- NOTE:
- *RESTRICTIONS SHOWN ARE PER BUILDER.
 - ALL FLATWORK TO BE DETERMINED BY BUILDER.
 - DRAINAGE FLOW SHOWN IS APPROXIMATE PER THE RECORDED SUBDIVISION PLAT.

PREPARED FOR CENTURY HOMES

CROSS BRANCH SURVEYING
2519 BOARDWALK
SAN ANTONIO, TEXAS 78217
(210) 828-1102
T.B.P.L.S. FIRM REG. NO. 10180700

LOT STAKE
1221 VINTAGE WAY,
LOT 234,
VINTAGE OAKS AT
THE VINEYARD
COMAL COUNTY, TEXAS

PLAT LEGEND

- 1/2" IRON ROD FOUND
- ▲ NAIL SET
- EL= DENOTES SPOT ELEVATION
- E.B. ELEC. TRANSFORMER BOX
- TV CABLE TV RISER
- W WATER METER

DATE: 05/18/2018	REVISIONS:
D.B. D.M.	
S.B. A.O./D.M.	

W.O. No. 18-2-2D
W.O. No. ---

STATE MANDATED REGULATION CONCERNING AEROBIC SYSTEMS

NAME: Century LH II, LLC
LOCATION: 1221 Vintage Way, New Braunfels, TX 78132
DATE: November 26, 2018

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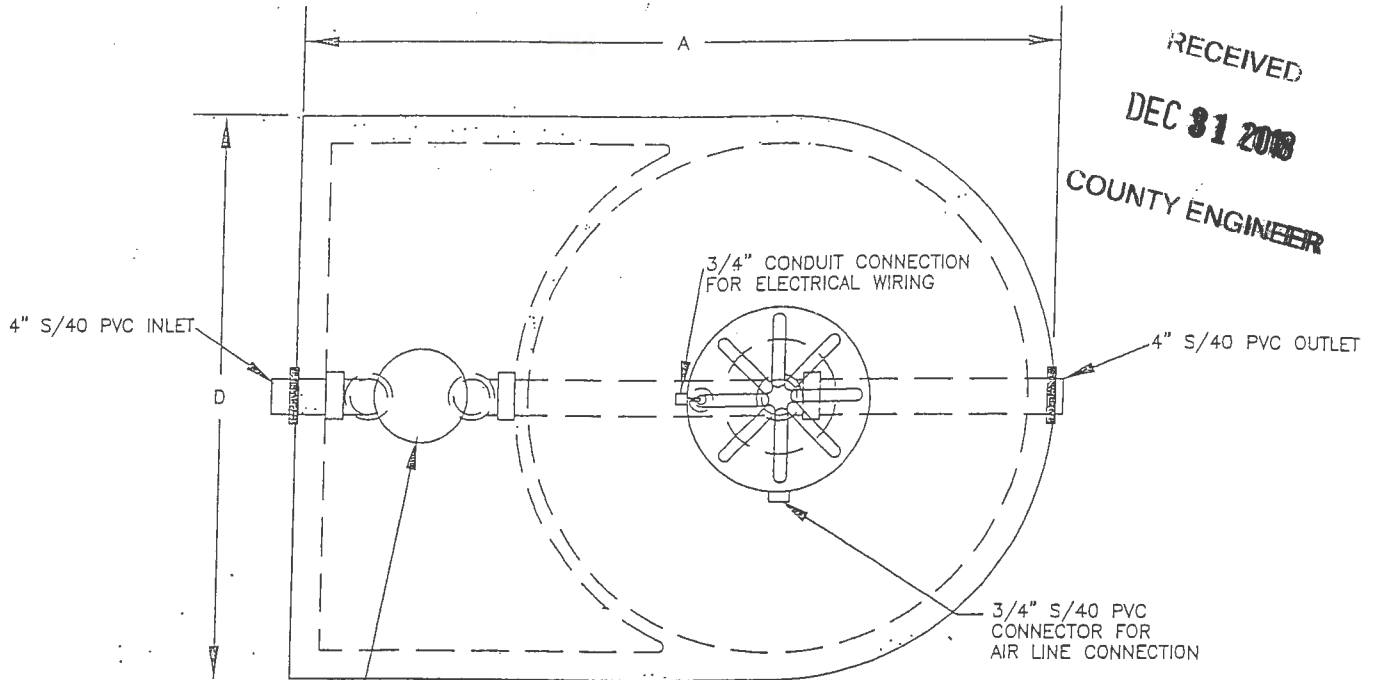
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As part of the installation of this system, the Texas Commission On Environmental Quality requires the following:

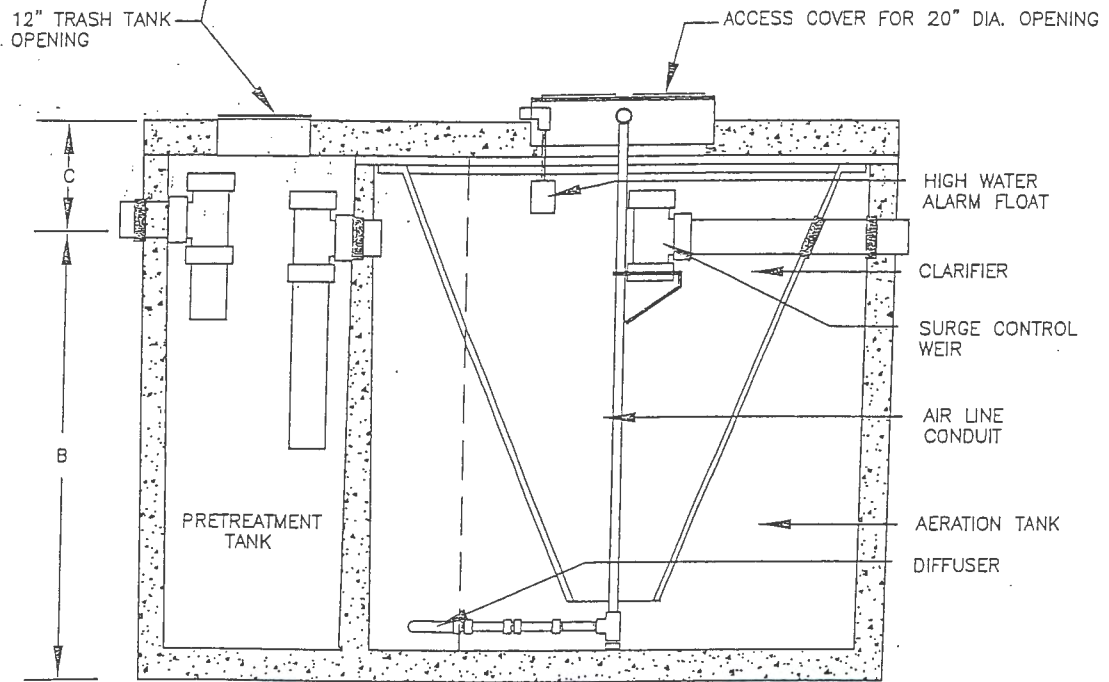
1. The property owner and the aerobic system maintenance contractor shall enter into a 2 year (minimum) full service maintenance contract in which the company will provide periodic inspections for system compliance with effluent standards. This contract will authorize the maintenance company to operate,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

DESIGN DRAWINGS

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PLAN VIEW

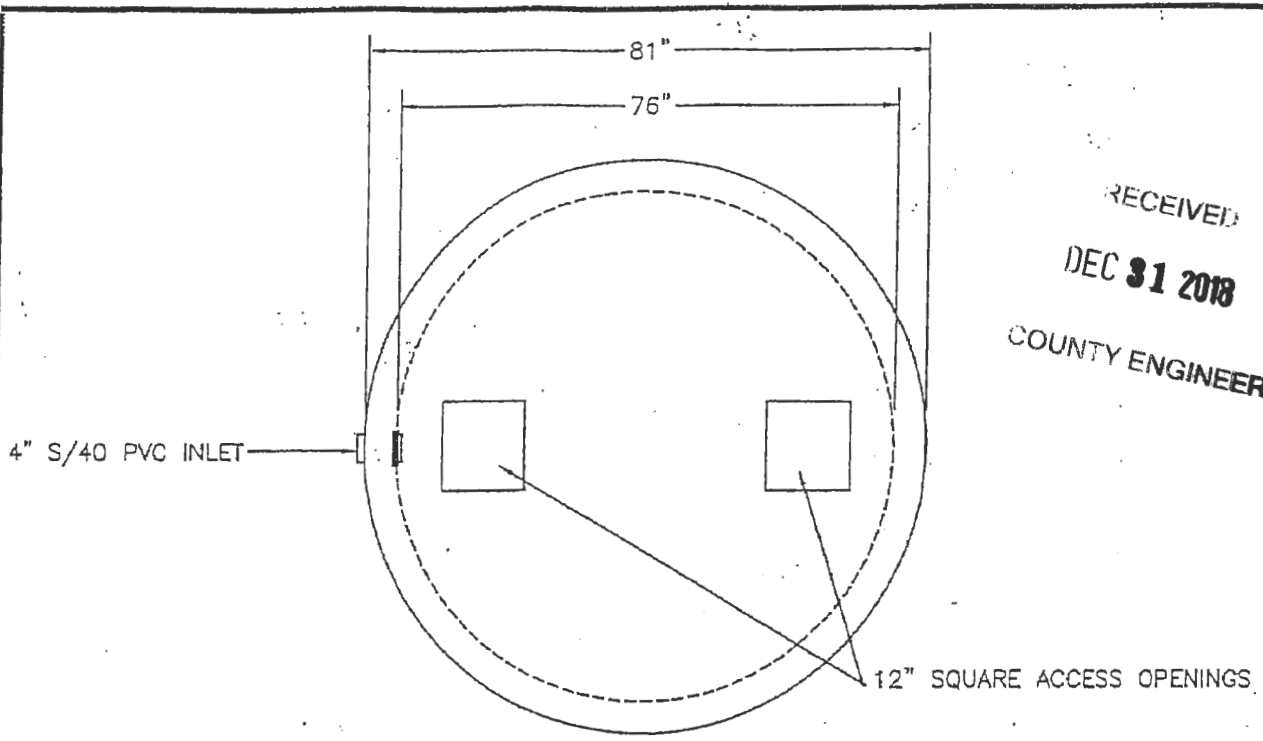


MODEL NC2
 SECTION

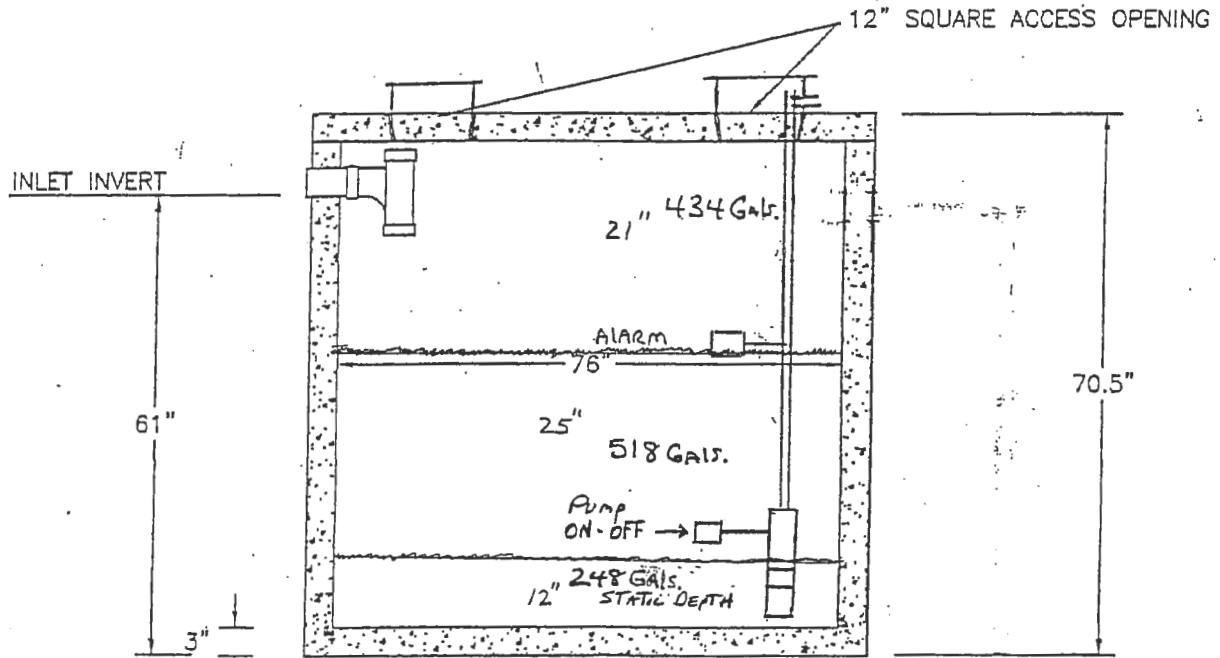
DIMENSIONAL DATA

MODEL	A	B	C	D
500 NC2	104"	60"	10-1/2"	75"
600 NC2	107"	60"	10-1/2"	82"
750 NC2	107"	70"	10-1/2"	82"
800 NC2	107"	72"	8-1/2"	82"

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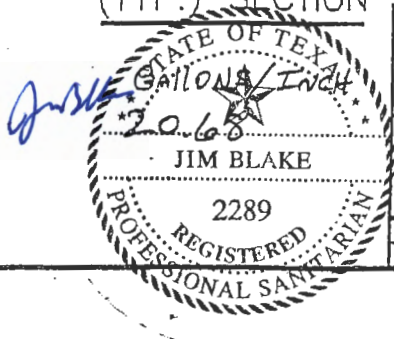
PLAN VIEW



(TYP.) SECTION

NOTICE OF CONFIDENTIAL INFORMATION

Information contained herein is confidential and is the property of Clearstream Wastewater Systems, Inc. When furnished with a proposal, the recipient shall use it solely to evaluate the proposal. When furnished to a customer, it shall be used solely for purposes of inspection, installation, or maintenance. When furnished to a supplier, it shall be used solely in the performance of work contracted for by this company. The information shall not be used or disclosed by the recipient for any other purpose whatsoever. Clearstream Wastewater Systems, Inc., retains all patent and other rights including exclusive right of use. This drawing is copyrighted and is the exclusive property of Clearstream Wastewater Systems, Inc. © Clearstream Wastewater Systems, Inc.-2008



CLEARSTREAM®
 WASTEWATER SYSTEMS, INC.
 P.O. Box 9337 Beaumont, Texas 77709

1,200 GALLON PUMP TANK
 PRE-CAST CONCRETE

DRAWN:	CHKD:	DATE:	REV:	REV. DATE:	NUMBER:
CWP	JM	6/08	0	00/00	10000804

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OWNER'S MANUAL

SERIES P20 4" SUBMERSIBLE PUMP

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

Installation • Operation

LIMITED WARRANTY

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

Product	Warranty Period
4" Submersible Pump	2 year

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

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

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

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

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

Supersedes all previous publications.

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

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

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

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

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

OPERATION

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

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

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

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

Volts	HP	14 AWG	12 AWG	10 AWG	8 AWG	6 AWG	4 AWG	3 AWG	2 AWG	1 AWG	0 AWG
115	1/2	100	160	250	390	620	960	1190	1450	1780	2150

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

is permissible for all sizes.

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

Motor Insulation Resistance Readings

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

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

Important Electrical Grounding Information

⚠ WARNING

Hazardous voltage. Can shock, burn, or kill. To reduce the risk of electrical shock during pump operation, ground and bond the pump and motor as follows:

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

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

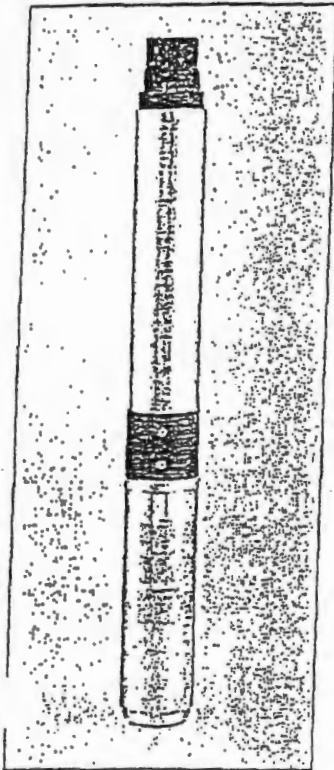
- C. Ground the pump, motor, and any metallic conduit that carries power cable conductors. Ground these back to the service by connecting a copper conductor from the pump, motor, and conduit to the grounding screw provided within the supply-connection box wiring compartment. This conductor must be at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

Save these instructions.



P20

Submersible Effluent Pump



GENERAL DESCRIPTION

The P20 multistage submersible effluent pump constructed from precision-engineered, corrosion-resistant materials, is an industry leader in high pressure effluent removal. The floating stack design resists abrasion wear and reduces motor bearing thrust loading.

These pumps feature the patented Signa-Seal™ design, which provides dry running capability in the event of a system failure. This patented Signa-Seal design has no industry equal.

APPLICATIONS

Designed for pumping filtered effluent.

SPECIFICATIONS

Shell: stainless steel

Discharge: fiberglass-reinforced thermoplastic

Discharge bearing: Nylatron®

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

Impellers: Delrin®

Diffusers: Lexan™

Suction caps: Lexan® with stainless steel insert

Thrust pads: proprietary spec.

Shaft and coupling: stainless steel

Intake: fiberglass-reinforced thermoplastic

Intake screen: polypropylene

Cable guard: stainless steel

Agency Listings: UL 778

FEATURES

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

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

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

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

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

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

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

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

■ **Check Valve** – Durable internal check valve.

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

■ **Corrosion-proof intake screen**

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

ORDERING INFORMATION

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

PERFORMANCE

Discharge Pressure PSI	57	92	44	33	19
Gallons Per Minute	10	15	20	25	30



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

© Nylatron is a registered trademark of Polymer Corp.

© Lexan is a registered trademark of General Electric Co.

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

Specifications are subject to change without notice.



— NOTE —

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

PROPLUS® GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

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

CHANGING A NOZZLE

1 USE YOUR K-KEY

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

2 PULL UP THE RISER

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

3 REMOVE THE NOZZLE

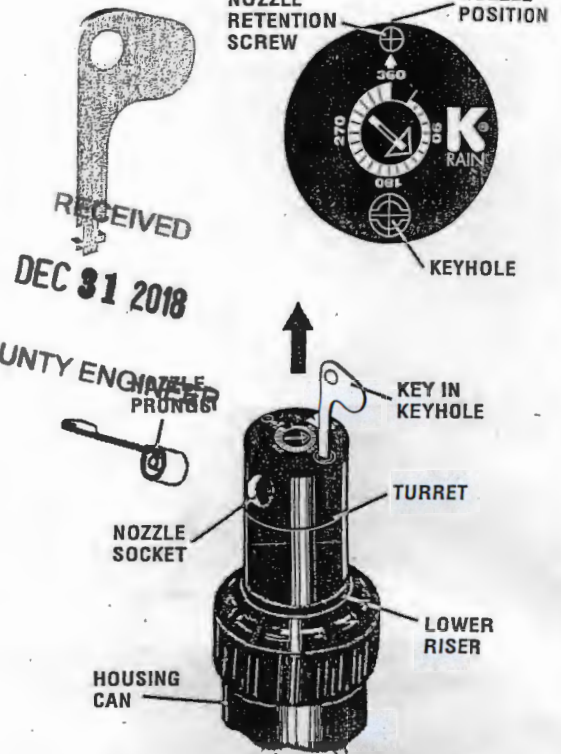
With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, pivot your K-Key 1/4 of a turn to "hook" the nozzle and pull the nozzle out.

4 INSTALL A NOZZLE

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

KEY

TURRET TOP

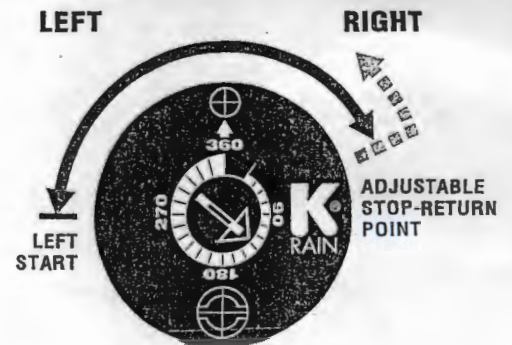


PROPLUS IS ADJUSTABLE AND CONTINUOUS 360° ALL IN ONE MODEL

SETTING THE ARC ADJUSTMENT (PRESET AT 90°)

5 FIND THE LEFT START POSITION

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



6 TO CHANGE THE ARC SETTING BEFORE INSTALLATION

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

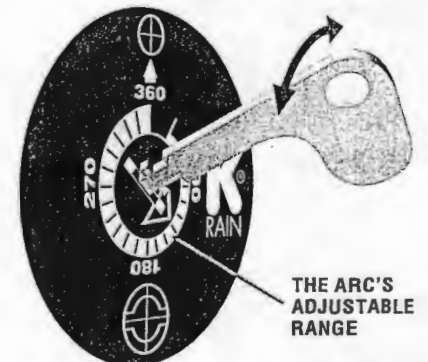
WHEN SET AT 360°, PROPLUS WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.

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

WITH THE SPRINKLER RUNNING

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

ARC SELECTION:
35° TO 360°



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

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

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

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

(1) Water softener.

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

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

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

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

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

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

(2) Reverse osmosis system.

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

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

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

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

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

Adopted April 7, 2004

Effective April 28, 2004

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VINTAGE OAKS

Texas Hill Country

1 to 14 Acre Homesites Available

830-224-2688

VintageOaksTexas.com

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*Note: Map is marked with lot numbers, not addresses.

LOT COVERAGE

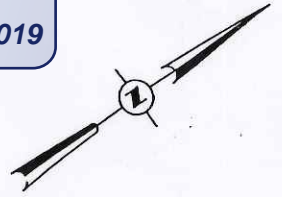
TOTAL LOT AREA	43,841 SQ.FT.
SOD AREA FRONT	-- SQ.FT.
SOD AREA REAR	-- SQ.FT.
SLAB	5,448 SQ.FT.
DRIVEWAY	3,226 SQ.FT.
DRIVEWAY APRON	350 SQ.FT.
ENTRY WALK	205 SQ.FT.
PUBLIC WALK	-- SQ.FT.
FENCE	-- LINEAR FT.
HOUSE ORIENT.	SW/NW
IMP. COVERAGE	20.3 %

REVISED

8:29 am, Feb 05, 2019

VOID

LOT 251
PRIVATE DRAINAGE EASEMENT
21.20 ACRES

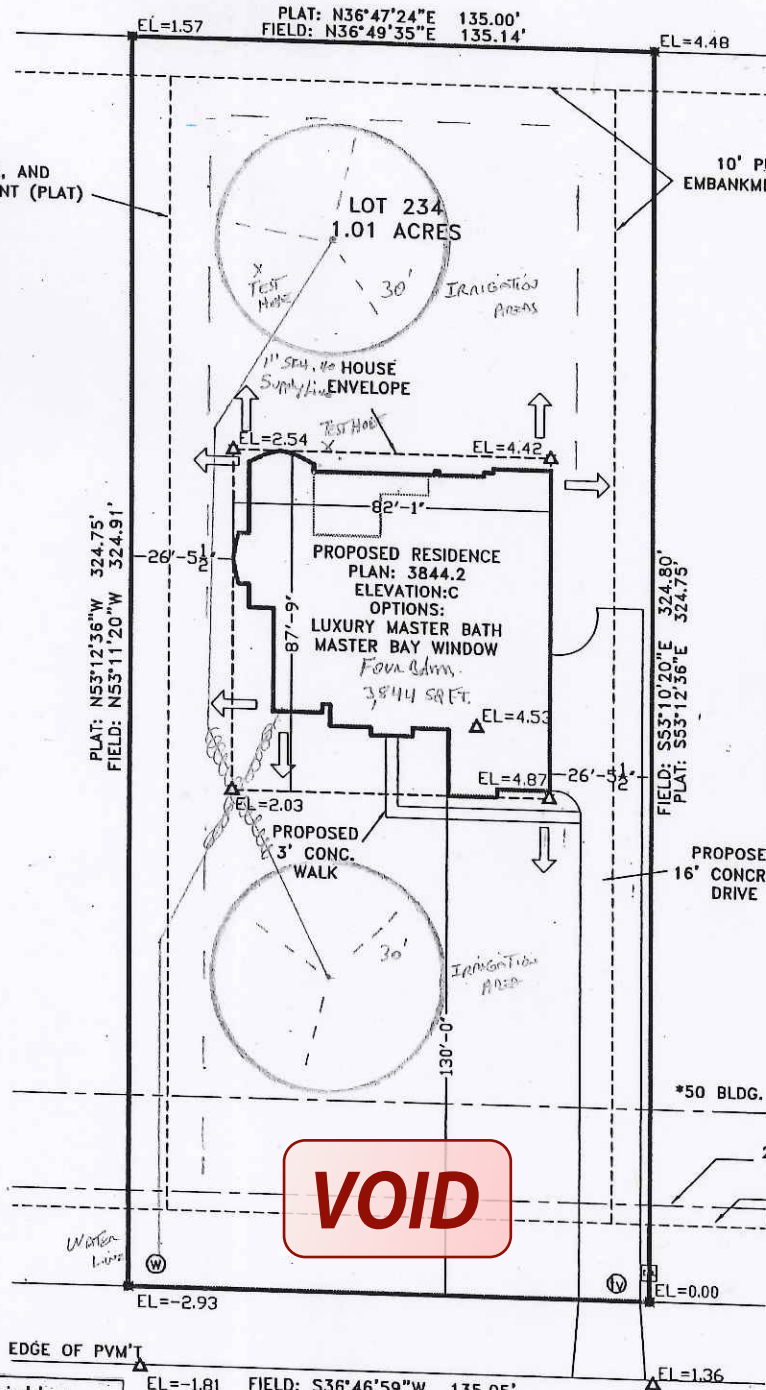


0 25 50
SCALE: 1" = 50'

10' PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT (PLAT)

10' PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT (PLAT)

LOT 235



2-4-19
REVISION
HOUSE LOCATION CHANGE

VOID

At the point where the OSSF sprinkler supply line and the water supply line cross or come within 10 Ft. of each other, equivalent protection will be provided by installing a sleeve pipe on both lines, a minimum distance to create the equivalent of a 10 Ft. separation. The sleeve pipe will be 2" schedule 40.

- NOTE:
- 1.) *RESTRICTIONS SHOWN ARE PER BUILDER.
 - 2.) ALL FLATWORK TO BE DETERMINED BY BUILDER.
 - 3.) DRAINAGE FLOW SHOWN IS APPROXIMATE PER THE RECORDED SUBDIVISION PLAT.

(ADDRESS: 1221)
VINTAGE WAY
(60' RIGHT-OF-WAY)



STATE OF TEXAS
COUNTY OF COMAL

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat.

This 18th day of MAY, 2018 A.D.

CF

CAESAR A. GARCIA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5904

PREPARED FOR CENTURY HOMES

Cross Branch
Surveying
2519 BOARDWALK
SAN ANTONIO, TEXAS 78217
(210) 828-1102
T.B.P.L.S. FIRM REG. NO. 10180700

LOT STAKE
1221 VINTAGE WAY,
LOT 234,
VINTAGE OAKS AT
THE VINEYARD
COMAL COUNTY, TEXAS

W.O. No. 18-2-2D
W.O. No. ---

PLAT LEGEND

- 1/2" IRON ROD FOUND
- ▲ NAIL SET
- EL= DENOTES SPOT ELEVATION
- [E.B.] ELEC. TRANSFORMER BOX
- Ⓢ CABLE TV RISER
- Ⓜ WATER METER

DATE: 05/18/2018

REVISIONS:

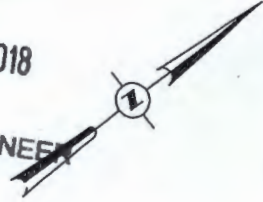
D.B. D.M.

S.B. A.O./D.M.

LOT COVERAGE

TOTAL LOT AREA	43,841 SQ.FT.
SOD AREA FRONT	-- SQ.FT.
SOD AREA REAR	-- SQ.FT.
SLAB	5,448 SQ.FT.
DRIVEWAY	1,851 SQ.FT.
DRIVEWAY APRON	126 SQ.FT.
ENTRY WALK	205 SQ.FT.
PUBLIC WALK	-- SQ.FT.
FENCE	-- LINEAR FT.
HOUSE ORIENT.	SW/NW
IMP. COVERAGE	17.1 %

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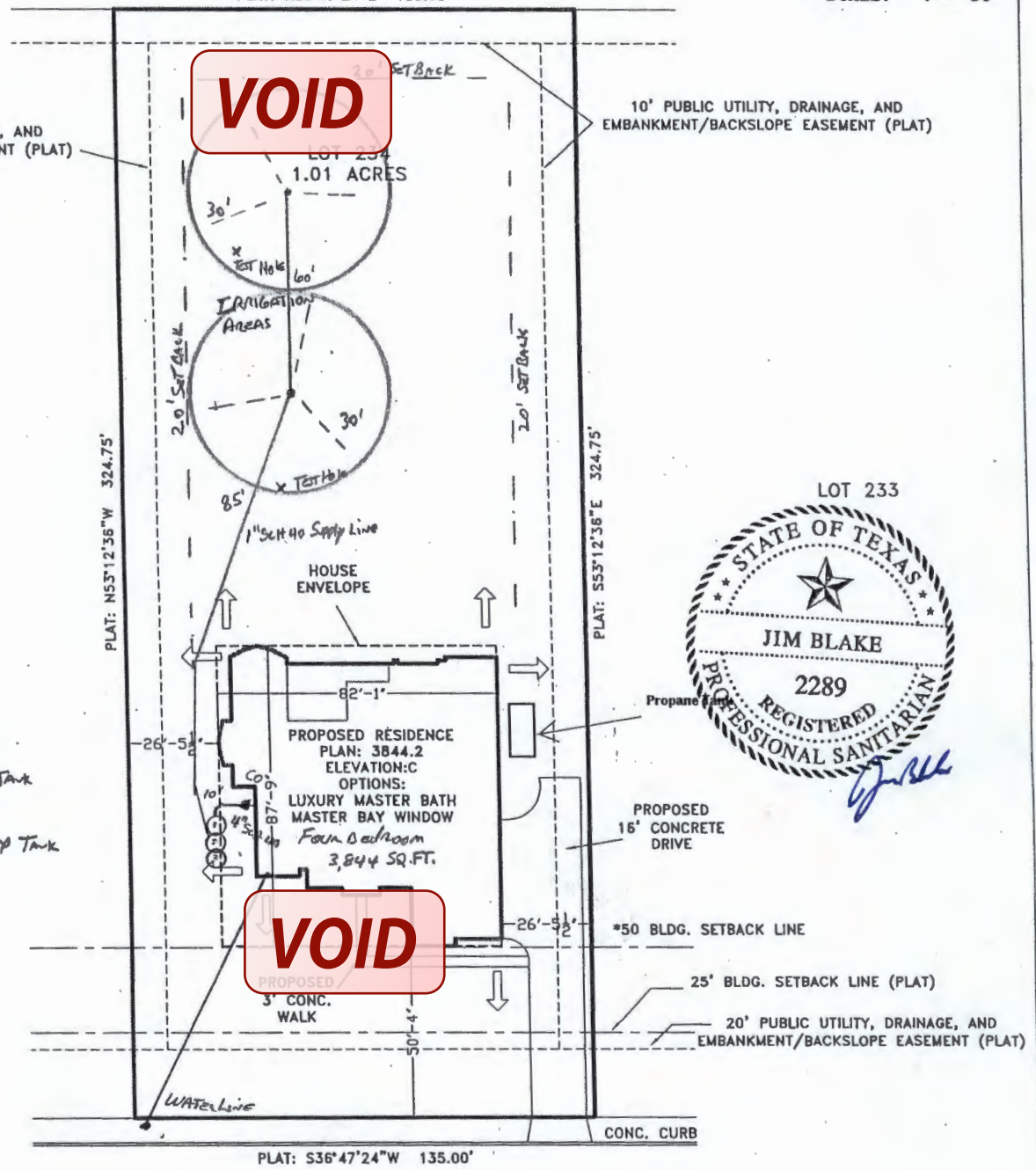
0 25 50
SCALE: 1" = 50'

LOT 251
PRIVATE DRAINAGE EASEMENT
21.20 ACRES

PLAT: N36°47'24"E 135.00'

10' PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT (PLAT)

10' PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT (PLAT)



- OSSF TANKS:**
1. 500 GAL. TRASH TANK
 2. 600 GPD ATU
 3. 1200 GAL. PUMP TANK



(ADDRESS: 1221)
VINTAGE WAY
(60' RIGHT-OF-WAY)

STATE OF TEXAS
COUNTY OF COMAL
I hereby certify that the above plat is a true and correct representation of the proposed development according to the recorded subdivision plat and information provided by the client.



This 19th day of FEBRUARY, 2018 A.D.

Saul V. Castillo
SAUL V. CASTILLO
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6192

- NOTE:
- 1.) THIS PROPOSED SITE PLAN IS NOT A BOUNDARY SURVEY, AND IS PREPARED FOR ILLUSTRATION PURPOSES ONLY.
 - 2.) *RESTRICTIONS SHOWN ARE PER BUILDER
 - 3.) ALL FLATWORK TO BE DETERMINED BY BUILDER
 - 4.) DRAINAGE FLOW SHOWN IS APPROXIMATE PER THE RECORDED SUBDIVISION PLAT.

PLAT LEGEND

- FOUND CORNER AS NOTED
- SET CORNER AS NOTED
- EXIST. WOOD FENCE LINE
- PROP. WOOD FENCE LINE
- ← DRAINAGE FLOW

DATE: 2/19/2018
D.B. D.M.
S.B. --

REVISIONS:

PREPARED FOR CENTURY HOMES

CROSS BRANCH SURVEYING
2379 N.E. LOOP 410, NO. 5
SAN ANTONIO, TEXAS 78217
(210) 828-1102
T.B.P.L.S. FIRM REG. NO. 10180700

FINAL PLOT PLAN
1221 VINTAGE WAY,
LOT 234,
VINTAGE OAKS AT
THE VINEYARD
COMAL COUNTY, TEXAS

W.O. No. 18-2-2D
W.O. No. --

Z/TC



201406026137 07/30/2014 11:44:03 AM 1/2

SPECIAL WARRANTY DEED

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

DATE: Executed July 24, 2014 to be effective September 10, 2013

GRANTOR: Jimmy Jacobs Homes, LP, a Texas limited partnership
GRANTOR'S MAILING ADDRESS: 4411 S. IH-35 #100
Georgetown, TX 78626

GRANTEE: **Century Land Holdings II, LLC, d/b/a Century LH II, LLC**
GRANTEE'S MAILING ADDRESS: 8390 E. Crescent Pkwy., Suite 650
Greenwood Village, CO 80111

DEC 31 2018
COUNTY ENGINEER

CONSIDERATION:
Cash and other valuable consideration.

PROPERTY (including any improvements):
Lot 234, of VINTAGE OAKS AT THE VINEYARD, UNIT 1, a subdivision in Comal County, Texas, according to the map or plat thereof recorded in County Clerk's File No. 200706000394, of the Official Public Records of Comal County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2013 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators,

successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

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

Jimmy Jacobs Homes, LP, a Texas limited partnership

By: [Signature] as General Partner

By: James Jacobs

Name: James Jacobs

Title: General Partner

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DEC 31 2018
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Acknowledgment

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 24 day of July, 2014, by James Jacobs, General Partner of Jimmy Jacobs Homes, LP, a Texas corporation, on behalf of said corporation, as General Partner of Jimmy Jacobs Homes, LP, a Texas limited partnership, on behalf of said partnership.



[Signature]
Notary Public, State of TEXAS

Prepared by:
Hancock & McGill, L.L.P.
Attorneys at Law
File No. 1860616
After Recording Return To:

FATCO

3520 Executive Ctr. Dr. G100
Austin Tx 78731

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
07/30/2014 11:44:03 AM
CONNIE 2 Page(s)
201406026137



Joy Streater

dj0616-sw

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

**System Owner:
Ted & Debra Hedgepeth**

Brand Name: Clearstream Wastewater System
System Name: Primary
Serial Number: 2268-06 NC 2T
Model Number: 600 NC 2T
Permit Number: 108587
Effective: 4/11/2019 thru 4/11/2021

Site Legal Description 1221 Vintage Way, Lot 234, Unit 1
Vintage Oaks at the Vineyard, Comal County

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

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

Testing and Reporting

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

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

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

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

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

This Policy Does Not Include;

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

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

MAINTENANCE COMPANY:

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

MANUFACTURER:

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

Installation Company:

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

Permitting Authority:

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



Jim Blake, Sr., J.B. Septic Maintenance, Inc.



System Owner

System Owner

Service Company Operator License Number: MP0000892

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 4/11/2019

Scheduled Report

Permit Number: 108587

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

1. Required frequency of visits is every 4 months. Date of inspection visit: 9/19/2019

2. System inspected:

Owner: Ted & Debra Hedgepeth

System Name: Primary

Property Address: 1221 Vintage Way

Serial Num: 2268-06 NC 2T

City, State., Zip Code: New Braunfels, TX 78132

Brand Name: Clearstream

Inspected by: Victor Alvarado

Model Num: 600 NC 2T

(Signature) 

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

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

4. Tests required and results:

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

5. Comments:

PT=1-1/2 "

ATU= 0 %

TT= 1/4 " Lids secure at departure.

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 4/11/2019

Scheduled Report

Permit Number: 108587

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

1. Required frequency of visits is every 4 months. Date of inspection visit: 1/3/2020

2. System inspected:

Owner: Ted & Debra Hedgepeth

System Name: Primary

Property Address: 1221 Vintage Way

Serial Num: 2268-06 NC 2T

City, State., Zip Code: New Braunfels, TX 78132

Brand Name: Clearstream

Inspected by: Victor Alvarado

Model Num: 600 NC 2T

(Signature) 

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

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

4. Tests required and results:

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

5. Comments:

PT= 0"
 ATU= 00 %
 TT= 1/4" Lids secure at departure

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 4/11/2019

Scheduled Report

Permit Number: 108587

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

1. Required frequency of visits is every 1 months. Date of inspection visit: 12/1/2020

2. System inspected:

Owner: Ted & Debra Hedgerath

System Name: Primary

Property Address: 1221 Vintage Way

Serial Num: 2268-06 NC 2T

City, State., Zip Code: New Braunfels, TX 78132

Brand Name: Clearstream

Inspected by: Victor Alvarado

Model Num: 600 NC 2T


(Signature)

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

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

4. Tests required and results:

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

5. Comments:

PT= 6"
ATU= 20%
TT= 3" Lids Secured at Departure

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date: 4/11/2019

Scheduled Report

Permit Number: 108587

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

1. Required frequency of visits is every 4 months. Date of inspection visit: 10/6/2021

2. System inspected: Owner: Ted & Debra Hedgepeth

System Name: Primary Property Address: 1221 Vintage Way

Serial Num: 2268-06 NC 2T City, State., Zip Code: New Braunfels, TX 78132

Brand Name: Clearstream

Inspected by: Isaac Prado

Model Num: 600 NC 2T

Isaac Prado
(Signature)

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

3. Repairs to system (list all components replaced):
Replaced air compressor & diffuser stone.

4. Tests required and results:

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

5. Comments:

PT= 2-1/2 "
ATU= 15 %
TT= 2 " Lids secure at departure.

J. B. Septic Maintenance, Inc.

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

June 9, 2022

To Whom It May Concern:

Please be advised that a Service Contract "has not" been renewed with our company by the owner, Ted & Debra Hedgepeth, for the the On-Site Sewage Facility at:

System Name: Primary
System Address: 1221 Vintage Way
New Braunfels, TX 78132
Identified as: Primary
Permit Number: 108587

We appreciate the opportunity to work with you.

J. B. Septic Maintenance, Inc.

Jim Blake, Operator

Inspection Date: 8/16/24 - AM
 Service expires: 4/2/2025
 Subdivision: Vintage Oaks

1659 State Highway 46 W. Ste. 115-200
 New Braunfels, TX 78132
 830.624.5859

Clear Choice Septic Services

Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:
 1221 Vintage Way New Braunfels, TX 78132

Site Address:
 1221 Vintage Way New Braunfels, TX 78132

Contact: Ted Hedgepath - TEXT
 Number: 210-394-1109 - BY

Lot: 234 Permit: 108587
 County: Comal
 Type of System: Spray

Manufacture/Size: ClearStream-600 GPD

Customer Notes:

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	<u>3.0 PSI</u>			Required Yes/ No	Results mg/ 1 mpn/ 100mi or Trace
Filters are intact and operating:	<u>/</u>				
Irrigation Pumps have correct pressure:	<u>/</u>				
Recirculation Pumps active on system:	<u>N/A</u>		TSS (Grab test method)	Y/ <u>(N)</u>	<u>clean</u>
Disinfection Device present & functioning properly:	<u>/</u>		C1 (OTO test method)	<u>(Y)</u> N	<u>1.0</u>
Chlorine Supply visible:	<u>/</u>				
Electrical Circuits functional:	<u>/</u>				
Sprinklers/ Drip Pad operating correctly:	<u>/</u>				
Dripfield/ Sprayfield Vegetation present:	<u>/</u>				
Back Flush Dripfield, if applicable:	<u>N/A</u>				

Access Ports are Secured:	<u>(YES)</u>	NO
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Service or repairs completed to system:
CLEANED AIR FILTER ON COMPRESSOR. CHECKED
FLOATS, SPRINKLERS, CHLORINE LEVEL. SET TIMER AND RINSED SYSTEM.

Copies of this Report have been sent to the following: County: Comal / Property Owner.

Date completed: 8/16/24 Arrival Time: 10:39 AM Departure Time: 11:32 AM

Maintenance Technician: JOSEPH SMITH

Maintenance Provider: [Signature]



Clear Choice SEPTIC SERVICES

Contract Holder: Ted Hedgepeth **Address:** 1221 Vintage Way, New Braunfels, Tx 78132 **Permit:** 108587 **Lot:** 234
Subdivision: Vintage Oaks **County:** Comal **Phone:** 210-394-1109 **Email:** Tahnee189@Tuno.com
System Type: Clearstream-Spray-600 GPD **Manufacturer service notes:** Compressor/Liquid Chlorinator
Discount: Military

Standard Service Agreement

The start date of the three time visit service contract shall begin the date the contract is signed.
This contract will be in effect **FROM: April 2,2024 TO: April 2,2025** and will provide the following:

1. An inspection/service call every four months which will include: inspection, adjustments and servicing of the mechanical and electrical components as necessary to ensure that the system functions correctly.
2. An effluent inspection will consist of a visual check for color, turbidity, scum layer in the clarifier and an examination for odors.
3. **The property owner is responsible for purchasing and keeping chlorine in the chlorinator** (if applicable). If the chlorine test reveals no chlorine in the system, the property owner will be notified and may incur an additional cost.
4. If any incorrect operation is observed the property owner will be contacted immediately of the conditions and a solution must be met at that time or more charges may apply.
5. All parts, warranty or non-warranty, freight charges, labor or service calls that have not been paid for, remain the property of CLEAR CHOICE SEPTIC SERVICES and will result in the repossession of parts before end of contract date.
6. The response time to a service call by the Contract Holder regarding concerns of the system will be within 48 hours from the time received. (phone contact is an acceptable response)
7. The signing of this Service Agreement authorizes Clear Choice Septic Services to enter the property to complete all terms of this contract.

Clear Choice Septic Services will complete service of the septic system according to state and manufacturer regulations and the designs approved by the state. Contract holder will be responsible for service calls, labor and shipping costs on any parts under Warranty or exchanged during Warranty, additional fees may apply. All other components will be according to Manufacturer's Warranty and specification.

Attention: Clear Choice Septic Service **cannot** control quality or amount of effluent that goes into this septic system, we **cannot** warranty how the system will operate. See manufacturer or installer instructions for suggestions on septic operation. **This Service Agreement does not cover cost of service calls, labor, parts or materials that are required for service, failure to maintain access from restricting vegetation, locked gates, unfriendly animals or electrical power to the system may result in a voided contract.** Contract will not cover service calls such as sprinklers that are broken, leaking, stopped up or otherwise malfunctioning, sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (feminine products, sanitary wipes, solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized Maintenance Provider. Inspection dates can be adjusted to allow inspection date under contract to take place of service call. Service call price may be adjusted at Clear Choice Septic Services discretion, without notice. This Contract does not include the pumping of tank or of any compartment of a tank or settlement of soil on or around any part of the system regardless of reason. Violations of this Contract also include: disconnecting the alarm, restricting ventilation to the aerator, overloading the system above its rated capacity; or flooding by external means. Ground water, rodent, insect or fire ant damage or any other form of unusual abuse is a violation. A renewal Service Contract should be activated 30 days before expiration of existing Contract. We will contact the Contract Holder prior to expiration of existing contract. As we take pleasure in servicing our active/retired military and senior community please have correct identification on hand when signing contract. (expired ID's are not valid) CLEAR CHOICE SEPTIC SERVICES has the right to refuse service to any party for any reason. Funds that have been paid for contract will be applied to any service calls and or labor. Remaining funds will be distributed at Clear Choices discretion. Contract holders will be notified 30 days before contract is terminated. The signing and/or payment of this contract is an acknowledgment and agreement of all terms listed above.

Serviced by: Clear Choice Septic Services, 1659 State Hwy 46 W Ste 115-200 New Braunfels, TX 78132

Phone: 830-624-5859

Justin Trevino Maintenance Provider License # MP0002136

Theodore B. Hedgepeth Date: 4/2/2024
Contract Holder Signature/Property Owner

Theodore B. Hedgepeth
Printed Name

Justin Trevino Date: 4-2-2024
Authorized Maintenance Provider

Inspection Date: 12/10/24 - ATOD
 Service expires: 4/2/2025 - 1 more WSP.
 Subdivision: Vintage Oaks

1659 State Highway 46 W. Ste. 115-200
 New Braunfels, TX 78132
 830.624.5859

Clear Choice Septic Services

Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:
 1221 Vintage Way New Braunfels, TX 78132

Site Address:
 1221 Vintage Way New Braunfels, TX 78132

Contact: Ted Hedgepath - TSH
 Number: 210-394-1109 - 34

Lot: 234 Permit: 108587
 County: Comal
 Type of System: Spray

Manufacture/Size: ClearStream-600 GPD

Customer Notes:

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	3.0 PSI			Required Yes/ No	Results mg/ 1 mpn/ 100mi or Trace
Filters are intact and operating:	/				
Irrigation Pumps have correct pressure:	/				
Recirculation Pumps active on system:	N/A		TSS (Grab test method)	Y/N	clean
Disinfection Device present & functioning properly:	/		C1 (OTO test method)	Y/N	1.0
Chlorine Supply visible:	/				
Electrical Circuits functional:	/				
Sprinklers/ Drip Pad operating correctly:	/				
Dripfield/ Sprayfield Vegetation present:	/				
Back Flush Dripfield, if applicable:	N/A				

Access Ports are Secured:	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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Service or repairs completed to system:
CLEANED AIR FILTER ON COMPRESSOR. CHECKED
FLOATS, SPRINKLERS, CHLORINE LEVEL. SET TIMER AND RAN SYSTEM.

Copies of this Report have been sent to the following: County: Comal / Property Owner.

Date completed: 12/10/24 Arrival Time: 2:49 pm Departure Time: 3:37 pm

Maintenance Technician: JOSELYN SMITH

Maintenance Provider: [Signature]

Inspection Date: April 2nd
 Service expires: 4/2/2025
 Subdivision: Vintage Oaks

1659 State Highway 46 W. Ste. 115-200
 New Braunfels, TX 78132
 830.624.5859

Clear Choice Septic Services

Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:
 1221 Vintage Way New Braunfels, TX 78132

Site Address:
 1221 Vintage Way New Braunfels, TX 78132

Contact: Ted Hedgepath ^{Spoke}
 Number: 210-394-1109

Lot: 234 Permit: 108587
 County: Comal
 Type of System: Spray

Manufacture/Size: ClearStream-600 GPD

Customer Notes:

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	<u>3psi</u>			Required Yes/ No	Results mg/ 1 mpn/ 100mi or Trace
Filters are intact and operating:	<u>/</u>				
Irrigation Pumps have correct pressure:	<u>/</u>				
Recirculation Pumps active on system:	<u>N/A</u>		TSS (Grab test method)	Y/ <u>(N)</u>	<u>clear</u>
Disinfection Device present & functioning properly:	<u>/</u>		C1 (OTO test method)	<u>(Y)</u> N	<u>1.0</u>
Chlorine Supply visible:	<u>/</u>				
Electrical Circuits functional:	<u>/</u>				
Sprinklers/ Drip Pad operating correctly:	<u>/</u>				
Dripfield/ Sprayfield Vegetation present:	<u>/</u>				
Back Flush Dripfield, if applicable:	<u>N/A</u>				

Access Ports are Secured: (YES) NO

Service or repairs completed to system:
completed inspection

Copies of this Report have been sent to the following: County: Comal / Property Owner.

Date completed: 4-2-25 Arrival Time: 8:00 Departure Time: 8:00

Maintenance Technician: Justin

Maintenance Provider: CCSS