



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 02/18/2020 Permit Number: 108932

Location Description: 185 MITCHELL DR
SPRING BRANCH, TX 78070

Subdivision: Brandon Acres
Unit:
Lot: 1A
Block:
Acreage:

Type of System: Aerobic
Drip Irrigation

Issued to: Texas 46 RV Park, LLC a Texas limited liability company

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.**

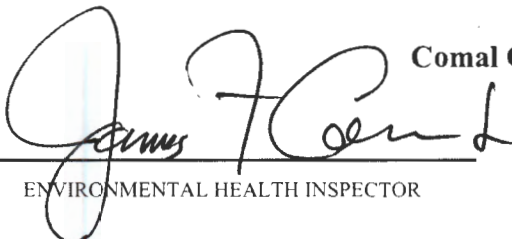
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

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

OS0032485


ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR
OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Eoff OSSF Installer #: 0500 29546
 1st Inspection Date: 4/5/19 2nd Inspection Date: 09-24-19 3rd Inspection Date: 2/18/2020 final
 Inspector Name: Mike T. Inspector Name: B. Olivera Inspector Name: Connor
 Permit#: 108932 Address: 185 Mitchell 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)	<i>Acclim. site OK small buildings will be removed.</i>	4/5/19	12-05-19	0-24-19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.31(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(ii) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

4-24-19 BMO

12-05-2019 BMO

2/18/2020 JC covered

Tanks Set level No Leaks
 Revision for Tanks ~~2019~~
 9 total

Operational
 ready for cover

**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) 285.32(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)			4-24-19	12-05-19 <i>[Signature]</i>
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			3 Ely 2000			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			4 NuWater 1500 2 Pump 2000			
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**

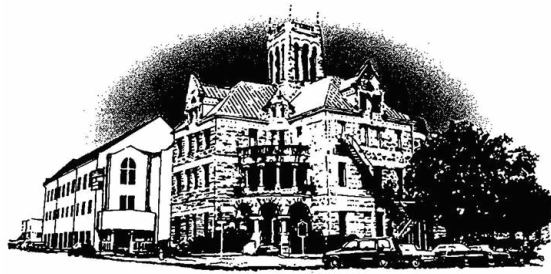
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation	12-05-19	285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				12-05-19
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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.	12-05-19	285.32(c)(1)				12-05-19
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						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	12-05-19	285.33(d)(2)(G)(iii)(I)285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				12-05-19
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	X	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				x final
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

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: 108932

Issued This Date: 04/29/2019

This permit is hereby given to: Texas 46 RV Park, LLC a Texas limited liability company

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

185 MITCHELL DR
SPRING BRANCH, TX 78070

Subdivision: Brandon Acres

Unit:

Lot: 1A

Block:

Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____ OSSF Installer #: _____

1st Inspection Date: 4/5/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

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

Permit#: 108932 Address: 185 Mitchell 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)	Prelim. Site OK Small Building will Be Removed.	4/5/19		
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)				
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OSSF Inspection Sheet**

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

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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						

REVISED

11:47 am, Apr 29, 2019

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

REVISEDDate 03-27-2019Permit # 108932Owner Name TEXAS 46 RV PARK, LLC

Agent Name _____

Mailing Address 24816 PLAYER OAKS

Agent Address _____

City, State, Zip SAN ANTONIO, TX 78260

City, State, Zip _____

Phone # 210-854-4733

Phone # _____

Email CHOPPER6@SVTL.COM

Email _____

All correspondence should be sent to: ☒ Owner ☐ Agent ☐ BothMethod: ☒ Mail ☐ EmailSubdivision Name Brandon AcresUnit 1Lot 1-A

Block _____

Acreage/Legal 5 acres Lot 1-A Vacate and Replat of Brandon Acres Subd. Unit 1 - File # 20180600Street Name/Address 185 Mitchell Rd City Spring Branch Zip 78070**Type of Development:**☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) _____

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☐ 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 RV PARKOffices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 30 OFFICES w/ ONE PERSON EACH

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces 56

Miscellaneous _____

RECEIVED

APR 29 2019

COUNTY ENGINEER

RECEIVED

MAR 28 2019

COUNTY ENGINEER

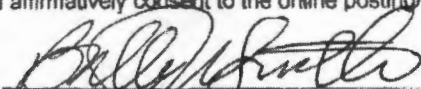
Estimated Cost of Construction: \$ 100,000 (Structure Only)

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

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)Source of Water ☐ Public ☒ Private WellAre 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

Date _____

Page 1 of 2

REVISED

8:19 am, Apr 26, 2019

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

Permit
108932

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenthal

System Description Aerobic with Drip Irrigation

Size of Septic System Required Based on Planning Materials & Soil Evaluation
2000 Trash Tank 2-2000 gallon EQ Tanks 2-2000 gallon Pump Tanks

Tank Size(s) (Gallons) 4-1500 gpd ATU Absorption/Application Area (Sq Ft) 13800

Gallons Per Day (As Per TCEQ Table III) 2540

(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

Hoyt Seidenthal

Date

3-26-19

Page 2 of 2

REVISED

8:20 am, Apr 26, 2019

LAND STEWARDSHIP SERVICES, LLC.

**27115 Bent Trail
Boerne, Texas 78006
(210) 414-6603**

April 25, 2019

Comal County Environmental
Attn: Brenda Ritzen
195 David Jonas Drive
New Braunfels, Texas 78132

RE: permit 108932, Brandon Acres, Unit 1, Lot 1-A, 185 Mitchell Drive

Dear Brenda,

The entire property is covered by either rv spots, driveway, parking, treatment units and disposal drip field. I have identified area designated to doubling the treatment tank area. I am unable identify area for doubling of the drainfield, because there is no other available area.

Therefore, I am proposing a variance request to Comal County rule 10.12 "For new non-single-family residential structures, the planning materials must show adequate land area for doubling the required land needed for the treatment units and disposal area. Areas designated for doubling the treatment unit and disposal area cannot be utilized for uses that are detrimental to its intended purpose (i.e. no structures, water wells, property lines, retention ponds/basins, easements, etc.)", identifying area to double the disposal area.

In leu of identifying area to double the disposal field, in the event that the disposal field fails, I am proposing to excavate the entire drip field area to include the drip tubing and all material 12 inches below the drip tubing. This material will be disposed of in a permitted facility. 12 inches of new class II sandy loam or class III clay loam will be brought in and placed in the excavated area. New drip tubing will be installed, and a minimum of 6 inches of class II sandy loam or class III clay loam will be placed over the drip tubing. Then sod will be laid over the top of the entire drip field.

If you have any questions, please call me at (210) 414-6603.

Sincerely,




Hoyt Seidensticker, R.S. 3588

ON-SITE SEWERAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 5/3/2010

Site Location: 185 Mitchell Drive

Name of Site Evaluator: Hoyt Seidensticker Registration Number: QS0008771

Proposed Excavation Depth: 18 inches County: Comal

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Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

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Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	None	None	Dark Brown
1 <u>9 in</u>	III	Clay loam	<30%			Light brown
2 <u>15 in</u>	III	Clay loam	<30%			White with Calcareous
3						Material
4						
5 <u>50 in</u>						

Soil Boring Number <u>2 and 3</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	None	None	Dark Brown
1						
2 <u>16 in</u>	III	Clay loam	<30%			Light Brown
3 <u>34 in</u>	III	Clay loam	<30%			White with Calcareous
4						material
5 <u>50 in</u>						

Features of Site Area

Presence of 100 year flood zone Yes ☐ No ☒

Presence of adjacent ponds, streams, water improvements Yes ☐ No ☒

Existing or proposed water well in nearby area Yes ☒ No ☐

Organized sewage service available to lot or tract Yes ☐ No ☒

Recharge feature within 150 feet Yes ☐ No ☒

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Drip Irrigation disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of

other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

3-28-19
Date

ON-SITE SEWERAGE FACILITY
Site Evaluation Report Information

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Date: 3/10/2019

Applicant Information:

Name: Texas 46 RV Park, LLC

Address: 185 Mitchell Drive

City: Spring Branch State: Texas Zip: 78070

Phone: 210-863-0171

Site Evaluator Information:

Name: Hoyt Seidensticker

Company: Land Stewardship Services, LLC

Address: 1822 FM 473

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: (830) 336-4697

COUNTY ENGINEER

Property Location:

Lot: 1-A Block: 1 Sub.: Brandon Acres

Street/Road Address: 185 Mitchell Drive

City: Spring Branch State: Texas Zip: 78070

Unincorporated Area? Y or N Y

Additional information _____

Installer information:

Name: Carl Eoff OS0029546

Company: Carl Eoff Services

Address: 420 Bear Creek Road

City: New Braunfels State: Texas Zip: 78132

Phone: (210) 669-6088 Fax: _____

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers,

high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 5.01 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No: OS0008771

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By rabsah at 11:39 am, Apr 29, 2019



201906014327 04/29/2019 10:37:56 AM 1/1

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AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

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 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.

II

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

LOT 1-A VACATE AND REPLAT OF BRANDON ARLES SUBDIVISION UNIT 1
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY
CLERK'S FILE NO 201806005925

The property is owned by (insert owner's full name): TEXAS 4620 PARK 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 29 DAY OF APRIL, 2019

[Signature]

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29th DAY OF

April, 2019

Kathleen C. Griffin
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/29/2019 10:37:56 AM
CHRISTY 1 Page(s)
201906014327



Bobbie Koepp

REVISED

11:45 am, Apr 29, 2019

Carl Eoff Services420 Bear Creek Drive, New Braunfels, Tx. 78132
210-669-6088**Service Agreement****REVISED**
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APR 29 2019

- I. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between TEXAS 46 RV PARK LLC (hereinafter referred to as "Client") and Carl W. Eoff (hereinafter referred to as "Contractor"). By this Agreement, Contractor agrees to render services, as described herein, and the Client agrees to fulfill his/her/their responsibilities under this agreement as described herein.
- II. Effective Dates: This Agreement commences on the date the license to operate is issued and upon receipt of full payment and runs for () years.
Agreement: Starting Date: () Ending Date: ().
- III. Services by Contractor: Contractor will provide the following services (hereinafter referred to as the "Services"):
1. In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per year (approximately once every four (4) months).
 2. Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules and local Agency's rules if more stringent. All findings must be reported to the local agency within 14 days.
 3. If any components of the OSSF are found to be in need of repair during the inspection, the Contractor will notify the Client of the repairs needed.
 4. Visit site in response to Client's request (s) for unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by this Agreement and will be billed to the Client.
 5. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification of the visit will be left at the site or with site personnel upon completion of inspection, as well as, forwarded to Agency within 14 days.
- IV. Site Location: The Services are to be performed at the property located at: _____, Texas.
- V. Payment(s): The fee for this Agreement, _____, only covers the Services described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled Client-requested trips to the site. By signing this Contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and remove of said parts.
- VI. Client's Responsibilities: The Client is responsible for each and all of the following:
1. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
 2. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor easy access to all parts of the OSSF.
 3. Immediately notify Contractor and Agency of any and all problems with, including failure of the OSSF.
 4. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service. If the Client chooses to use a different contractor to perform the service, the Client is responsible for ensuring the Contractor holds the proper license (Installer II, Maintenance provider) and is certified by the manufacturer. Also, the Client is responsible for ensuring proper notification is given to the Agency, as required by the State and local Agency rules.
 5. Clients residing in _____ County should allow for samples at both the inlet and outlet to the OSSF to be obtained by the Contractor for the purpose of evaluating the OSSF's performance when requested by

Initials: Client: _____

Contractor: CE

REVISED

11:45 am, Apr 29, 2019

the Client. If these samples are sent to the lab for testing, the Client will directly pay the lab for the cost of the Testing plus pay the Contractor for all man-hours expended in providing this additional service at the rate of \$75.00 per hour.

6. Not allow the backwash from water treatment or water conditioning equipment to enter the OSSF.
7. Maintain site drainage to prevent adverse effects on OSSF.
8. Promptly and fully pay Contractor's bills, fees, or invoices as described herein.

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VII. **Access by Contractor:** Contractor, or personnel authorized by the Contractor, may enter the property at reasonable times without prior notice for the purpose of performing the above-described Services. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by manufacturer, and/or rules. If such manways or risers are not in place, excavation together with other labor and materials will be required, and will be billed to Client as an additional service at the rate of \$75.00 per hour, plus materials billed also. Excavated soil is to be replaced as best as reasonably possible.

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VIII. **Limits of Liability:** In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the Services described in this Agreement.

COUNTY ENGINEER

IX. **Entire Agreement:** This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement, oral or written.

Client and/or authorized agent:

Print Name: Billy U. Smith Signature: [Signature]

Date: 03-28-17 Email address: CHOPPER6@EVTC.COM

Physical Address: 185 MITCHELL, SPAINB. BRANCH, Texas (Zip) 78070

Mailing Address: 24815 PLAYER OAKS, SAN ANTONIO, Texas (Zip) 78260

Phone Numbers:

Home: (210) 854-4733 Work: (210) 263-0111 Cell: (SAME) Fax: []

Contractor

Carl W Eoff
Bear Creek Drive
New Braunfels, Texas 78132
Cell: 210-669-6088
Office: 210-609-6631
Fax: 210-609-6631

Signature: [Signature] Date: _____

Certification held by Carl W. Eoff:

- Installer II License #: OS0029546
- OSSF Maintenance Provider #: MP0001745

3/26/2019
3:24 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Texas 46 RV Park, LLC

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Property Information:

St. Address: 185 Mitchell Drive
City: Spring Branch State: Texas
Zip code: 78070

Predicted Quantity of Sewage (Q)

Water Saving Devices in R's (y/n): yes
Gallons/day (Q): 2540
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.2
Minimum Adsorptive Area (sq. ft.): 12700
Absorptive area installed (sq.ft.): 13800

Aerobic Unit

Required size of aerobic unit: 4500 gpd
Pretreatment Tank (gallons): 2000
Class 1 Aerobic Unit: NU-Water B-1500
Pump tank total capacity (gal): 4000
Chlorination: n/a
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

RV Information

No. of rvs: mini
gallons per rv: offices 56
gallon per day: 100 g/office 40
Water Supply: 300 2240 well

Supply Line from House

Length of supply line (approx. ft.): see site map
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft.): see site map
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

Required linear foot of tubing: 6350
Linear feet of tubing installed: 6900

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker
Hoyt Seidensticker, R.S. No. 3588

3-26-19
Date

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

3/26/2019
3:24 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Texas 46 RV Park, LLC

A class 1 aerobic treatment unit will be designed for this rv park. Wastewater from the RV's will flow to the trash tank then eq tank then dosed to the aerobic unit.

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Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

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There will be 56 RV's with water saving devises at 40 gallons per RV for a total flow of 2240 gallons per day. There will also be three mini offices generating 100 gallons per day per office Therefore the total flow will be 2540 gallons per day.

All flow will flow to a 2000 gallon trash tank.

The trash tank will be fitted with an inspection port and inspected every time the maintenance provider conducts his monthly inspection. The maintenance provider will suggest to the owners when the 2000 gallon trash tank needs to be pumped. The trash tank needs to be pumped at least once per year.

Effluent will then flow to 4000 gallon eq/dosing tank.

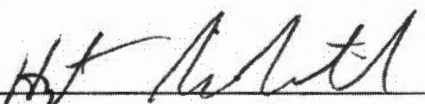
The 4000 gallon equalization/dosing tank will be utilized as an equalization tank.

It will collect and store the uneven flows from the building during the day.

The 4000 gallon tank will also serve as a dosing tank to dose the aerobic units.

The timer will be set up to dose the aerobic unit all day long including during the night time when there is no flow going to the 4000 tank. The timer will be set to dose the 2540 gallons every 24 hour period. Therefore, at the beginning of each day the tank will be empty ready to hold another days flow. The tank will not be completely dry. There will be enough water to cover the pump so the pump stays submerged in water.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

3/26-19
Date



Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

3/26/2019
3:24 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Texas 46 RV Park, LLC

Dual sewage pump (StaRite DC 250 110T) or equivalent will be installed in the 4000 gallon equalization/dosing tank and set to dose the four aerobic units every hour with 105.83 gallons. This will be accomplished by flow control valves. The valves will be set by timing the amount of gallons discharged to the aerobic unit. The valves will be adjusted to get the proper flow to the aerobic units. The pumps shall be capable to pump up to 15 gpm at 16 ft of head pressure.

A cyclic counter will be installed on the dosing pump to measure the number of times the pumps come on. A elapsed time meter will be installed on the dosing pump to measure the run time of the pumps. The counter and meter will be used to calculate the volume of effluent being dosed to the aerobic units. The counter and meter will be read by the maintenance provider when he conducts his inspection.

There will be 4 - 1500 gpd aerobic units installed for this septic system

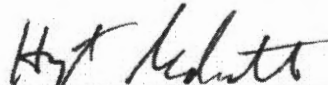
All flow from the Aerobic units will flow to a 4000 gallon pump tank.

A water meter will be installed on the line from the pump tank to the drip field. It is recommended that the meter be read once a week to give the maintenance provider an idea of water usage. The water meter shall be read every month by the maintenance provider when he conducts his inspection.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank. The pump tank will be equipped with dual submersible pump. The pump will dose the four zones.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588
Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

3-28-19
Date



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Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Texas 46 RV Park, LLC

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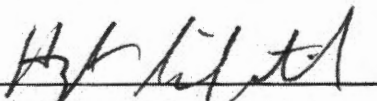
A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Check valves must be installed on the return lines to prevent backflow.

The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

If the drip tubing is trenched in, a minimum of 6 inches, then the material that came out of the trench may be placed in the trench over the drip tubing as long as it is free of rocks. If the material that comes out of the trench is full of rocks, then a class II sandy loam or class III clay loam must be used to cove the drip tubing. If the drip lines are laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or class III clay loam must be placed over the drip lines.

Drip lines are to be placed on 2 ft centers and tied into a pressure manifold at one end and a return manifold which is run back to the pump tank for continuous flushing of the drip lines. A pressure gage and control valve on the return line at the pump tank is to be set at 25 psi, which maintains a minimum required pressure of the drip emitters. The drip lines will be flushed continuously when the pump doses the drip field. The drip lines will be continuously flushed.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,

3-26-19
Date



3/26/2019
3:24 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Texas 46 RV Park, LLC

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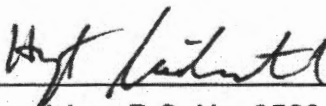
COUNTY ENGINEER

Then entire area where the drip lines have been installed or disturbed, must be sodded with a type of vegetative cover that is considered a high water user prior to system operation. operation.

Once per year a grab sample must be taken from the pump tank and analyzed for BOD₅ and TSS and must be a minimum acceptable level of not to exceed 65 mg/l. The sample will be taken from the pump tank when the pump tank is full.

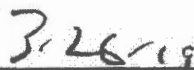
A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the install aerobic system.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,



Date



Texas 46 RV Park, LLC

Gallons per Day	2540
Application Rate (gal/sq. ft/day)	0.2
Square footage required	12700
Feet between Lines	2
Feet between emitters	2
Number of zones	4
Linear feet of dripline	6900
Number of emitters	3450
Linear Feet of Tubing Per Zone	1725
Type of emitters	Pressure compensating
Determine dripfield pressure (psi)	25
Feet of head pressure	57.75
gph/emitter	0.61
gallons per minute per Zone	8.8
gallons per hour	2104.5
minutes per dose	41
Minutes Per Day Per Zone	290
gallons per day	2540
Doses per Zone	7
Total Doses per Day	28
Time Between Doses in Hours	0.9
Total Run time in Minutes	1158.660014
Number of Connections to Manifold	5
Linear feet of dripline per connection	345
minimum pump capacity (gpm)	8.8
header pipe size (inches)	1
Pressure loss in 100 ft. pipe (psi)	1.58
Friction head in 100 ft. of pipe (ft of head)	3.6498
Static head	
height from pump to top of tank (ft.)	4
Elevation increase (ft.)	10
Total static head (ft.)	14
Friction head	
equivalent length of fittings (ft.)	1
Distance from pump to field (ft.)	169
Total equivalent length of pipe (ft.)	170
total effective head (ft.)	6.20
head required at dripfield (ft.)	57.75
Head loss through filters or headworks (ft.)	23.10
head loss through valves (ft.)	3.47
Minimum total head (ft.)	90.52

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MAR 28 2019

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326-19



[Handwritten Signature]

56 RV spots for a total of 2240 gallons per day

Three mini offices at 100 gallons per office for a total of 300 gpd

cleanouts will be installed at every RV hookup and where there is a 100 foot run of schedule 40 pvc supply line

A new section of sewer supply line will need to be installed a minimum of pvc pipe with a 150 psi rating until the sewer pipe is greater than 20 feet from the well.

This design complies with all provisions of the existing Edwards Contributing Zone Plan and there is not a recharge feature within 150' of the proposed septic system.

Site Map
Aerobic with Drip Irrigation
Disposal System
Texas 46 RV Park,
a Texas limited liability company
Brandon Acres, Unit 1, Lot 1-A
185 Mitchell Drive
Spring Branch, Texas 78070
Comal County

Permit 108932

REVISED

8:20 am, Apr 26, 2019

Scale 1" = 85'

LEGEND

- ELECTRIC METER
- X- WIRE FENCE
- OHE- OVERHEAD ELECTRIC
- POB POINT OF BEGINNING

100 yr flood plain does not exist on this tract

- zone 1 supply line = 169'
- zone 2 supply line = 129'
- zone 3 supply line = 87'
- zone 4 supply line = 121'
- zone 1 return line = 288'
- zone 2 return line = 252'
- zone 3 return line = 254'
- zone 4 return line = 116'



4-25-19

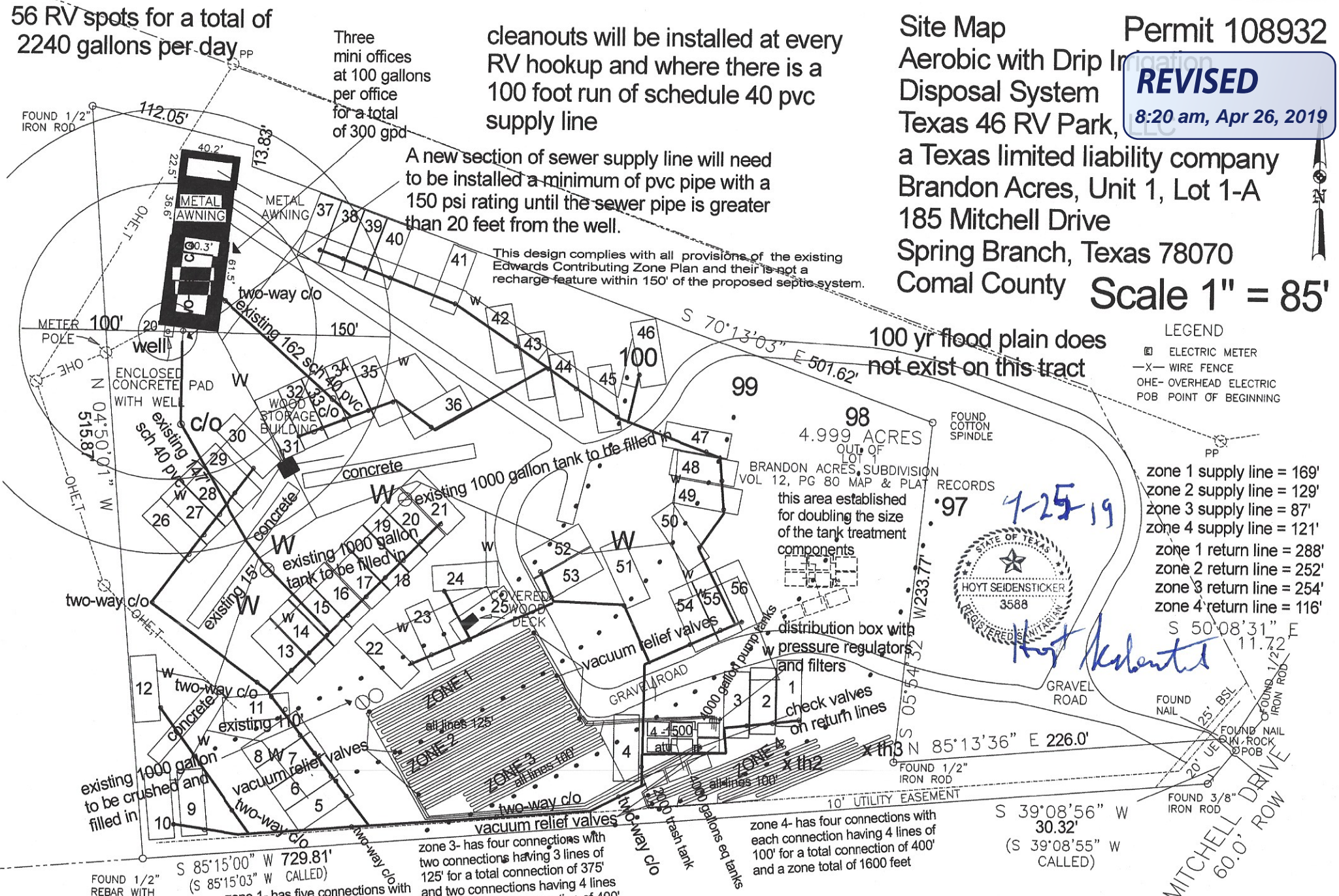
Hoyt Seidensticker

LOT 10
RIDGEVIEW OAKS-EAST
VOLUME 3, PAGE 30
MAP & PLAT RECORDS

zone 2- has five connections with each connection having 3 lines of 125' for a total connection of 375' and a zone total of 1875 feet

If any water line crosses a sewer supply line and is not currently sleeved then water line must be sleeved a minimum of 10' on either side of the intersection.

All sewer lines or tight lines that cross a driveway or roadway the sewer supply line or tight line must be installed schedule 80 or sleeved in sch 40 pvc



Tank Specs
Aerobic with Drip Irrigation
Disposal System
Texas 46 RV Park, LLC
Brandon Acres, Unit 1, Lot 1-A
185 Mitchell Drive
Spring Branch, Texas 78070
Comal County

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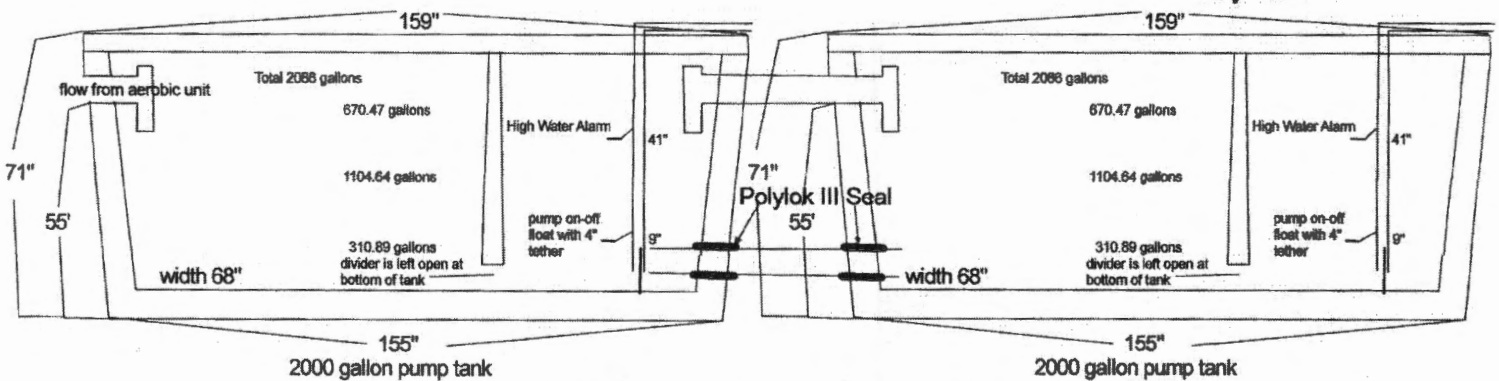
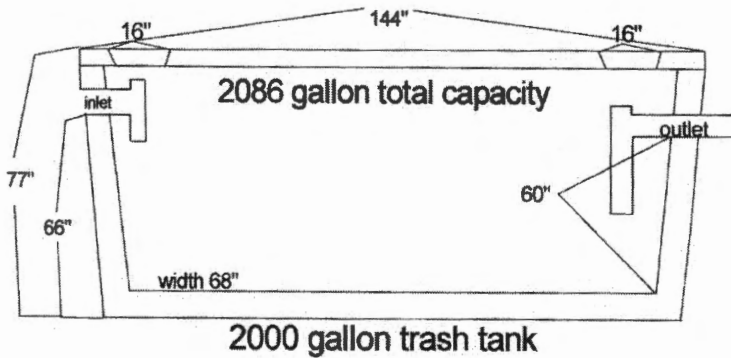
MAR 28 2019

COUNTY ENGINEER

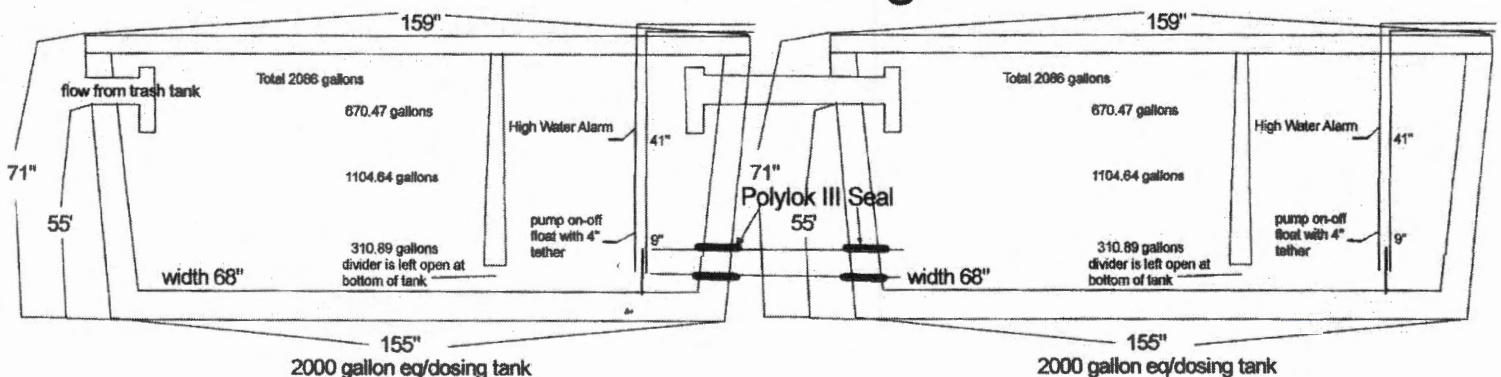
3-26-19



Hoyt Seidensticker



dual pumps for pump
tank and dosing tank



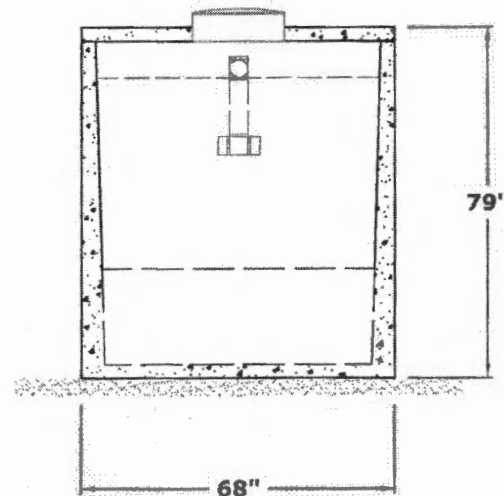
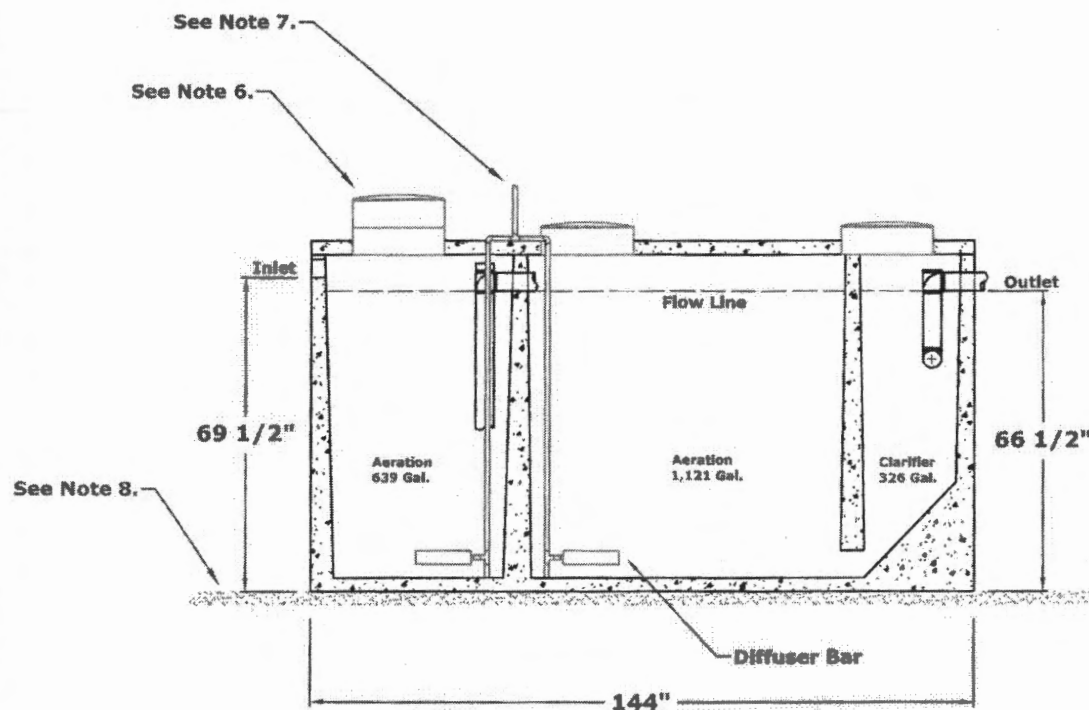
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MINIMUM EXCAVATION DIMENSIONS:

Width: 80"
Length: 156"

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Treatment capacity is 1,500 GPD.
5. BOD Loading = 4.50 lbs. per day.
6. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
7. PVC Air Line to Bio-Robic B-1500 Air Compressor (Max. 50 Lft from Plant).
8. 4" min. compacted sand or gravel pad by Contractor
9. Requires minimum 1,000 gallon trash tank unless otherwise specified by engineering.



**NuWater E-1500 Duel Aeration
Aerobic Treatment Plant (Assembled)**

Model: E-1500

July, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B1500-2

FPS

MAR 28 2019

E series

High Head Filtered Effluent Pump

Applications:

- Filtered Effluent Service
- Aeration
- Ornamental Fountains/Waterfalls

Features:

- Ideal for filtered effluent pumping applications.
- Stainless Steel or Thermoplastic discharge and motor bracket are tough and non-corrosive. Both materials are highly resistant to damage by minerals, metals and other substances typically found in water.
- Heavy duty, 200 volt, 10-1500W motor leads.
- Ceramic bearing sleeve has time proven durability for years of reliable service.
- Hex rubber bearing has extra large surface assuring shaft stability and multiple flow channels keeping particles away from bearing surfaces.
- Proven Noryl[®] seating allows close tolerances and increased performance.
- Stainless steel up thrust washer prevents excessive wear in severe applications.
- Removable built-in check valve.
- Powered by Franklin Electric submersible motor.

* Noryl is a Registered Trademark of D.E.



Franklin Electric

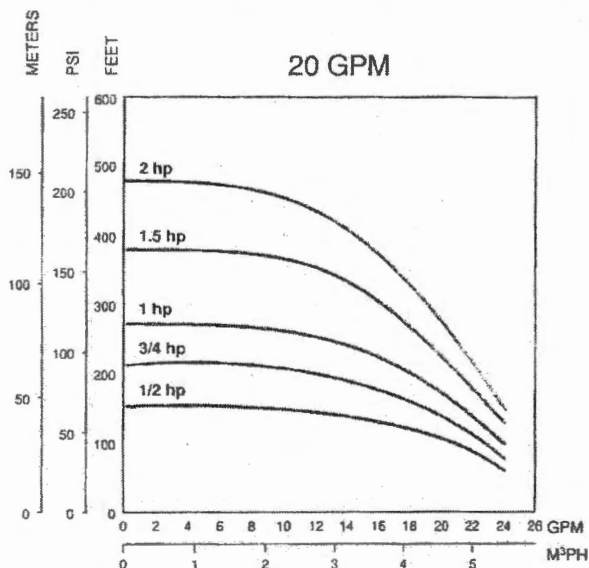
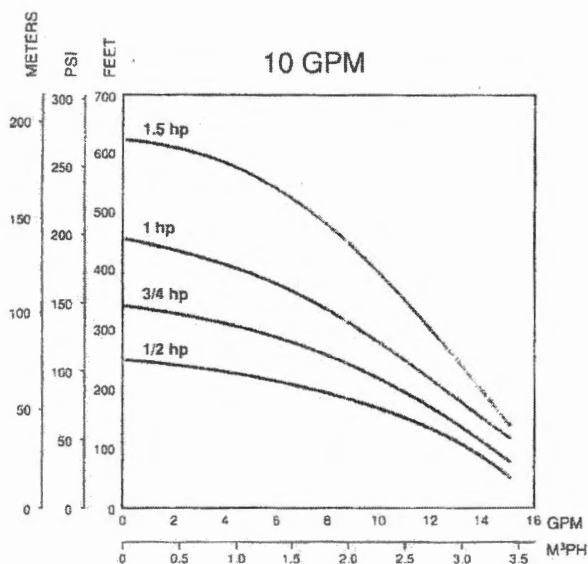


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Thermoplastic Performance



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units							
Order No.	Model	GPM	HP	Volt	Wire	WL	
94741005	10FE05P4-2W115	10	1/2	115	2	24	
94741010	10FE05P4-2W230	10	1/2	230	2	24	
94741015	10FE07P4-2W230	10	3/4	230	2	28	
94741020	10FE1P4-2W230	10	1	230	2	31	
94741025	10FE15P4-2W230	10	1.5	230	2	46	
94742005	* 20FE05P4-2W115 *	20	1/2	115	2	25	
94742010	* 20FE05P4-2W230 *	20	1/2	230	2	25	
94742015	20FE07P4-2W230	20	3/4	230	2	28	
94742020	20FE1P4-2W230	20	1	230	2	31	
94742025	20FE15P4-2W230	20	1.5	230	2	40	

Thermoplastic 1/2 - 2 HP Pump Ends							
Order No.	Model	GPM	HP	Volt	Wire	WL	
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6	
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7	
94751015	10FE1P4-PE	10	1	N/A	N/A	8	
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12	
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6	
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7	
94752015	20FE1P4-PE	20	1	N/A	N/A	8	
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10	
94752025	20FE2P4-PE	20	2	N/A	N/A	11	

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Friday, April 12, 2019 9:45 AM
To: 'chopper6@gvtc.com'
Subject: 108932 deficiency comments

RE: Lot 1A, vacate and replat of Brandon Acres subdivision Unit 1

Dear property owner,

We received planning materials for the referenced permit application on March 28, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- 1 ✓ Submit certification that this OSSF complies with provisions of the existing CZP.
- 2 ✓ The recorded warranty deed indicates that the owner name is, Texas 46 RV Park, LLC, a Texas limited liability company.
- 3 ✓ A correction Affidavit to the Public form must be completed, owner(s) signature notarized, recorded at the Comal County Clerk's office, and a copy of the recorded form submitted to our office (legal description and owner information is incorrect).
- 4 ✓ Include the offices and the number of people per office on the permit application.
- 5 ✓ Indicate the owner name on the initial maintenance contract.
- 6 ✓ Indicate the total absorption area on the permit application.
- 7 ✓ Identify all the RV locations, and show the waterline location to each RV pad.
- 8 ✓ Show the 150 foot water well radius.
- 9 ✓ Comal County rules and regulations require that new non-single family residential structures show adequate land area for doubling the required land needed for the treatment units and disposal area.
- 10 ✓ Show the cleanout location at every 100 feet of tightline.
- 11 ✓ Indicate if equivalent protection is needed for the sewer supply lines that appear to be located under the driveway.
12. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank you,

Sandra Ann Hernandez
Environmental Health Asst.
Comal County Engineer's Office
cceo.org
830-608-2090 (Ext. 3156)

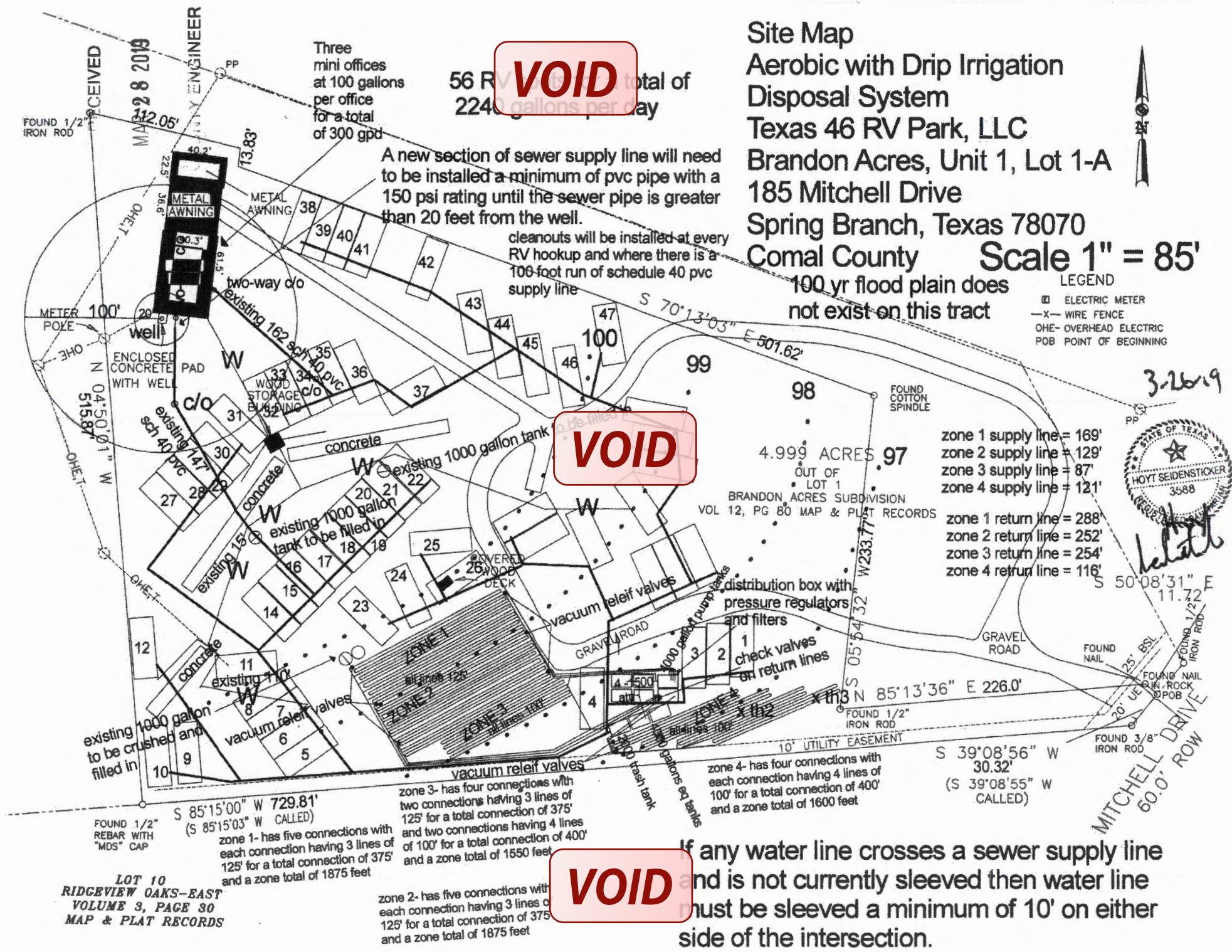
VOID

Site Map
Aerobic with Drip Irrigation
Disposal System
Texas 46 RV Park, LLC
Brandon Acres, Unit 1, Lot 1-A
185 Mitchell Drive
Spring Branch, Texas 78070
Comal County
Scale 1" = 85'
100 yr flood plain does not exist on this tract

- LEGEND
- ELECTRIC METER
 - WIRE FENCE
 - OHE- OVERHEAD ELECTRIC
 - POB POINT OF BEGINNING

VOID

VOID



- zone 1 supply line = 169'
- zone 2 supply line = 129'
- zone 3 supply line = 87'
- zone 4 supply line = 121'
- zone 1 return line = 288'
- zone 2 return line = 252'
- zone 3 return line = 254'
- zone 4 return line = 116'

If any water line crosses a sewer supply line and is not currently sleeved then water line must be sleeved a minimum of 10' on either side of the intersection.

LOT 10
RIDGEVIEW OAKS-EAST
VOLUME 3, PAGE 30
MAP & PLAT RECORDS

zone 2- has five connections with each connection having 3 lines of 125' for a total connection of 375' and a zone total of 1875 feet

zone 3- has four connections with two connections having 3 lines of 125' for a total connection of 375' and two connections having 4 lines of 100' for a total connection of 400' and a zone total of 1550 feet

zone 1- has five connections with each connection having 3 lines of 125' for a total connection of 375' and a zone total of 1875 feet

zone 4- has four connections with each connection having 4 lines of 100' for a total connection of 400' and a zone total of 1600 feet

Three mini offices at 100 gallons per office for a total of 300 gpd

A new section of sewer supply line will need to be installed a minimum of pvc pipe with a 150 psi rating until the sewer pipe is greater than 20 feet from the well.

cleanouts will be installed at every RV hookup and where there is a 100-foot run of schedule 40 pvc supply line

FOUND 1/2" REBAR WITH "MDS" CAP

FOUND COTTON SPINDLE

FOUND NAIL

FOUND NAIL IN ROCK POB

FOUND 1/2" IRON ROD

FOUND 3/8" IRON ROD

MITCHELL DRIVE
60.0' ROW

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

Date 03-27-2019

VOID

Permit # 108932

Owner Name Billy G Smith
Mailing Address 24816 PLAYER OAKS
City, State, Zip SAN ANTONIO, TX 78260
Phone # 210-854-4733
Email CHOPPER6@GVTCL.COM

Agent Name _____
Agent Address _____
City, State, Zip _____
Phone # _____
Email _____

All correspondence should be sent to: ☒ Owner ☐ Agent ☐ Both

Method: ☒ Mail ☒ Email

Subdivision Name Brandon Acres Unit 1 Lot 1-A Block _____
Acreage/Legal 5 Acres Lot 1-A Vacate and Replat of Brandon Acres Subd. Unit 1 - File # 20180600
Street Name/Address 185 Mitchell Rd City Spring Branch Zip 78070 5958

Type of Development:

☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) _____

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

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COUNTY ENGINEER

☐ Commercial or Institutional Facility

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

Type of Facility RV PARK

VOID

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 56

Miscellaneous _____

Estimated Cost of Construction: \$ 100,000 (Structure Only)

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

☐ Yes ☒ 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.

VOID

Billy G Smith
Signature of Owner

Date

Page 1 of 2

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

VOID

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenthal

System Description Aerobic with Drip Irrigation

Size of Septic System Required Based on Planning Materials & Soil Evaluation
2000 TREATMENT TANK 2-2000 gallon EQ TANK, 2-2000 gallon Pump Tanks

Tank Size(s) (Gallons) 4-1500 gpd. ATU Absorption/Application Area (Sq Ft) 6900

Gallons Per Day (As Per TCEQ Table III) 2540

(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 Area? ☐ 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 information associated with this permit application, as applicable.

VOID

Signature of Designer Hoyt Seidenthal

Date 3-26-19

Page 2 of 2



201906010252 03/28/2019 10:23:43 AM 1/1

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MAR 28 2019

COUNTY ENGINEER

Affidavit to the Public

THE COUNTY OF COMAL
STATE OF TEXAS**VOID**

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

Before me, the undersigned authority, on this day personally appeared Billy V. Smith who, after being, by me, duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in COMAL County, Texas and being more particularly described as follows:

Legal Description of property is as follows:

Lot 1-A BRANDON ACRES, RECORDED IN VOLUME 12, PAGE 80, MAP & PLAT RECORDS
COMAL COUNTY TEXAS

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

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 owners 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. It constitutes any guarantee by the commission that the appropriate OSSF was installed.

VOID

This OSSF must be covered by a continuous service policy 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 may be obtained from ().

Signed by my/our hand(s) on this 27th Day of MARCH, 2019

Signature

Print Name

Billy V. Smith

Sworn to and subscribed to before Notary Public, in and for the state of Texas and

WITNESS MY HAND AND OFFICIAL SEAL THIS THE

27 DAY OFMarch2019

Notary Public, State of Texas

My Commission Expires: 09-16-2020

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/28/2019 10:23:43 AM
JESSICA 1 Page(s)
201906010252

VOIDBobbie Koepf

VOID**Carl Eoff Services**420 Bear Creek Drive, New Braunfels, Tx. 78132
210-669-6088**Service Agreement**

- I. **General:** This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between _____ (hereinafter referred to as "Client") and Carl W. Eoff (hereinafter referred to as "Contractor"). By this Agreement, Contractor agrees to render services, as described herein, and the Client agrees to fulfill his/her/their responsibilities under this agreement as described herein.
- II. **Effective Dates:** This Agreement commences on the date the license to operate is issued and upon receipt of full payment and runs for () years.
Agreement: Starting Date: (/ /) **Ending Date:** (/ /).
- III. **Services by Contractor:** Contractor will provide the following services (hereinafter referred to as the "Services"):
1. In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per year (approximately once every four (4) months).
 2. Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules and local Agency's rules. If more stringent, All findings must be reported to the local agency within 14 days.
 3. If any components of the OSSF are found to be in need of repair during the inspection, the Contractor will notify the Client of the repairs needed.
 4. Visit site in response to Client's request(s) for unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by this Agreement and will be billed to the Client.
 5. Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification of the visit will be left at the site or with site personnel upon completion of inspection, as well as, forwarded to Agency within 14 days.
- IV. **Site Location:** The Services are to be performed at the property located at: _____, Texas.
- V. **Payment(s):** The fee for this Agreement, _____, only covers the Services described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled Client-requested trips to the site. By signing this Contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and remove of said parts.
- VI. **Client's Responsibilities:** The Client is responsible for each and all of the following:
1. Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
 2. Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor easy access to all parts of the OSSF.
 3. Immediately notify Contractor and Agency of any and all problems with, including failure of the OSSF.
 4. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service. If the Client chooses to use a different contractor to perform the service, the Client is responsible for ensuring the Contractor holds the proper license (Installer II, Maintenance provider) and is certified by the manufacturer. Also, the Client is responsible for ensuring proper notification is given to the Agency, as required by the State and local Agency rules.
 5. Clients residing in _____ County should allow for samples at both the inlet and outlet to the OSSF to be obtained by the Contractor. If requested, the OSSF's performance when requested by

VOIDInitials: Client: _____ Contractor: KE

the Client. If these samples are sent to the lab for testing, the Client will directly pay the lab for the cost of the Testing plus pay the Contractor for all man hours expended in providing this additional service at the rate of \$75.00 per hour.

VOID

6. Not allow the backwash from water treatment or water conditioning equipment to enter the OSSF.
7. Maintain site drainage to prevent adverse effects on OSSF.
8. Promptly and fully pay Contractor's bills, fees, or invoices as described herein.

VII. **Access by Contractor:** Contractor, or personnel authorized by the Contractor, may enter the property at reasonable times without prior notice for the purpose of performing the above-described Services. Contractor will require access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by manufacturer, and/or rules. If such manways or risers are not in place, excavation together with other labor and materials will be required, and will be billed to Client as an additional service at the rate of \$75.00 per hour, plus materials billed also. Excavated soil is to be replaced as best as reasonably possible.

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VIII. **Limits of Liability:** In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the Services described in this Agreement.

COUNTY ENGINEER

IX. **Entire Agreement:** This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement, oral or written.

VOID

Client and/or authorized agent:

Print Name: Billy V. Smith Signature: [Signature]

Date: 03-28-17 Email address: CHOPPERG@BUTC.COM

Physical Address: 185 MITCHELL, SPAINIA BRANCH, Texas (Zip) 78070

Mailing Address: 24815 PLAYER OAKS, SAN ANTONIO, Texas (Zip) 78260

Phone Numbers:

Home: (210) 854-4733 Work: (210) 863-0171 Cell: (SAME) Fax: ()

Contractor

Carl W Eoff

Bear Creek Drive

New Braunfels, Texas 78132

Cell: 210-669-6088

Office: 210-609-6631

Fax: 210-609-6631

Signature: [Signature] Date: _____

Certification held by Carl W. Eoff:

- Installer II License #: OS0029546
- OSSF Maintenance Provider #: MP0001745

VOID

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **05/09/2018 ***** Permit Number: **101048**

Location Description: **185 MITCHELL DR
SPRING BRANCH, TX 78070**

Subdivision: **Brandon Acres**
Unit: **1**
Lot: **1-A**
Block:
Acreage:

Type of System: **Septic Tank
Std Trenches / Beds**

Issued to: **Robin A. Hawkins**

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

 **OS8497**
ENVIRONMENTAL HEALTH INSPECTOR

 **OS0007722**
ENVIRONMENTAL HEALTH COORDINATOR

Special permit conditions:

Provisions for the issuance of this permit will also require monthly meter readings beginning 30 days after the License to Operate has been approved and every 30 days thereafter for a period of 12 consecutive months. If this requirement is not met or if meter readings exceed the permitted amount the permit will be void.

REVISED

12:08 pm, Apr 20, 2018

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

**APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE****CCEO
101048
COPY**Date 4/20/18Permit # 101048Owner Name Robin A. Hawkins

Agent Name _____

Mailing Address 185 Mitchell Drive

Agent Address _____

City, State, Zip Spring Branch, Texas 78070

City, State, Zip _____

Phone # 830-885-5948

Phone # _____

Email _____

Email _____

All correspondence should be sent to: ☒ Owner ☐ Agent ☐ BothMethod: ☐ Mail ☐ EmailSubdivision Name Brandon AcresUnit 1Lot 1-A

Block _____

Acreage/Legal 5.01Street Name/Address 185 Mitchell DriveCity Spring BranchZip 78070**Type of Development:**☐ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) _____

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ 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 Dog Kennels, Bunk House

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: \$ _____ (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 WellAre Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities. I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.

Signature of Owner _____

Date 4/20/18

Page 1 of 2

REVISED

7:56 am, Jan 25, 2017

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

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

CCEO
COPY

Planning Materials & Site Evaluation as Required Completed By HOYT SEEDENSTOCKER

System Description SEPTIC TANK(S) AND STANDARD DRAINAGE DISPOSAL

Size of Septic System Required Based on Planning Materials & Soil Evaluation 1670 Sq Ft.

Tank Size(s) (Gallons) 3-1000 GALLON TANK
3-3000 GALLON (NEW) Absorption/Application Area (Sq Ft) 2250 Sq Ft

Gallons Per Day (As Per TCEQ Table III) 1440

(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.)

RECEIVED

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

JAN 24 2017

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.)

COUNTY ENGINEER

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:

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

Signature of Designer

Date

REVISED

12:09 pm, Apr 20, 2018

**CCEO
COPY**

Bunk house
10 beds
60 gallons/bed
600 gallons times
14 days = 8400 gallons/
24 days = 350 gpd

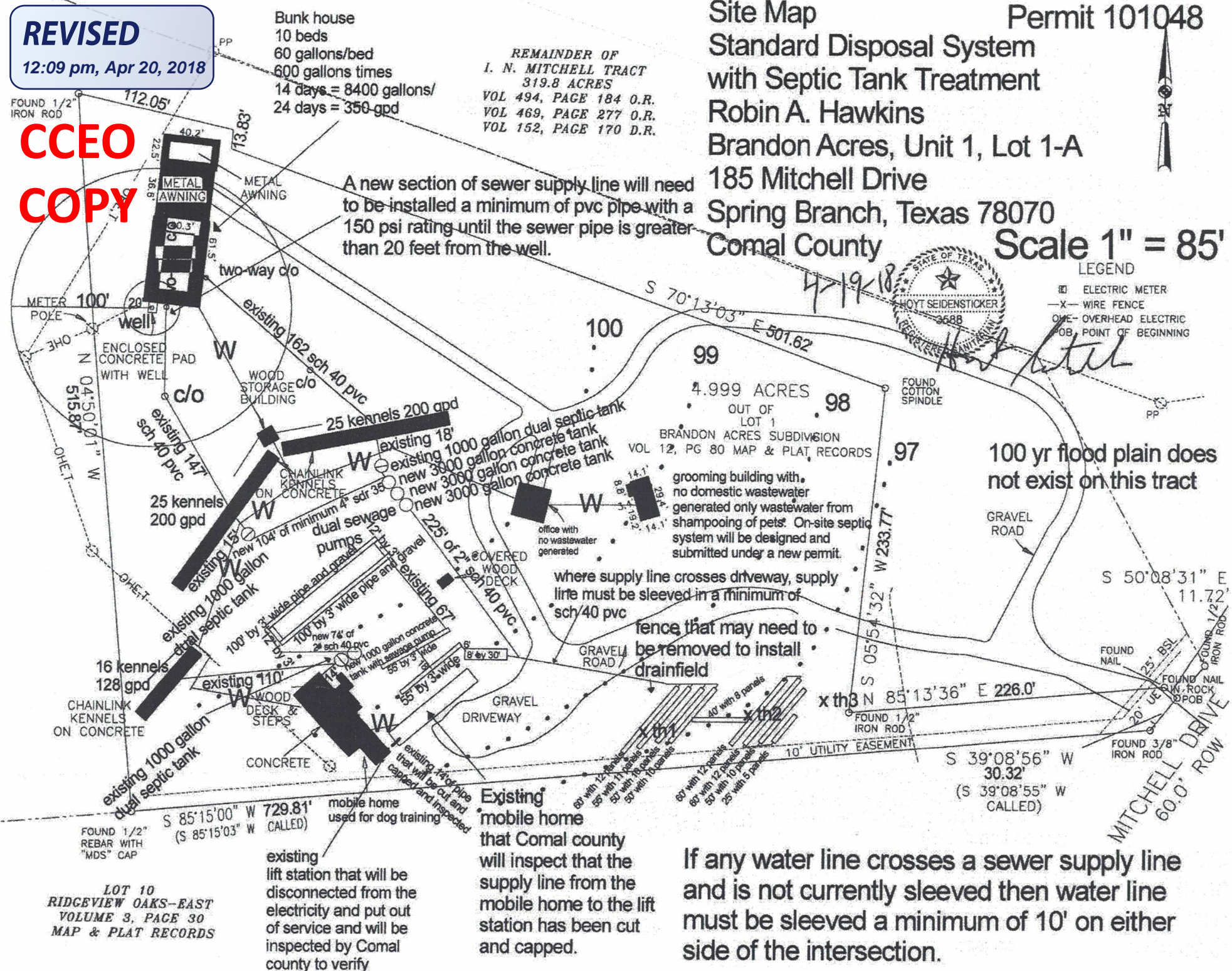
REMAINDER OF
I. N. MITCHELL TRACT
319.8 ACRES
VOL 494, PAGE 184 O.R.
VOL 469, PAGE 277 O.R.
VOL 152, PAGE 170 D.R.

Site Map
Standard Disposal System
with Septic Tank Treatment
Robin A. Hawkins
Brandon Acres, Unit 1, Lot 1-A
185 Mitchell Drive
Spring Branch, Texas 78070
Comal County

Scale 1" = 85'

LEGEND

- ELECTRIC METER
- WIRE FENCE
- OVERHEAD ELECTRIC
- POINT OF BEGINNING



100 yr flood plain does not exist on this tract

If any water line crosses a sewer supply line and is not currently sleeved then water line must be sleeved a minimum of 10' on either side of the intersection.

FIRST AMERICAN TITLE
GF# 2362710-89-68

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: December 28, 2018

Grantor: Robin Hawkins A/K/A Robin A. Hawkins A/K/A Robin Arthur Hawkins RECEIVED

Grantor's Mailing Address: 491 Stealth Drive
Spring Branch, Texas 78070

MAR 28 2019

Grantee: Texas 46 RV Park, LLC, a Texas limited liability company

COUNTY ENGINEER

Grantee's Mailing Address: 24815 Player Oaks
San Antonio, Texas 78260-7226

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and the amount of **Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00)** advanced to Grantee by Robin Arthur Hawkins ("Lender"), which funds Grantee has agreed to repay in accordance with the terms of that certain Promissory Note of even date herewith ("Note") in the stated principal sum of \$270,000.00 executed by Grantee and payable to the order of Lender. The Note is secured by a vendor's lien against, and superior title to the Property retained in this Deed to the extent of the amount advanced for the purchase price and in favor of Lender and also secured by a Deed of Trust (the "Deed of Trust") of even date herewith from Grantee to First American Title Company, LLC Trustee.

Property (including any improvements):

LOT 1-A, VACATE AND RE-PLAT OF BRANDON ACRES SUBDIVISION UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201806005985, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

Reservations from Conveyance and Warranty: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all valid easements and rights-of-way of record, all presently recorded restrictions, reservations, covenants, conditions and other instruments other than liens and conveyances, filed of record, to the extent, if any, that they are valid and subsisting against the Property or any part thereof.

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

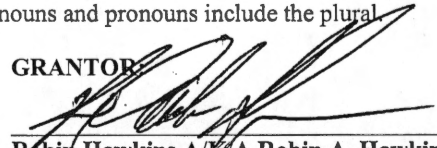
But it is expressly agreed and stipulated that Grantor expressly reserves and retains for itself, its successors and assigns, a vendor's lien as well as superior title in and to the Property until the Note and the indebtedness evidenced thereby are fully paid in accordance with the terms of the Note, whereupon this Special Warranty Deed with Vendor's Lien will become absolute. The Note represents the purchase price hereof and is payable directly to Lender, who has advanced to the Grantor at the request of the Grantee, and in consideration thereof, the Grantor does hereby SELL, TRANSFER, and ASSIGN, unto Lender, its successors and assigns, the vendor's lien and superior title herein retained against the Property to secure payment of the Note, hereby fully and completely subrogating Lender, its successors and assigns, to all rights,

titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantor and assigned to Lender without recourse.

Ad valorem taxes and assessments attributable to the year 2018 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed with Vendor's Lien and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

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

GRANTOR


Robin Hawkins A/K/A Robin A. Hawkins A/K/A
Robin Arthur Hawkins

RECEIVED

MAR 28 2019

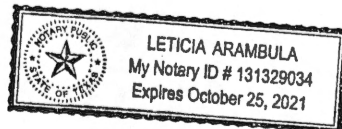
THE STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

COUNTY ENGINEER

The foregoing instrument was acknowledged before me this the 28th day of December, 2018, by **Robin Hawkins A/K/A Robin A. Hawkins A/K/A Robin Arthur Hawkins**, in his individual capacity.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

First American Title Company, LLC
Attn: Jessica Guevara
17115 San Pedro, Suite 330
San Antonio, Texas 78232

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/31/2018 08:04:33 AM
JESSICA 2 Pages(s)
201806049130





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

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

Signature of Applicant_____
Date☐ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

☐ INCOMPLETE APPLICATION

(Missing Items Circled, Application Refused)



Chad Van Delden
TCEQ Maintenance Provider #0001346

26665 IH 10 West, Boerne, Texas 78006
San Antonio (210) 698-2000
Hill Country (830) 249-4000
vdwws.com * aerobicteam@vdwws.com
Family Owned & Operated Since 1937

BILL TO

Texas 46 RV Park
185 Mitchell Drive
Spring Branch, TX 78070 USA

INVOICE
980187442

INVOICE DATE
Aug 12, 2022

JOB ADDRESS

Comal:
185 Mitchell Drive
Spring Branch, TX 78070 USA

Payment Term: Due Upon Receipt
Due Date: 8/12/2022

DESCRIPTION OF WORK

1 Yr (No Appointment) Contract
8/1/2022 - 8/1/2023 (8/12/4)

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Sanctuary of Hope	Click "VIEW MORE" to see the Policy Terms	1.00	\$825.00	\$825.00

Policies are activated upon receipt of payment. An invoice will be generated after the estimate is signed and returned. Payment made by customer reflects acceptance of the terms of this Policy.

1 YEAR POLICY- IT DOES NOT INCLUDE MAKING AN APPOINTMENT .

NO APPOINTMENT OPTION: Advance or prior notice or contacting of owner/resident **is not required** in order to enter property to perform service check. (No gates, code/key provided for gates, no biting dogs, no appointment to enter, etc.)

The fee does not include unscheduled customer requested visits to the site. The policy is non-refundable; it is transferable upon home sale.

IF THERE HAVE BEEN ANY CHANGES TO YOUR CONTACT INFORMATION, PLEASE CONTACT US.

• **The annual fee includes:** three regularly scheduled service checks per year (once every four months), which include inspecting the mechanical, electrical, and other applicable components to ensure proper function. The annual fee does not include any parts, chlorine/bleach, additional

labor over one hour, additional service calls, weekend or holiday service calls, or additional testing required by any regulating authority. Service work orders will be forwarded to the regulating authority. If, for any reason, more than one hour is required, each additional quarter-hour (15 minutes) will be billed at \$62.50.

- **Repairs:** If repairs or replacement of parts is necessary during a service check, the repairs and/or replacement of parts will be made at that time, if the charges for parts do not exceed \$200.00. If the charges for parts exceed \$200.00, the homeowner will be contacted for approval at the numbers provided by the homeowner. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$200.00. If the technician receives approval after he leaves the property, a service charge of \$250.00 to return to the property will be added to final bill. If, for any reason, more than one hour is required, each additional quarter-hour (15 minutes) will be billed at \$62.50. If warranted items are required to be replaced within 30 days of installation, labor will not be charged; after 30 days, labor will be charged according to this service policy. Warranted items will only be honored when a valid maintenance policy is in effect.

- **Additional Service Calls/Charges:** If a service call is requested by the homeowner between regularly scheduled service checks, a service call fee of \$250.00 plus parts (if needed) will be charged for service calls made during normal business hours. Service checks and service calls do not include more than one hour of labor. If, for any reason, more than one hour is required, each additional quarter-hour (15 minutes) will be billed at \$62.50. If, for any reason, we are unable to obtain access to your property or system to perform a service check, a service call fee of \$250.00 will be charged. Our office will respond to the service call within two business days. Emergency phone number for weekends/holidays will be answered from 8am – 5pm: 210-570-7539. Weekend/Holiday service calls are offered only in the event of an emergency (such as overflow out of tanks); an alarm activation does not constitute an emergency. Anytime a service call is requested by the homeowner during weekends/holidays, the service call charge will be \$450.00 per hour (pro-rated after the 1st hour).

- **Inaccessible Properties:** If, for any reason, we are unable to obtain access to your property or system to perform a service check, a service call fee of \$250.00 will be charged to return (example: locked gates, gate code changes, biting dogs, etc.).

- **CHLORINE: THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE CHLORINE SUPPLY.** TCEQ regulation requires chlorination. If the chlorinator is found empty upon a scheduled service check, the technician will add chlorine and the owner will be billed for the chlorine (3 tablets for tablet chlorinators or 1 gallon of bleach for liquid chlorinators). Calcium Hypochlorite chlorine tablets are recommended by the TCEQ for tablet chlorination (they are available from us or at most Home Depot stores). DO NOT use swimming pool chlorine. If the owner requests that we use the owner's personal supply of chlorine/bleach, the chlorine/bleach must be available at an outside and known location at the time of service. If the homeowner's chlorine/bleach is not available as described at the time of service, we will add the chlorine/bleach and the owner will be charged. If there is no chlorine/bleach in the chlorinator and no chlorine residual is

present in the pump tank at the time of the service check, the owner may receive a non-compliance citation from the regulating authority.

- **Operation and Maintenance Guide:** Please read the Operation and Maintenance Guide included with this policy and follow the recommendations to help prevent extra service and owner expense.

- **Transfer of Property:** The fee for this policy is non-refundable, but this policy can be transferred to the new owners. If this property is sold within the policy period, the signing party is responsible for all repairs unless the new owner's information is provided before repairs are made and a transfer policy is signed and returned to us. The new owners will be required to meet with our technician for an orientation during the first service check of their transfer policy.

- **Rental of Property:** The homeowner shall obtain the service policy for the system and is responsible for balances due. Renters will be required to meet with our technician for an orientation during the first service check of their occupancy. This will help make the renters aware of how to use the system and may help prevent extra service and owner expense on the system. Please note: all service checks are allotted up to one hour; if there is any additional time on site due to orientation, see charges above.

- **Altering the System:** Do not allow alteration to any part of the system or sprinkler head locations. Alteration would put the system out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this policy.

- **Additional Terms:** Payment of invoice(s) for any other service or repair provided is due upon receipt of invoice. Invoices are sent on the date of the invoice. All payments not received within thirty-five (35) days from the invoice date will be charged a 1.5% finance charge per month. If payment for replacement of parts is delinquent, your next service check may be delayed and parts will not be replaced if necessary until your account is current, and a service call of \$125.00 will be charged to return to your property to replace the necessary parts. A \$30 fee will be charged for returned checks. A 4% convenience fee will be charged for credit card charges over \$1000.00. VDWWS reserves the right to repossess parts that have not been paid for. VDWWS reserves the right to terminate this policy in the event of non-payment without refund to customer. VDWWS reserves the right to terminate this policy for disrespectful actions toward our employees, for dogs that have been aggressive to our employees, and for customer tampering of lids leaving them unsecure. VDWWS is not responsible for results due to homeowner's actions or misuse of system.

- **Pumping:** The cleaning of the septic tank, aerobic tank, and pump tank is not included in this service policy.

The prices, specifications, and conditions are satisfactory and are hereby accepted with payment of this invoice. Van Delden Wastewater Systems

is authorized to perform the services as specified. I have read and understand the Operation and Maintenance Guide included with this policy. Payment will be made as outlined above and is due upon acceptance of this Policy.

TCEQ licensed OSSF MP: Garrett Van Delden & Chad Van Delden. Copyright © 2002 Van Delden Wastewater Systems.

PAID ON	TYPE	MEMO	AMOUNT
8/12/2022	Credit Card	Bill authorized CC on file	\$825.00
SUB-TOTAL			\$825.00
SAN ANTONIO MTA 0.5%			\$0.00
TEXAS STATE TAX 6.25%			\$0.00
BEXAR ESD 4 1.5%			\$0.00
TOTAL DUE			\$825.00
PAYMENT			\$825.00
BALANCE DUE			\$0.00

CUSTOMER AUTHORIZATION

Payment is due upon receipt. A \$30 service fee will be charged for any returned checks or disputed credit card transactions. A financing charge of 1.5% per month shall be applied for overdue amounts. Credit card charges over \$1000.00 will incur an additional 4% fee. Any estimates provided are valid for 30 days.

Sign here _____ Date _____

CUSTOMER ACKNOWLEDGEMENT

Thank you for choosing Van Delden Wastewater Systems

Sign here _____ Date _____



Family Owned & Operated Since 1937

Chad Van Delden

TCEQ Maintenance Provider #0001346

Job #105386

Aerobic System Testing & Reporting Form (Recurring Service)

TCEQ required frequency of testing & reporting: Every 4 months.

Service Date

2023-05-24

Customer & Contract Membership Information

Customer Name

Texas 46 RV Park

Location Address

185 Mitchell Drive, Spring Branch, TX 78070
USA

Permit

Comal:

Service Information

Aerator

Aerator Type

Linear

Aerator Status

Green = Operable

Yellow = See Aerator Status Notes

Red = Inoperable

Gray = n/a



Air Filter - Linear

Green = Cleaned

Yellow = Replaced

Red = Inoperable

Gray = n/a



PSI:








Green = Normal









Yellow = Weak but operable

Red = Weak/None

Gray = n/a



Diffuser/Stone Green = Operable Yellow = See Diffuser/Stone Notes Red= Inoperable Gray = n/a 	Diffuser/Stone Notes Flushed
System Odor Green = No odor Yellow = Odor - See Odor Notes Red = Strong odor Gray = n/a 	
Distribution	
Distribution Type Drip Tubing	Flushed Drip Lines Yes
Flushing Notes -	Micro Filter Green = Operable Yellow = See Notes Red = Inoperable Gray = n/a 
Micro Filter Notes -	Disk Filter Green = Operable Yellow = See Notes Red = Inoperable Gray = n/a 
Disk Filter Notes Cleaned	
Pump and Pump Floats	
Irrigation Pump Green = Operable Yellow = Operable but abnormal amps Red = Inoperable Gray = n/a 	Override Green = Operable Yellow = See Override Notes Red = Inoperable Gray = n/a 
Irrigation Pump Float Green = Operable Yellow = See Irrigation Pump Float Notes Red = Inoperable Gray = n/a 	Irrigation Pump Amperage Lift station pumps #1- 8.5. #2- 8.9. Submersible pumps #1- 9.3 #2- 8.8
Electrical Components	

Control Box Green = Operable Yellow = Repaired or Replaced Red = Inoperable Gray = n/a 	Timer Green = Operable Yellow = See Timer Note Red = Inoperable Gray = n/a 
Timer Note -	Photocell Green = Operable Yellow = See Photocell Note Red = Inoperable Gray = n/a 
Audio Alarm (Buzzer) Green = Operable Yellow = See Audio Alarm (Buzzer) Note Red = Inoperable Gray = n/a 	Visual Alarm (Light) Green = Operable Yellow = See Visual Alarm (Light) Note Red = Inoperable Gray = n/a 
Sludge Levels	
Trash Tank/Compartment Green = Low sludge level Yellow = Moderate sludge level Red = High sludge level Gray = Lid is not exposed to check or n/a 	Trash Tank/Compartment Sludge Notes -
Aerobic Tank/Compartment Green = Low sludge level Yellow = Moderate sludge level Red = High sludge level Gray = n/a 	Aerobic Tank/Compartment Sludge Notes -
Pump Tank/Compartment Green = Low sludge level Yellow = Moderate sludge level Red = High sludge level Gray = n/a 	Pump Tank/Compartment Sludge Notes -
Pumping Recommendations No - Not at this time	

Delay in pumping when the technician recommends could adversely affect your system and its components causing additional repairs and expense. Adverse effects may include (but are not limited to): pump failure/replacement, frequent alarm activation due to repetitive clogging, backup in tanks causing them to come out of lids (overfull), and/or system odor. TCEQ Title 30, Part 1, Chapter 285, Rule 285.39 (b): "Owners shall have the treatment tanks pumped on a regular basis in order to prevent sludge accumulation from spilling over to the next tank".

Lids

Lids Secure Upon Arrival?

Yes

Number of Exposed Lids

25

Condition of Risers

Green= Present and secure

Yellow = See note

Red= Not secure or needs replacement. Replace ASAP.



Lids Secure Upon Departure?

Yes

Condition of Lids

Green = Acceptable

Yellow = Worn but acceptable

Red = Replacement needed



Secondary Restraint for Exposed Lids

TCEQ now requires all exposed lids to have a secondary restraint under the lid to prevent tank entry if the lid is unknowingly damaged or removed.

Green= Present and secure

Yellow = See note

Red= Not present or needs replacement. We recommend correcting ASAP to meet TCEQ requirements.



Other Information

Vegetation Around Tanks

Green = Acceptable

Yellow = Needs to be cut by owner

Red = Excessive - Needs to be cut by owner

Gray = n/a



Vegetation in Distribution Area

Green = Acceptable

Yellow = Needs to be cut by owner

Red = Excessive - Needs to be cut by owner

Gray = n/a



Weir or Media Filter

n/a

Completion Checklist

Did you sign the system's service tag?

Yes

Did you reset the timer?

Yes

Did you unsilence the alarm?

Yes

Notes for Customer:

Other items not covered in this form



Additional Information

Additional Notes -	Who was present during service? n/a
Was an Estimate created today? No	Who authorized repair parts over pre-authorized service agreement amount? -
Is a return trip needed? No	

This form indicates the condition of the system at the time of service. It does not guarantee that it will continue to function satisfactorily. Van Delden Wastewater Systems is not responsible for results due to homeowner's actions or misuse of system. This form is not a Real Estate Inspection Report.



TCEQ OSII #0338, #4543, #22293 & #27362

DESIGN	INSTALLATION	REPAIR	REAL ESTATE INSPECTION	CONSULTATION	CLEANING
--------	--------------	--------	------------------------	--------------	----------

Comal County
195 David Jonas Dr.
New Braunfels, TX 78132
Attn: Comal County Engineer's Office

RE: Aerobic System Maintenance

This letter is to inform you that the maintenance service policy for the aerobic system located at the following property expired on August 1st, 2023. Our company will no longer provide maintenance service to this system.

Please feel free to contact our office with any questions.

Sincerely,
Laura Alvord

Laura Alvord
Aerobic Division, Van Delden Wastewater Systems

<u>Property Owner</u>	<u>Address</u>	<u>Permit#</u>
Texas 46 RV Park	185 Mitchell Drive	



108932

26665 IH 10 West
Boerne, Texas 78006
San Antonio (210) 698-2000
Hill Country (830) 249-4000
vdwws.com * aerobicteam@vdwws.com
Family Owned & Operated Since 1937


Chad Van Delden
TCEQ Maintenance Provider #0001346

BILL TO

Texas 46 RV Park
101 Lone Oak Drive
Kingsland, TX 78639 USA

INVOICE
1034414534

INVOICE DATE
4/15/2025

JOB ADDRESS

Comal:
185 Mitchell Drive
Spring Branch, TX 78070 USA

Customer PO #

Payment Term Due Upon Receipt
Due Date 4/15/2025

DESCRIPTION OF WORK

1 Year (No Appointment) Service Contract
05/01/2025 - 05/01/2026

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1 YR - Large System	<u>1-Year Policy Steps</u>	1.00	\$825.00	\$825.00

1. Click "View More" to review and sign the policy.
 2. An invoice will be sent for payment to activate the policy.
 3. Please contact us promptly with any updates to your contact information.
- NO APPOINTMENT OPTION**

- Advance notice or contact with the owner/resident **is not required** to enter the property for a service check. This applies in cases where there are no gates, gate codes/keys provided, aggressive dogs, or no advance notice requirements for entry.

Annual Fee Includes:

- Three scheduled service checks per year (approximately every four months) to assess mechanical and electrical components. Service forms will be sent to the regulating authority as required.

Annual Fee Excludes:

- Parts, materials, and labor for repairs.
- Labor for service checks exceeding one hour.
- Chlorine/bleach
- Additional service calls.
- Weekend or holiday service calls.

Repairs

- Repairs or parts replacement will occur while on-site if parts costs do not exceed \$200 (excluding tax).
- For parts exceeding \$200, customer approval is required. A \$150 service charge will apply to return to the property if approval is obtained after the technician leaves.

Labor

- Labor beyond the initial hour is billed at \$37.50 per quarter-hour.

Warranty

- Manufacturer warranty replacements beyond 30 days incur a \$150 service call fee plus labor. Warranted items are only honored with a valid maintenance policy.

Additional Service Calls

- Normal Business Hours: A \$150 service call fee applies. Response will be within 2 business days.
- Outside Normal Business Hours: Emergency line available at 210-570-7539 for true emergencies only. Service calls outside normal hours incur a \$250 fee regardless of any warranty or diagnosis. Weekend and holiday service calls are only available for true emergencies, such as overflow from tank lids or backups. Alarm activation does not constitute an emergency. Parts, repairs and labor are additional.

Inaccessible Systems

- Inaccessible systems will incur a \$150 service call fee or forfeit their prepaid service (e.g., locked gates, code changes).

Chlorine Responsibility

- The property owner must maintain an adequate chlorine supply. If the chlorinator is empty, we will add chlorine at an additional charge. If the owner wishes to provide their own supply, it must be available at an accessible and known location during service.

Transfer of Property

- The policy fee is non-refundable but transferable to new owners. The signing party is responsible for repairs until a transfer policy is signed. New owners are encouraged to meet our technician for an orientation during their first service check.

Rental Property

- Homeowners are ultimately responsible for the system and balances regardless of any arrangement made with the tenants. Renters are also encouraged to meet with our technician for an orientation during their first service check.

System Alteration

- Alterations to the system may cause compliance issues and additional costs to rectify. Using another company for repairs will void warranties and breach this policy.

Pumping

- Tank cleaning is not included in this service policy.

Additional Terms

- Payments not received within 30 days incur a 1.5% monthly finance charge.
- Delinquent accounts may delay service or result in policy cancellation without a refund.
- Van Delden Wastewater Systems (VDWWS) reserves the right to repossess unpaid parts.
- A \$30 fee applies for returned checks
- A 4% convenience fee for credit card charges over \$1,000.
- VDWWS can terminate the policy for disrespectful behavior, aggressive pets, or unsecured lids. We are not responsible for issues caused by homeowner actions or misuse, service delays due to overdue accounts, or unapproved repairs.

By signing, you accept the prices, specifications, and conditions outlined and authorize Van Delden Wastewater Systems to perform the specified services.

TCEQ Licensed OSSF MP: Chad Van Delden, Copyright © 2002 Van Delden Wastewater Systems.

PAYMENT

Paid On	Type	Memo	Amount
5/19/2025	Credit Card		\$825.00
		SUB-TOTAL	\$825.00
		TOTAL DUE	\$825.00
		PAYMENT	\$825.00
		BALANCE DUE	\$0.00

Payment Terms and Disclaimer: All payments are due upon receipt of the invoice. A finance charge of 1.5% per month will be applied to any unpaid balances exceeding 30 days. Credit card payments over \$1,000.00 will incur an 4% convenience fee. A \$30 service fee will be charged for any returned checks or disputed credit card transactions. Failure to pay will result in the property being subject to a mechanics and materials lien in accordance with the Texas Property Code.

CUSTOMER AUTHORIZATION

I AGREE TO THE WORK AS SUMMARIZED, AND I AGREE TO PAY THE FULL AMOUNT FOR ALL WORK PERFORMED.

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

I AGREE TO THE WORK AS SUMMARIZED, AND I AGREE TO PAY THE FULL AMOUNT FOR ALL WORK PERFORMED.

Sign here

Date
