

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **07/05/2019** Permit Number: **109053**

Location Description: 31184 SMITHSON VALLEY RD
CITY OF BULVERDE, TX 78163

Subdivision: Oak Village North

Unit: 3

Lot: 763

Block:

Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Jeff & Blanca Butz

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

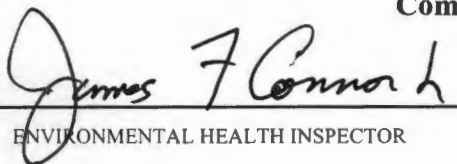
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Coal Eoff OSSF Installer #: 050029546
 1st Inspection Date: 6/21/19 2nd Inspection Date: _____ 3rd Inspection Date: 7-5-19
 Inspector Name: Mike T. Inspector Name: _____ Inspector Name: CONNOR
 Permit#: 109053 Address: OVW / 31184 Smithson Valley Rd.

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)		6/21/19		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	/	285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	/	285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	/	285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	/	285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(III) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(I) 285.32(b)(1)(C)(II) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(II)(II) 285.32(b)(1)(E)(I) 285.32(b)(1)(E)(II)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT- 6/21/19
 Tank set, leveled
 operational ✓
 Need to replace 2" from
 house w/ 3" pipe & see sleeve
 of water line

7-5-19
CONNOR

**Comal County Environmental Health
OSSF Inspection Sheet**

FINAL

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	✓	285.33(d)(2)(G)(III)(II)285.33(d)(2)(G)(III)(II)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)		6/21/19		
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	✓ ✓ ✓	285.33(d)(2)(G)(I) 285.33(d)(2)(A) 285.33(d)(2)(F)				✓ ✓ ✓
42	APPLICATION AREA Area Installed	✓					✓
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Carl Eoff OSSF Installer #: _____

1st Inspection Date: 6/21/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

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

Permit#: 109053 Address: OVW / 31184 Smithson Valley Rd.

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)		6/21/19		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	/	285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	/	285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	/	285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	/	285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT- 6/21/19
 Tank set, leveled
 operational ✓
 Need to replace 2" from
 house w/ 3" pipe & see sleeve
 of water line

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	✓		600	6/21/19		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		WuWater WuWater	↓		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

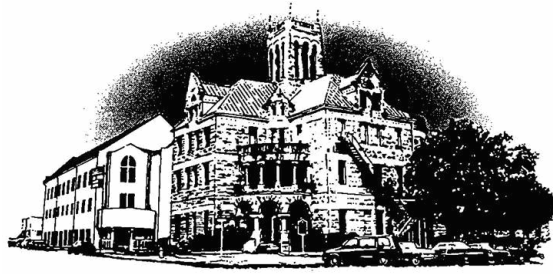
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 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	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>	✓	<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>		6/21/19		
33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)				
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	✓					
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>	✓					
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port & Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>						

**Comal County Environmental Health
OSSF Inspection Sheet**

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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: 109053
Issued This Date: 05/09/2019
This permit is hereby given to: Jeff & Blanca Butz

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

31184 SMITHSON VALLEY RD
CITY OF BULVERDE, TX 78163

Subdivision: Oak Village North
Unit: 3
Lot: 763
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Items	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

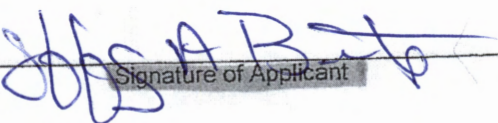
- Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials 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

RECEIVED

APR 26 2019

COUNTY ENGINEER

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


Signature of Applicant

4/22/2019
Date

COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
--

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

Date 4-24-19

Permit # 109053

Owner Name Jeff and Blanca Butz

Agent Name Eoff Septic Services

Mailing Address 31184 Smithson Valley Rd

Agent Address 420 Bear Creek Dr

City, State, Zip Bulverde, TX 78163

City, State, Zip New Braunfels, TX 78132

Phone # 210-831-9512

Phone # 210-385-2350

Email Jabs6T66To@gmail.com

Email keith.eismann@yahoo.com

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

Subdivision Name Oak Village North Unit 3 Lot 763 Block N/A

Acreage/Legal 1.31 Acres

Street Name/Address 31184 Smithson Valley Rd City Bulverde Zip 78163

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1,848

Commercial or Institutional Facility

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 225,000.00 (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

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

Signature of Owner [Signature]

Date 4/22/2019

Page 1 of 2

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COUNTY ENGINEER

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

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenfuss

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 600 GPD Unit Absorption/Application Area (Sq Ft) 3925

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: Bulverde

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APR 26 2019

COUNTY ENGINEER

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 Seidenfuss

Date

4-17-19

Page 2 of 2

109053

City of Bulverde

PLANNING & DEVELOPMENT DEPARTMENT

30360 Cougar Bend
Bulverde, TX 78163
Office (830) 438-3612
Fax (830) 438-4339

April 25, 2019

Comal County Environmental Health
ATTN: Sandra
195 David Jonas Drive
New Braunfels, Texas 78132



**RE: RELEASE FOR SEPTIC- 31184 SMITHSON VALLEY ROAD (OAK VILLAGE NORTH 3,
LOT 763)
PROPERTY OWNER- JEFFREY A & BLANCA D BUTZ**

Please be advised that the referenced address does not require a building permit to repair and/or replace the septic system provided no other work is being done and no new structures are connected to the system.

Please let me know if you have any further questions, comments or concerns related to the above matter.

Respectfully,

Patsy McWilliams
Code Compliance Specialist
City of Bulverde Planning & Development



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1/03

Affidavit to the Public

RECEIVED

THE COUNTY OF Comal
STATE OF TEXAS

APR 26 2019

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

COUNTY ENGINEER

Before me, the undersigned authority, on this day personally appeared Jeff Butz 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 7163, DAK Village North Unit No 3, an addition to the City of Bulverde, Comal County, TX according to MAP/Plot Vol 3, Pg 83-86

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, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

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.

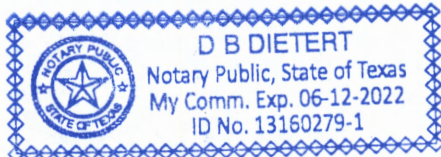
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from (Eff Septic Services).


Signed by my/our hand(s) on this 22 Day of APRIL, 2019

Signature Jeff A Butz
Print Name JEFFREY A. BUTZ

Sworn to and subscribed to before Notary Public, in and for the state of Texas and
WITNESS MY HAND AND OFFICIAL SEAL THIS THE 22 DAY OF April, 2019

D B Diert
Notary Public, State of Texas
My Commission Expires: 6-12-2022



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/25/2019 11:09:31 AM
LAURA 1 Page(s)
201906013979
 Bobbie Koepf

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 Jeff & Blanca Butz (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 (2) 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:
31184 Smithsonian Valley Rd, Bulverde, Texas.
- V. Payment(s): The fee for this Agreement, Included in Install contract 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 Comal 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: _____

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.

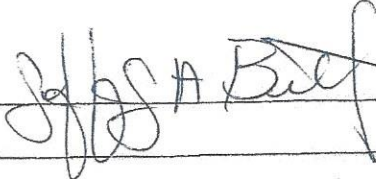
- 6. Not allow the backwash from water treatment or water conditioning equipment to enter the OSSF.
- 7. Maintain site drainage to prevent adverse effects on OSSF.
- 8. Promptly and fully pay Contractor's bills, fees, or invoices as described herein.

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.

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.

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: JEFFREY A-BUTZ Signature: 

Date: 4/22/2019 Email address: _____

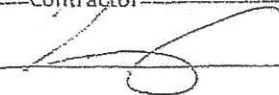
Physical Address: 31184 Smithson Valley Rd. Balverde, Texas (Zip) 78163

Mailing Address: _____, Texas (Zip) _____

Phone Numbers:

Home: () - - Work: () - - Cell: () - - Fax: () - -

Contractor

Signature:  Date: 4/19/19

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

Certification held by Carl W. Eoff:

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

ON-SITE SEWERAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 3/15/2019
 Site Location: 31184 Smithson Valley Road
 Name of Site Evaluator: Hoyt Seidensticker Registration Number: QS0008771
 Proposed Excavation Depth: n/a County: Comal

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.

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	LOAM	<30%	none		BROWNISH	
1							
2 <u>24 in</u>		rock					yes, rock
3							
4							
5							
Soil Boring Number <u>2</u>							
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)	
0	III	LOAM	<30%	none		BROWNISH	
1							
2 <u>24 in</u>		rock					yes, rock
3							
4							
5							

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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 Spray Distribution 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

4-17-19
 Date

4/17/2019
10:58 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA JEFF and Blanca BUTZ

Property Information:

St. Address: 31184 Smithson Valley Road
City: Bulverde State: Texas
Zip code: 78163

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): YES
Gallons/day (Q): 240
Greywater included (yes/no): YES

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 3750

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 353
Class 1 Aerobic Unit: NuWater 550-PC-400PT
Pump tank total capacity (gal): 768
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 2000
Water Supply: PUBLIC

Supply Line from House

Length of supply line (approx. ft): 95
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 76
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

Disposal Area per this System

$\pi (25)^2$	=	<u>1962.5</u>
$\pi (25)^2$	=	<u>1962.5</u>
	=	<u></u>
	=	<u></u>
Total irrigated area (sq. ft.):		<u>3925</u>

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

4-17-19
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 \$75.00 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.

4/17/2019
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Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA JEFF and Blanca BUTZ

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 3.04
Total head: 99.04

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle
No. 3 @40psi GPM: 3.1
Number of sprinkler heads: 2
Gallons per minute: 6.2

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a Chlorination Station 200-1500 Unit in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

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Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

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

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

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,

4-17-19

Date



4/17/2019

10:58 PM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY

DESIGN CRITERIA

JEFF and Blanca BUTZ

It is in my professional opinion that since the sprinkler heads will be totally buried it will not increase the height of the flood.

It is in my professional opinion that the system will not create contamination during a flood, because the effluent will have gone through an aerobic treatment unit and disinfected by a NG 300 V chlorine dispensing unit and exposed to sunlight further disinfecting the effluent. All sprinkler heads of the distribution system will capped, sealed and also be totally buried.

It is in my professional opinion that flooding will not damage the system or erode the system. The system will be installed as far away from the creek as possible and not in the direct flow of floodwaters. All components will be buried and grass must be established and maintained over the entire spray area.

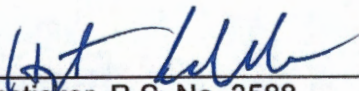
The aerobic treatment unit will be installed inside of the 100 year flood plain and buoyancy calculations are provided.

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.

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COUNTY ENGINEER



Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 27115 bent Trail, Boerne, Texas 78006

Cell (210) 414-6603,

Date

4-17-19



ON-SITE SEWERAGE FACILITY
Site Evaluation Report Information

Date: 3/16/2019

Applicant Information:

Name: Jeff and Blanca Butz

Address: 31184 Smithson Valley Road

City: Bulverde State: Texas Zip: 78163

Phone: _____

Site Evaluator Information:

Name: Hoyt Seidensticker

Company: Land Stewardship Services, LLC

Address: 27115 Bent Trail

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: _____

Property Location:

Lot: 763 Block: _____ Sub.: Oak Village North, Unit 3

Street/Road Address: 31184 Smithson Valley Road

City: Bulverde State: Texas Zip: 78163

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 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: _____ acres

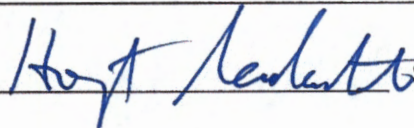
SEE ATTACHED

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Signature of Site Evaluator



Site Evaluator License No: OS0008771

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By Brenda Ritzen at 8:33 am, May 07, 2019



Flotation Calculations

Model: B-550 & B-550NR

Description: NuWater 600 GPD Aerobic Treatment & Nitrogen Reduction Units

Given

- Weight of Structure w/ Slab Top: 14,880 lbs.
- Weight of Water: 62.4 pcf
- Weight of Soil: 110 pcf
- Volume of Structure at Flow Line:
 - Pretreatment Compartment = 353 gal.
 - Aeration Compartment = 560 gal.
 - Clarifier Compartment = 190 gal.
 - Pump Compartment = 15" static volume 209 gal.

A. Weight of unit at operating condition "Down Forces":

- I. Structure Weight w/ Liquid: Unit weight + (total volume/7.48 gals/cu ft)x62.4 lb/ft³
14,880 lbs + (1312 /7.48)x62.4 = 25,825 lbs.
- II. Weight of soil: (2" overburden) (L x W x H) x 110 pcf
(13.67'x5.25'x2/12) x 110 lb/ft³ = 1,316 lbs.
- III. Total Weight: Structure weight w/ Liquid + Total Soil Weight
25,825 lb + 1316 lb = 27,141 lbs.

- B. Weight of water displacement "Up Forces": (L x W x H) x 62.4
(at 69" depth of bury) (5.25'x13.67'x5.75')x62.4 lb/ft³ = 25,750 lbs.

- C. Factor of Safety (FS): Required FS: ≥1

Down Forces/Up Forces
27,141 / 25,750 = 1.05

When the FS = 1 the "down forces" will equal the "up force" and the structure will be in equilibrium.

When the FS is less than 1 the "up force" will be greater than the "down forces" and floating will occur.

X When the FS is greater than 1 the "up force" will be less than the "down forces" and floating will not occur.

Conclusion:

Total unit weight at operating condition "down Forces" of **27,141 lbs.** is greater than the weight of water displacement "up forces" **25,750 lbs.** therefore the upward forces causing flotation will not control.

Minimum burial depth:

For functional purposes the structure must be buried 2" below grade.

Approved By: _____

Date: _____

"Providing Concrete Environmental Solutions"

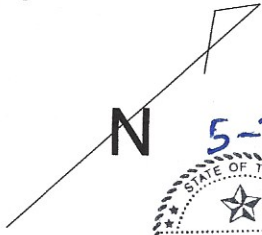
Seal:

5-3-2019

Hoyt Seidensticker

Scale 1"=100'

Permit 109053



N 5-3-19



Hoyt Seidensticker

Site Map
Aerobic with Spray Distribution System
Jeff Butz and Blanca Butz
Lot: 763
Oak Village North Subdivision Unit 3
31184 Smithson Valley Road
Bulverde, Texas 78163
Comal County

I hereby request a variance to the 20 foot setback to property lines as required by Comal County Order to a 10' setback to property lines as required by TCEQ, Chapter 285 and equivalent protection will be maintained by adding a battery backup to the timer clock or photo cell activated timer to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

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.

SMITHSON VALLEY ROAD
P.L. 130.0'

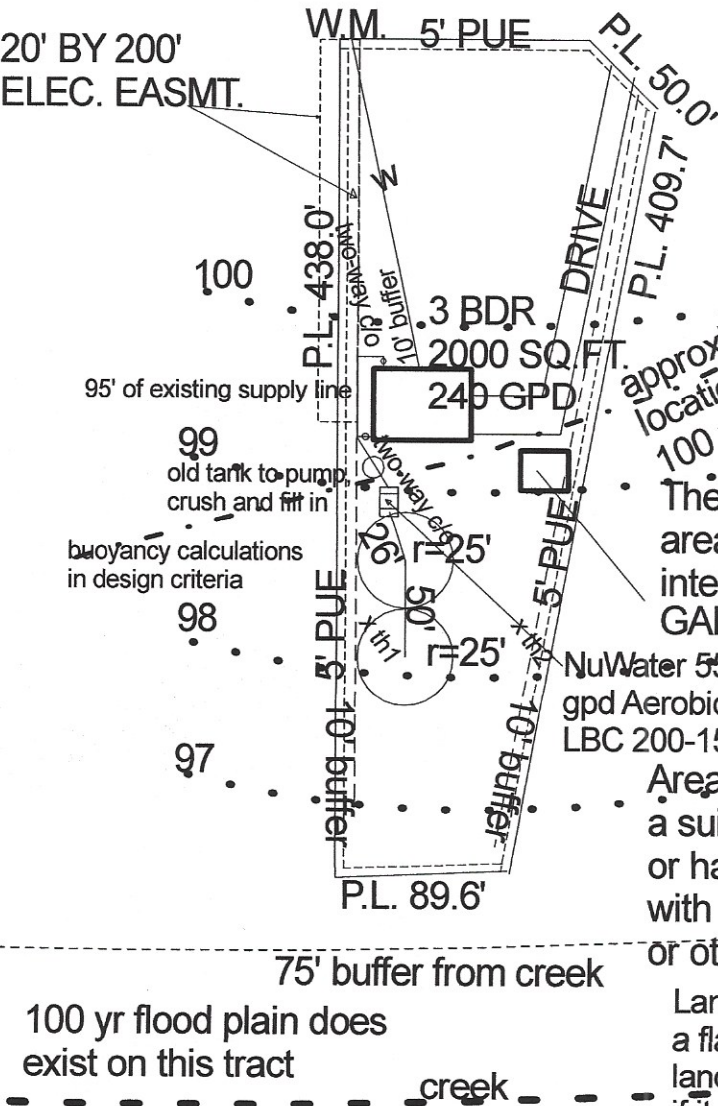
Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent. location of sprinkler heads may be adjusted in field to avoid obstacles.

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.



100 yr flood plain does exist on this tract



Scale 1"=100'

Site Map

Aerobic Spray Distribution System

Jeffrey and Blanca Butz

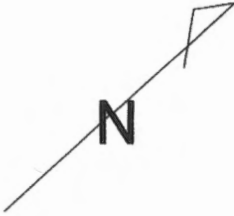
Lot: 763

Oak Village North Subdivision Unit 3

31184 Smithson Valley Road

Bulverde, Texas 78163

Comal County



VOID



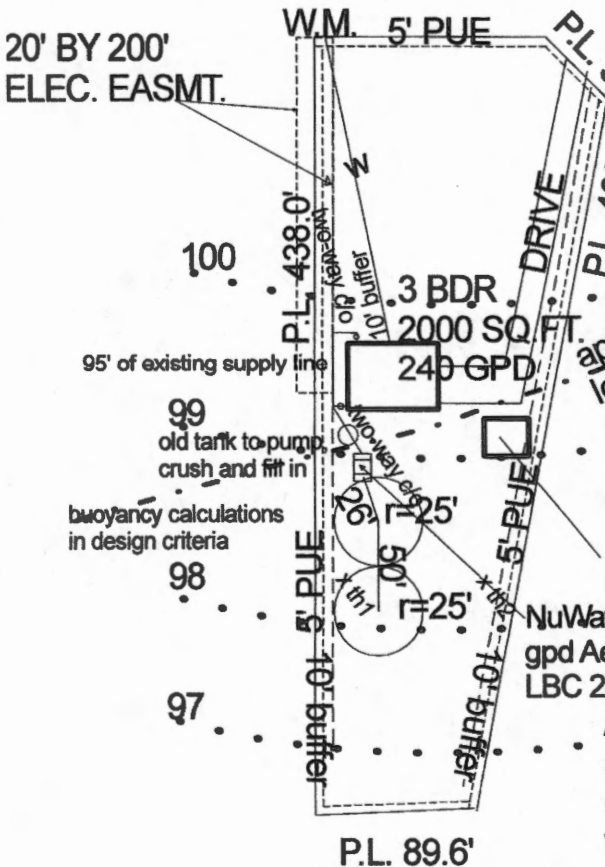
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This design complies with all provisions of the existing Edwards Contributing Zone Plan and there is not a recharge feature within 150' of the proposed septic system.

SMITHSON VALLEY ROAD

P.L. 130.0'

20' BY 200' ELEC. EASMT.



Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 65 pounds) set into a recess of the tank lid, or any other method approved by the executive director.

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

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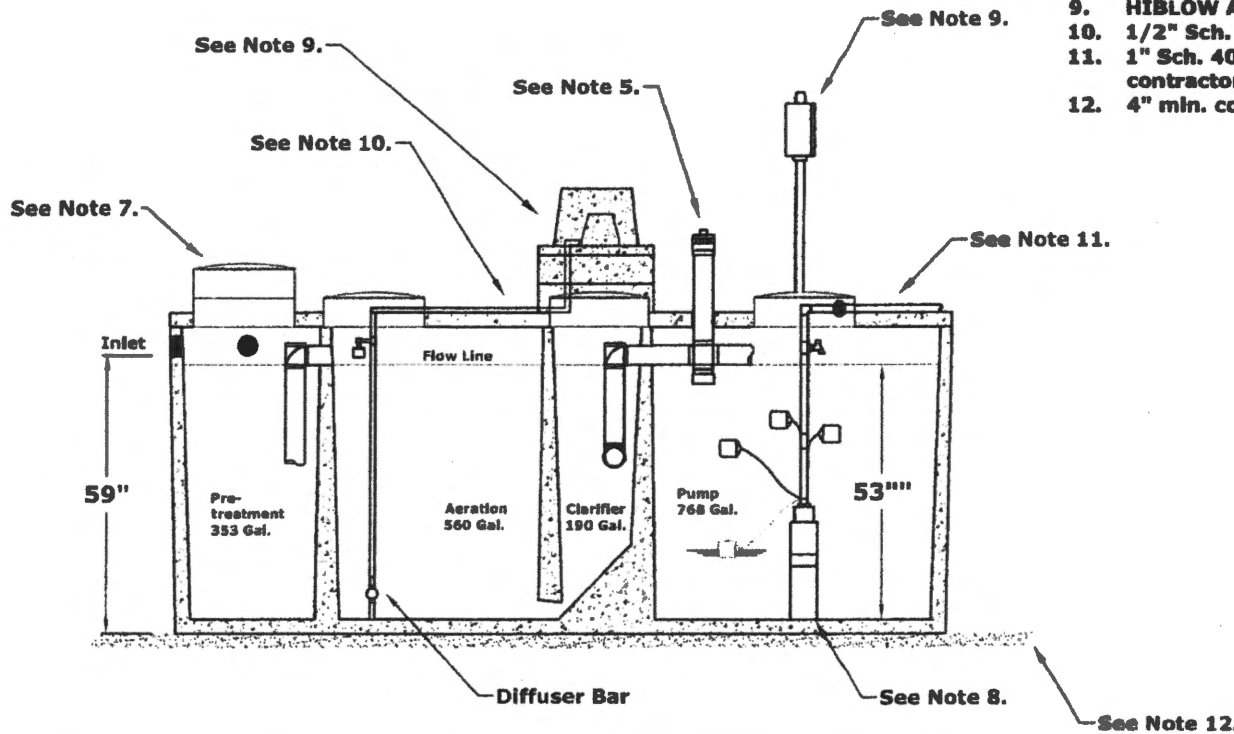
Assembly Details

OSSF

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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 = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



DIMENSIONS:
 Outside Height: 67"
 Outside Width: 63"
 Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:
 Width: 76"
 Length: 176"

**NuWater B-550 (600 GPD)
 Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2012 - Rev 1
 By: A.S.

Scale:
 * All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3



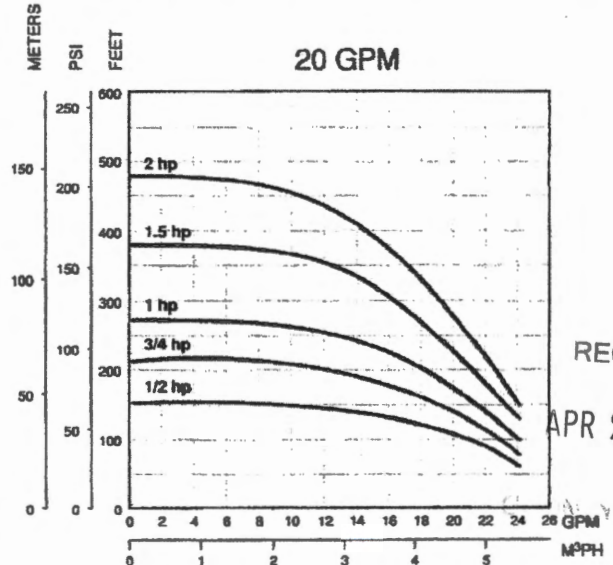
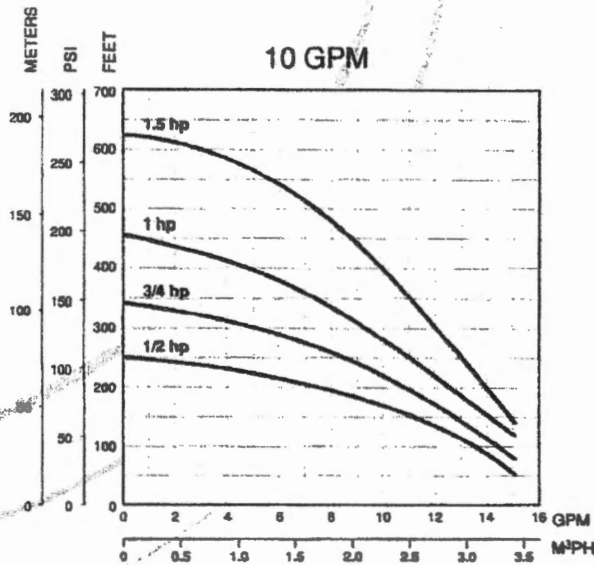
Advantage Wastewater Solutions llc.
 444 A Old Hwy No 9
 Comfort, TX 78013
 830-995-3189
 fax 830-995-4051

E-Series

Environmental Series Pumps



Thermoplastic Performance



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Thermoplastic Units Ordering Information

1.2 - 1.5 HP Single-Phase Units

Order No.	Model	GPM	HP	Volt	Wire	Wt.
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	Wt.
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

APR 26 2019
FPS
ENGINEER
E series

High Head Filtered Effluent Pump

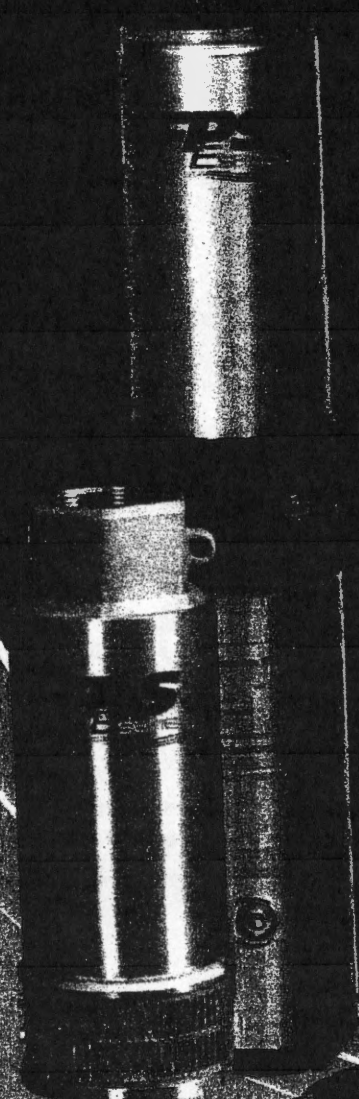
Applications:

- Filtered Effluent Service
- Aeration
- Ornamental Fountains/Waterfalls

Features:

- Best 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 from acids, metals and other substances typically found in water.
- Heavy duty, 300 volt, 10' S.C.O.W. 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™ staging allows close tolerances and increased performance.
- Stainless steel lip thrust washer prevents excessive wear in severe applications.
- Removable built-in check valve.
- Powered by Franklin Electric Superduty motor.

© Franklin Electric Corporation 2018



Franklin Electric

PROPLUS™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

SPRINKLER INSTALLATION

1 ▶ INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

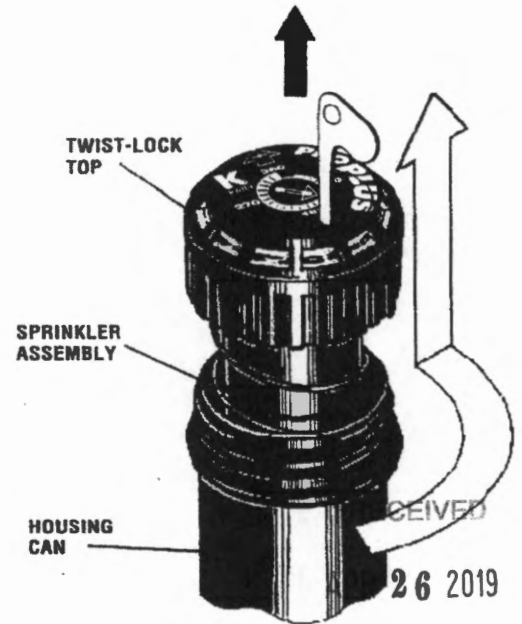
2 ▶ INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can easily be pulled out, cleaned and re-installed.

3 ▶ WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

- 1) Do not exceed 30 PSI.
- 2) Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- 3) Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 times faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



COUNTY ENGINEER

STANDARD NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC			Flow	Flow
	Pressure PSI	Radius FT	Flow GPM	Pressure KPa / Bars	Radius Meters	Flow L/M		
#2.5 Factory Installed Nozzle	30	38'	2.5	206 2.0	11.6	9.5	.57	
	40	39'	2.8	275 3.0	11.9	10.6	.64	
	50	40'	3.2	345 3.5	12.2	12.1	.73	
	60	41'	3.5	413 4.0	12.5	13.2	.79	
#0.5	30	28'	2.0	206 2.0	8.5	1.9	.11	
	40	29'	2.2	275 3.0	8.8	2.3	.14	
	50	29'	2.4	345 3.5	9.1	2.6	.16	
	60	30'	2.6	413 4.0	9.4	3.0	.18	
#0.75	30	29'	0.7	206 2.0	8.8	2.6	.16	
	40	30'	0.8	275 3.0	9.1	3.0	.18	
	50	31'	0.9	345 3.5	9.4	3.4	.20	
	60	32'	1.0	413 4.0	9.8	3.8	.23	
#1	30	32'	1.2	206 2.0	9.8	4.9	.14	
	40	33'	1.5	275 3.0	10.1	5.7	.18	
	50	34'	1.8	345 3.5	10.4	6.1	.20	
	60	35'	2.0	413 4.0	10.7	6.8	.23	
#2	30	37'	2.4	206 2.0	11.3	9.1	.54	
	40	40'	2.5	275 3.0	12.2	9.5	.56	
	50	42'	3.0	345 3.5	12.8	11.4	.68	
	60	43'	3.3	413 4.0	13.1	12.5	.75	
#3	30	38'	2.8	206 2.0	13.8	13.8	.75	
	40	39'	3.2	275 3.0	14.0	15.9	.95	
	50	41'	3.6	345 3.5	14.2	17.4	1.04	
	60	42'	4.0	413 4.0	14.4	18.9	1.13	
#4	30	43'	4.4	206 2.0	13.1	16.7	.99	
	40	44'	5.1	275 3.0	13.4	19.3	1.15	
	50	46'	5.6	345 3.5	14.0	21.2	1.27	
	60	49'	5.9	413 4.0	14.9	22.3	1.33	
#6	40	45'	5.0	206 2.0	13.7	22.3	1.33	
	50	46'	5.7	275 3.5	14.0	22.7	1.36	
	60	48'	6.3	345 4.0	14.6	23.8	1.43	
	70	49'	6.7	413 5.0	14.9	25.4	1.52	
#8	40	42'	8.0	206 3.0	12.8	30.3	1.81	
	50	45'	8.5	275 3.5	13.7	32.2	1.92	
	60	49'	9.5	345 4.0	14.9	36.0	2.15	
	70	50'	10.0	413 5.0	15.2	37.9	2.27	

LOW ANGLE NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC			Flow	Flow
	Pressure PSI	Radius FT	Flow GPM	Pressure KPa / Bars	Radius Meters	Flow L/M		
#1	30	22'	1.2	207 2.0	6.7	4.5	.34	
	40	24'	1.7	275 3.0	7.3	6.4	.39	
	50	26'	1.8	344 3.5	7.9	6.8	.41	
	60	28'	2.0	413 4.0	8.5	7.6	.46	
#3	30	28'	2.0	207 2.0	8.8	11.4	.68	
	40	32'	2.2	275 3.0	9.1	11.7	.71	
	50	35'	2.4	344 3.5	9.7	13.2	.80	
	60	37'	2.6	413 4.0	10.3	14.4	.87	
#4	30	31'	3.4	207 2.0	9.4	12.9	.78	
	40	34'	3.9	275 3.0	10.4	14.8	.89	
	50	37'	4.4	344 3.5	11.3	16.7	1.00	
	60	38'	4.7	413 4.0	11.6	17.8	1.07	
#6	40	38'	5.0	275 3.0	11.6	24.6	1.68	
	50	40'	5.7	344 3.5	12.2	27.6	1.66	
	60	42'	6.0	413 4.0	12.8	30.3	1.82	
	70	44'	6.6	482 5.0	13.4	32.6	1.96	

Data represents test results in zero wind for ProPlus. Adjust for local conditions. Radius may be reduced with nozzle retention screw.



K-RAIN MANUFACTURING CORP.
 1640 Australian Avenue
 Riviera Beach, FL 33404 USA
 PH: 1-561-844-1002 / 1-800-735-7246
 FAX: 1-561-842-9493
 WEB: <http://www.krain.com>

PROPLUS™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

NOTE: The ProPlus is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1 ► REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

2 ► PULL UP THE RISER

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly up with one hand.

3 ► REMOVING THE NOZZLE

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

4 ► INSTALLING A NOZZLE

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

SETTING THE ARC ADJUSTMENT

1 ► FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

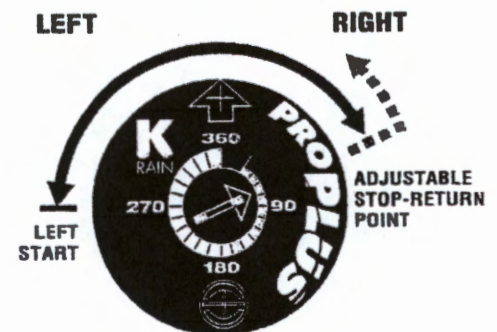
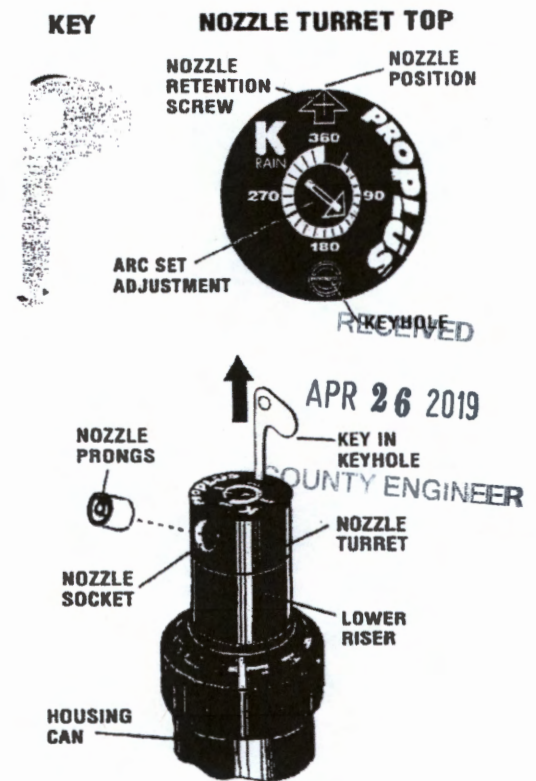
2 ► ORIENTING THE LEFT START POSITION

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.

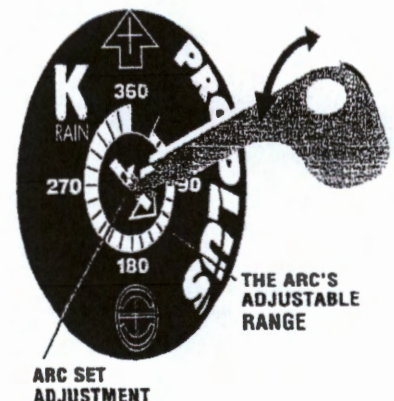
3 ► CHANGING THE ARC

Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

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



**ARC SELECTION:
35° TO 360°**






Ritzen, Brenda

From: Ritzen, Brenda
Sent: Friday, April 26, 2019 4:30 PM
To: 'Keith Eismann'
Subject: Permit 109053

Re: Jeff and Blanca Butz
Oak Village North Unit 3 Lot 763
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Keith,

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

1.  Indicate on the maintenance contract the duration of the contract.
2.  The buoyancy calculations indicated are not included with the planning materials.
3.  The planning materials reference a creek but I do not see the location and separation distance to the creek on the design.
4. Revise as requested and resubmit.

Thank you,

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

VOID Services

420 Bear Creek Drive, New Braunfels, Tx. 78132
210-669-6088

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APR 26 2019

Service Agreement

- I. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Jeff & Blanca Butz (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:
31184 Smithson Valley Rd, Bulverde, Texas.
- V. Payment(s): The fee for this Agreement, Included in Install contract 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 Comal 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: [Redacted] Contractor: [Signature]

VOID

the Client. If these samples are sent to a 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.

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.

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.

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.

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APR 26 2019

COUNTY ENGINEER

Client and/or authorized agent:

Print Name: JEFFREY A-BUTZ _____

Date: 4/22/2019 Email address: _____

Physical Address: 31184 Smithson Valley Rd. Bulverde , Texas (Zip) 78163

Mailing Address: _____ , Texas (Zip) _____

Phone Numbers:

Home: () - - Work: () - - Cell: () - - Fax: () - -

Contractor

Signature: [Signature] Date: 4/19/19

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

Certification held by Carl W. Eoff:

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

Return To:

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

Handwritten initials

Prepared By:
Cynthia Dassing
10750 McDermott Freeway
San Antonio, TX 78288

[Space Above This Line For Recording Data]

18 LTSA GF# 121002045 ICS A.O.

NOTICE OF CONFIDENTIALITY RIGHTS:

If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

X
X
X

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF

RECEIVED

THAT Mark K Ambrose

APR 26 2019

, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by **Jeffrey A. Butz, Blanca D Butz**, husband and wife

COUNTY ENGINEER

, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of One Hundred Fifty Seven Thousand Three Hundred Eighty Eight Dollars And Zero Cents

herewith, payable to the order of USAA Federal Savings Bank

hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to Michael J. Broker

702032580

, Trustee; and
401143542

Warranty Deed With Vendor's Lien

9/97

970(TX) (0307)

VMP Mortgage Solutions (800)521-7291

Page 1 of 3

Initials: *[Signature]*

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above-described Note, said Vendor's Lien and Deed of Trust lien against said property securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

Lot 763, OAK VILLAGE NORTH, UNIT NO. 3, an Addition to the City of Bulverde, COMAL County, Texas, according to the map or plat thereof; recorded in Volume 3, Pages 83-86, of the Map and Plat Records of COMAL County, Texas.

Parcel ID Number: 40-0552-3830-00

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns."

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

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APR 26 2019

ENGINEER

702032580

401143542

970(TX) (0307)

initials 

EXECUTED this 27th day of February, 2004

Mark K Ambrose

Mark K Ambrose

GRANTEE'S ADDRESS: AND AFTER RECORDING RETURN TO:
52706 Choctaw Ct, Apt 2
Fort Hood, TX 76544-1007

STATE OF TEXAS
County of *Berke*
Before me *a Notary Public*
Mark K Ambrose

on this day personally appeared

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APR 26 2019

COUNTY ENGINEER

known to me (or proved to me on the oath of *driver/owner* or through *owner/lessor*) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that *he*/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of February, 2004 .



Connie Smith

Notary Public

401143542

Doc# 200406007734
Pages 3
03/03/2004 11:02:43 AM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$18.00

Doc# 200406007734