



Comal County
OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **06/21/2019** Permit Number: **109130**

Location Description: **5864 VERDEN RDG
NEW BRAUNFELS, TX 78132**
Subdivision: **Copper Ridge**
Unit: **5**
Lot: **117**
Block: **A**
Acreage:

Type of System: **Aerobic
Surface Irrigation**

Issued to: **Christopher & Christie Neumann**

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

 **OS007722**
ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: JAJ Const. / Jeff Jay OSSF Installer #: _____

1st Inspection Date: 6/11/19 2nd Inspection Date: _____ 3rd Inspection Date: 6/21/19

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

Permit#: 10 9130 Address: Copper Ridge / 5884 Verdew Ridge

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)		6/11/19		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- 6/11/19

Tank set, leveled
operational ✓
Ready For Cover

MT- 6/21/19

covered

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(ii) 285.32(b)(1)(E)(ii)(i) 285.32(b)(1)(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	6/15/19		6/21/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		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)				

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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)				

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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)		6/11/19		6/21/19
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						
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41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area installed	✓					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

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1st Inspection Date: 6/11/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

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Permit#: 10 9130 Address: Copper Ridge / 5884 Verdun Ridge

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



Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Permit Number: 109130
Issued This Date: 05/20/2019
This permit is hereby given to: Christopher & Christie Neumann

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

5864 VERDEN RDG
NEW BRAUNFELS, TX 78132

Subdivision: Copper Ridge
Unit: 5
Lot: 117
Block: A
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

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

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

Date 8/21/18

Permit # 109130

Owner Name Christopher and Christie Neumann Agent Name Keith Wing Custom Builders LLC
Mailing Address 1659 St Hwy 46 W Ste 115 #448 Agent Address 1659 St Hwy 46 W Ste 115 #448
City, State, Zip New Braunfels, TX 78132 City, State, Zip New Braunfels, TX 78132
Phone # 210-885-4881 Phone # 210-885-4881
Email Brenda@keithwing.com Email Brenda@keithwing.com

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

Subdivision Name Copper Ridge Unit Phase 5 Lot 117 Block A
Acreage/Legal 1.8910 Acres/COPPER RIDGE PHASE 5, BLOCK A, LOT 117
Street Name/Address 5864 Verden Ridge City New Braunfels Zip 78132

Type of Development:

[X] Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 4
Indicate Sq Ft of Living Area 3073

RECEIVED

MAY 14 2019

COUNTY ENGINEER

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

Estimated Cost of Construction: \$ 590,000 (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 [X] Public [] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [X] 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 Christopher Neumann

DocuSigned by: Christie Neumann

8/21/2018 6:49:50 PM PDT

8/21/2018 6:48:57 PM PDT

Date

Page 1 of 2

*** 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 Holt Seidman

System Description Aerobic Sprayer

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

Tank Size(s) (Gallons) 600 GPD Unit Absorption/Application Area (Sq Ft) 5652

Gallons Per Day (As Per TCEQ Table III) 300

(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 Holt Seidman Date 5-12-19

2/12



201806036385 09/14/2018 12:24:42 PM 1/2

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

||

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 117, Block A, COPPER RIDGE, PHASE 5, an Addition to the City of New Braunfels, Comal County, Texas,
according to the map or plat thereof recorded in Document No. 201506033914, of the Map and Plat Records of Comal County, Texas

The property is owned by (insert owner's full name): CHRISTOPHER N. NEUMANN and wife, CHRISTIE NEUMANN

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 22 DAY OF August, 2018

Christie Neumann

Christopher Neumann
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 22nd DAY OF August, 2018

Brittany Tompkins
Notary Public, State of Texas





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

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

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/14/2018 12:24:42 PM
CASHONE 2 Page(s)
201806036385



Bobbie Koepf

Regulatory Authority _____

Permit / License Number _____

JAJ Construction Services, LLC
Aerobic Services Division
Jeff Jay – MP0001423
1013 Hwy 46 East
Boerne, TX 78006
Phone (830) 336-3821
Fax (830) 336-3841

Customer Christopher and Christie Neumann
 Site Address 5864 Verden Ridge
 City, State, Zip New Braunfels, TX 78132
 Mailing Address _____
 County Comal Map # _____
 Email Address _____
 Phone # _____

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

The effective date, if this is an initial maintenance contract, shall be the date the license to operate is issued.

- I. **General:** This Work for Hire Agreement (herein after referred to as "Agreement") is entered into by and between _____ (hereinafter referred to as "Customer") and JAJ Construction Services, LLC. By this Agreement JAJ Construction Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of _____ gallons per day.
- II. **Effective Dates:** This Agreement commences on _____ and ends on _____ for a total of _____ two (2) years (initial Agreement) or _____ one (1) year (there after). If this is an initial Agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This Agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.
- III. **Renewal:** This Agreement shall automatically renew each at the same terms, conditions, and costs, unless either party gives notice of termination a minimum of thirty (30) days prior to end of first Agreement period. See Section IV.
- IV. **Termination of Agreement:** This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform to accordance with its terms, without fault or liability of the terminating party. If this Agreement is so terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to Customer within thirty (30) days. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.
- V. **Services:** Contractor will
- Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three (3) visits to site per year.
 - Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
 - Repair or replace, if Contractor has necessary materials at site, any component of the OSSF to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and services costs are \$100.00 or less, Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than \$100.00, or if Contractor does not have necessary supplies at the site, Contractor will notify Customer of required service(s) and associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
 - Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
 - Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
 - Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. **Disinfection:** _____ Not Required XXX Required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer JA (Initial).
- VII. **Electric Monitoring:** Electronic Monitoring is not included in this Agreement.
- VIII. **Performance of Agreement:** Commencement of performance by Contractor under this Agreement is contingent on the following conditions:
- If this is an Initial Agreement (new installation).
 - Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
 - Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
 - If this is not an Initial Agreement (existing system).
 - Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
 - Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
 - If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

IX. Customer's Responsibilities: The Customer is responsible for each and all of the following:

- a. Provide all necessary yard or lawn maintenance and removal of all obstacles including, but not limited to, dogs and other animals, vehicles, trees, brush, trash, or debris as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
- b. Protect equipment from physical damage including, but not limited to, that damage caused by insects.
- c. Maintain a current license to operate, and abide by the conditions and limitation of that license, and all requirements for and OSSF from the State and or local regulatory agency, whichever are more stringent, as well as proprietary system's manufacturer recommendations.
- d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of the OSSF.
- e. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluation on the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section V sub-section 'd' above. Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$35.00 per hour plus the associated fees for laboratory testing.
- g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
- h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- j. Maintain site drainage to prevent adverse effects on the OSSF.
- k. Pay promptly and fully all Contractor's fees, bills, or invoices as described herein.

X. **Access by Contractor:** Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial Agreement (new installation) and this access is not in place or provided for by the Customer, the cost for the labor of excavation, and possibly other labor and material costs will be required. These costs shall be billed to Customer as an additional service at a rate of \$35.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electrical cable, water, air, or gas lines, etc.), or for the uneven settling of the soil.

XI. **Limit of Liability:** Contractor shall not be held liable for any incidental consequential, or special damages, or for economic loss due to expense, or for loss of profit or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable to an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XII. **Severability:** If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

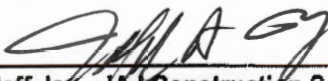
XIII. **Fee for Services:** The fee does not include any equipment, material, or labor necessary for non-warranty repairs or for unscheduled inspections or Customer requested visits to the site.

XIV. **Payment:** Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by Contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

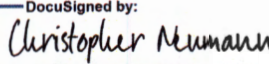
XV. **Application or Transfer of Payment:** The fees paid for this Agreement may transfer to the subsequent property owner(s); however this Agreement is not transferable. Customer will advise subsequent property owner(s) of the State requirement that they sign a replacement Agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's office within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

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

The effective date of this initial maintenance contract shall be the date the license to operate is issued.



Jeff Jay - JAJ Construction Services, LLC
MP0001423

DocuSigned by:


26A876D6DC444E3...
Customer Signature

DocuSigned by:


26A876D6DC444E3...
Date

ON-SITE SEWERAGE FACILITY

Soil Evaluation Report Information

Date Soil Survey Performed: 5/1/2019

Site Location: 5864 Verden Ridge

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a County: Cornal

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil 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.

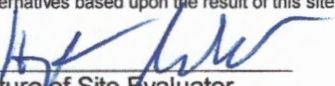
Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 _____	III	Loam	<30%	none	yes, rock	Brown
1 _____						
2 <u>20 in</u>		rock				
3 _____						
4 _____						
5 _____						
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	yes, rock	Brown
1 _____						
2 <u>20 in</u>		rock				
3 _____						
4 _____						
5 _____						

Features of Site Area

- Presence of 100 year flood zone Yes _____ No x
- Presence of adjacent ponds, streams, water improvements Yes _____ No x
- Existing or proposed water well in nearby area Yes _____ No x
- Organized sewage service available to lot or tract Yes _____ No X
- Recharge feature within 150 feet Yes _____ No X

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


Signature of Site Evaluator

5/1/2019
Date

ON-SITE SEWERAGE FACILITY
Site Evaluation Report Information

Date: 5/9/2019 Site Evaluator Information:
Applicant Information: Name: Hoyt Seidensticker
Name: Christopher and Christie Neumann LIC # OS0008771 Expires 8/31/2020
Address: 1659HWY46W Ste.115#448 Company: Land Stewardship Services, LLC
City: New Braunfels State: Texas Zip: 78132 Address: 27115 Bent Trail
Phone: _____ City: Boerne State: Texas Zip: 78006
Phone: (210) 414-6603 Fax: _____
Property Location: Installer information:
Lot: 117 Section: A Sub.: Copper Ridge, u-5 Name: Jeff Jay OS0020500
Street/Road Address: 5864 Verden Ridge LIC # OS0020500 Expires 8/31/2020
City: New Braunfels State: Texas Zip: 78132 Company: J.A.J. Construction Services, LLC
Unincorporated Area? Y or N Address: 4 Sansom Road
Additional information _____ City: Boerne State: Texas Zip: 78006
Phone: (830) 336-3821 Fax: _____

Schematic of Lot or Tract

Show:

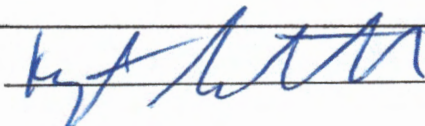
Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
Location of existing or proposed water wells within 150 feet of property.
Indicate slope or show 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: _____ acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No: OS0008771

5/12/2019

9:24 PM

Aerobic with Spray

Distribution System

ON-SITE SEWAGE FACILITY

DESIGN CRITERIA

CHRISTOPHER and Christie NUEMANN

Property Information:

St. Address: 5864 Verden Ridge

City: New Braunfels State: Texas

Zip code: 78132

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): YES

Gallons/day (Q): 300

Greywater included (yes/no): YES

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064

Minimum Adsorptive Area (sq. ft.): 4687.5

Aerobic Unit

Required size of aerobic unit: 480 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: 4

Sq. footage (Approx.): 3073

Water Supply: PUBLIC

Supply Line from House

Length of supply line (approx. ft): 20

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): 184

Type of supply line: SCH 40 PVC

Size of supply line (in): 1

Disposal Area per this System

$$\pi (28)^2 = \underline{2826}$$

$$\pi (28)^2 = \underline{2826}$$

$$= \underline{\hspace{2cm}}$$

$$= \underline{\hspace{2cm}}$$

Total irrigated area (sq. ft.): 5652

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

5-12-19
Date

Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006

Cell (210) 414-6603, Fax (830) 336-4697



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.

5/12/2019

9:24 PM

Aerobic with Spray

Distribution System

ON-SITE SEWAGE FACILITY

DESIGN CRITERIA

CHRISTOPHER and Christie NUEMANN

Head Pressure

Elevation Head: 4

Pressure Head: 92

Friction Head: 7.36

Total head: 103.4

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.

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.

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

5-12-19

Date

Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006

Cell (210) 414-6603, Fax (830) 336-4697



Scale 1"=100'

Site Map

Aerobic with Spray Distribution

Christopher and Christie Neumann

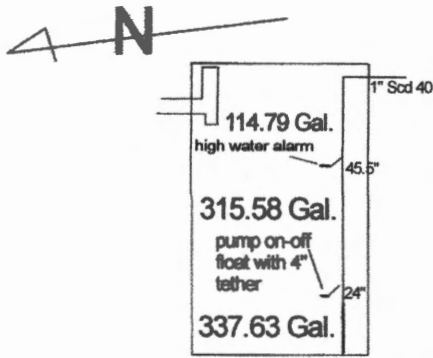
Lot: 117 Blk. A

Copper Ridge Subdivision, Unit 5

5864 Verden Ridge

New Braunfels, Texas 78132

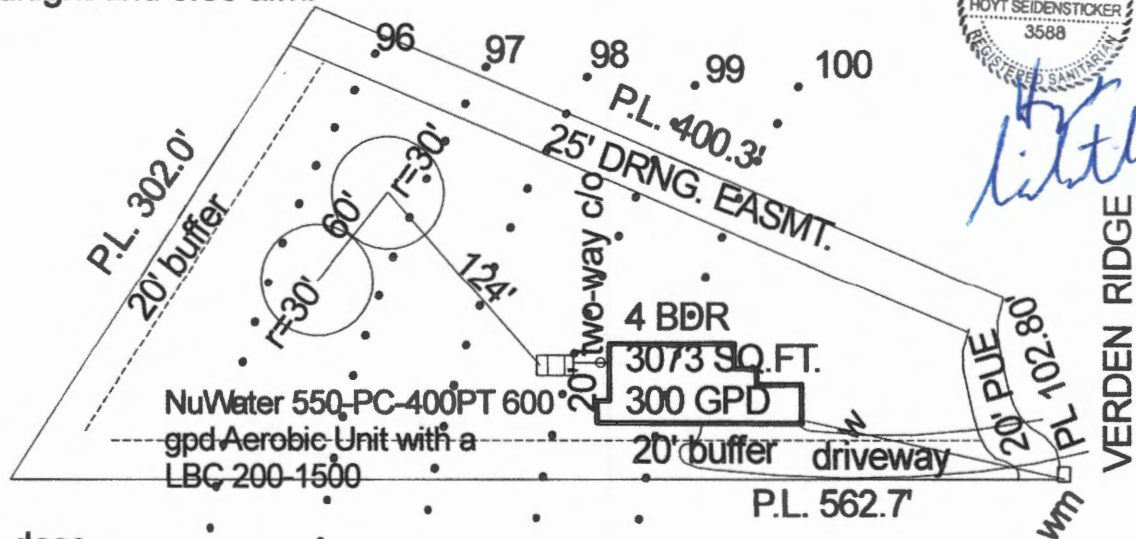
Comal County



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.

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

This design complies with all provisions of the existing water pollution abatement plan and there is not a recharge feature within 150' of the proposed septic system.



5-12-19
 HOYT SEIDENSTICKER
 REGISTERED SANITARIAN
 3588

100 yr flood plain does not exist on this tract

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. All external electrical lines must be in gray conduit

Alamo Title Co. GF # 4013005145N08

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 IN FAVOR OF THIRD PARTY FROM SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD. TO CHRISTOPHER M. NEUMANN AND CHRISTIE H. NEUMANN.

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

That SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, acting herein through its General Partner, SC NB LAND PROPERTIES, LLC, a Texas limited liability company, 110 River Crossing Blvd., Suite 100, Spring Branch, Comal County, Texas 78070, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to it in hand paid by CHRISTOPHER M. NEUMANN and wife, CHRISTIE H. NEUMANN, whose address is 3323 Falcon Grove Drive, San Antonio, Bexar County, Texas 78247, hereinafter called Grantee, receipt of which is hereby acknowledged and confessed and the further consideration of the execution and delivery by the said Grantee of one certain promissory note of even date herewith in the principal sum of SEVENTY-ONE THOUSAND TEN AND NO/100 DOLLARS (\$71,010.00), payable to the order of MARION STATE BANK, P.O. Box 187, Marion, Texas 78124, hereinafter called Mortgagee, said note being payable in installments as in said note contained and bearing interest at the rate therein specified and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth and payment of said note being

secured by vendor's lien and superior title retained herein in favor of said Mortgagee, and by Deed of Trust of even date herewith from Grantee to CATHY Z. HOWELL, Trustee, to which reference is hereby made for all purposes; and,

WHEREAS, Mortgagee has, at the special instance and request of said Grantee, paid to Grantor herein SEVENTY-ONE THOUSAND TEN AND NO/100 DOLLARS (\$71,010.00) of the purchase money for the property hereinafter described, as represented by the above described note, the vendor's lien against said property securing the payment of said note, is without recourse upon Grantor herein, hereby assigned, transferred and delivered to Mortgagee, the Grantor hereby conveying to said Mortgagee the said superior title to said property, and subrogating the said Mortgagee unto all the rights and remedies of Grantor in the premises by virtue of said note and liens; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the said Grantee, the following described property, to-wit:

Lot 117, Block A, COPPER RIDGE, PHASE 5, an Addition to the City of New Braunfels, Comal County, Texas, according to the map or plat thereof recorded in Document No. 201506033914, of the Map and Plat Records of Comal County, Texas.

Grantor reserves unto itself, its successors and assigns, in perpetuity, all groundwater, being all underground water, percolating water, artesian water and other waters from any and all reservoirs, formations, depths and horizons beneath the surface of the earth, and any and all rights related thereto, in, on, under and that may be produced from the Property, including the right to capture and produce such water. This reservation includes, but is not limited to, existing production or existing leases and includes the production, the lease and all benefits accruing therefrom, including all benefits from historical production, use or usage of groundwater associated with any portion of the

Property. Grantor waives and expressly conveys to Grantee all rights of ingress, egress and regress in and to the surface of the Property relating to the reserved water rights.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise. Taxes for the current year have been prorated as of the date of closing.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to taxes for the current year and all restrictions, covenants, conditions, easements, reservations and other instruments that affect the property and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities that affect the property.

These exceptions do not constitute an acknowledgement of the existence or viability of any of the foregoing, nor a ratification, adoption or revival of any expired or terminated interest.

But it is expressly agreed and stipulated that the vendor's lien, as well as superior title in and to said property, is retained in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED on the date of the acknowledgment, but EFFECTIVE as of the

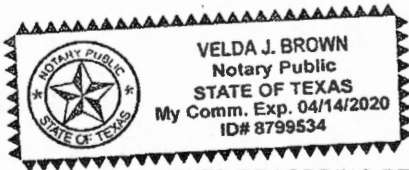
5th day of July, 2016.

SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, by SC NB LAND PROPERTIES, LLC, a Texas limited liability company, General Partner

By: [Signature]
JAY PATTERSON, President

THE STATE OF TEXAS Comal COUNTY OF Comal

This instrument was acknowledged before me on this the 7th day of July, 2016, by JAY PATTERSON, President of SC NB LAND PROPERTIES, LLC, a Texas limited liability company, as General Partner for SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, in the capacity therein stated, on behalf of said Company.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Notary's Name Printed:

My Commission Expires: _____

AFTER RECORDING RETURN TO:
ALAMO TITLE COMPANY
GF No. 4013005145

PREPARED IN THE LAW OFFICE OF:
KRISTEN QUINNEY PORTER, LLC
P. O. Box 312643
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Bobbie Koepf, County Clerk
Comal County, Texas
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Bobbie Koepf

COUNTY OF COMAL

COUNTY ENGINEER'S OFFICE

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

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

USACE Consent for proposed OSSF

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

8/21/2018 6:49:50 PM PDT

8/21/2018 6:48:57 PM PDT

Date

DocuSigned by:

Christopher Neumann

26A876D6DC444E3...

Signature of Applicant

DocuSigned by:

Christie Neumann

26A876D6DC444E3...

COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

(Missing Items Circled, Application Refused)