Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **07/22/2019** Permit Number: **109254**

Location Description: 207 SUMMER HILL
NEW BRAUNFELS, TX 78132

Subdivision:	River Chase
Unit:	7
Lot:	1125
Block:	
Acreage:	

Type of System: Aerobic
Surface Irrigation

Issued to: Smithwood Construction, LLC

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

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

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

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

James F Connor h OS0032485

ENVIRONMENTAL HEALTH INSPECTOR

OS0007722

ENVIRONMENTAL HEALTH COORDINATOR

Block Creek Aerobic Services, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

Customer ID	Contract Period
6692	**Start Date: 2/1/2022** **End Date: 2/1/2023**

(805) 444-7113

To: Rudy Velasquez
207 Summer Hill
New Braunfels, TX 78132

Permit #: 109254

Site: 207 Summer Hill, New Braunfels, TX 78132
County: Comal
Installer: Dennis Varhol
Agency: Comal County
Mfg/Brand: Advantage Wastewater LLC-Nu Water-36284

Installed: 7/10/2019
Warranty End: 7/10/2021

Block Creek Concrete Products, LLC
3 visits per year - one every 4 months
600 gallons per day

This is to Certify that the above RESIDENTIAL sewage system has an INITIAL inspections agreement per Texas Commission on Environmental Quality (TCEQ) standards for on site sewerage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by the TCEQ regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made.

Items included on the Inspection Report generally include aerators, filters, irrigation pump, air compressor, disinfection device, chlorine supply, OK System light, spray field vegetation, probe, sprinkler or drip backwash.

We will visit your site within 48 hours of you notifying us of a problem

Certified Inspector:_____ Date:_____

Rudy Carson

Date Printed: 2/1/2022

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Rudy Velasquez
207 Summer Hill
New Braunfels, TX 78132

Printed:2/1/2022
Site: 207 Summer Hill
New Braunfels, TX 78132
(805) 444-7113

Permit #: **109254**
Agency: Comal County
County: Comal
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 36284
Disposal: Surface Application

Customer ID: 6692
Contract Dates: 7/22/2019 - 7/22/2021
Scheduled Date

Installed: 7/10/2019
Warranty End: 7/10/2021
GPS Coordinates - Latitude: 29.83455 Longitude: -98.08795

Service Type: Customer Request
Visit Date: 2/1/2022 Time In: 0925am Out: 0945am **Entered By:** Michael Prosise
Method: Grab
Technician: Michael Prosise
Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .01

Sludge Levels
For Tank 1: 22"
For Tank 2: 8"
For Tank 3: 6"

CFM: 3.0

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Alarm: Operational **PSI Pressure:** 3.0

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - Scum in pretreatment is 4". Wet around tank- restored power to system. Red light will turn off in about 30 minutes and sprinklers will spray till level gets back to normal. Signed contract.

☑ **Service Completed**

Insp ID #:119935

Provider: *Rudy Carson*
License Info: MP0002036 Expires:

Technician: ***Michael Prosise***
License Info: MP0002291 Expires: 2/28/2023

Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: VARNOL, D. OSSF Installer #: OS0031132

1st Inspection Date: 7-17-19 2nd Inspection Date: 7-22-19 3rd Inspection Date:

Inspector Name: CONNOR Inspector Name: CONNOR Inspector Name:

Permit#: 109254 Address: 207 SUMMER HILL / RIVER CHASE

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		✓		
2	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)				

7-17-19 JC
TANK SET LEVELED
OPERATIONAL. COVER

7-22-19 JC
COVERED

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
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: VARHOL, D. OSSF Installer #: OS0031132

1st Inspection Date: 7-17-19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: CONNOR Inspector Name: _____ Inspector Name: _____

Permit#: 109254 Address: 207 SUMMER HILL / RIVER CHASE

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		✓		
2	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)				

7-17-19 JC

TANK SET LEVELED

OPERATIONAL. COVER

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Anwser	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 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	~			~		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/		NUWATER GOC	—		
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	Anwser	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)	AEROBIC SPRAY	—		
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	Anwser	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)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Anwser	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)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)		✓		
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

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: 109254

Issued This Date: 06/13/2019

This permit is hereby given to: Smithwood Construction, LLC

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

207 SUMMER HILL
NEW BRAUNFELS, TX 78132

Subdivision: River Chase
Unit: 7
Lot: 1125
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.

REVISED
9:48 am, Jun 13, 2019

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

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

Date May 15, 2019 Permit # 109254

Owner Name	SMITHWOOD CONSTRUCTION, LLC	Agent Name	GREG W. JOHNSON, P.E.
Mailing Address	2247 GRANADA HILLS	Agent Address	170 HOLLOW OAK
City, State, Zip	NEW BRAUNFELS TEXAS 78132	City, State, Zip	NEW BRAUNFELS, TX 78132
Phone#	830-837-8853	Phone #	(830) 905-2778
Email	smithwoodconstruction@gmail.com	Email	gregjohnsonpe@yahoo.com

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

Subdivision Name RIVER CHASE Unit/Phase/Section 7 Lot 1125 Block

Acreage/Legal

Street Name/Address 207 SUMMER HILL City NEW BRAUNFELS Zip 78132

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2228

☐ Non-Single Family Residential

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

Type of Facility

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

Restaurants, Lounges, Theaters - Indicate Number of Seats

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

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: $ 350,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

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

By signing this application, I certify that:
- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I 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.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner Date 5/23/19

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

* * * 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 GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) NUWATER B-550-PC **Absorption/Application Area (Sq Ft)** 4825

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)

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JUN 06 2019
COUNTY ENGINEER

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 P.E. or R.S. 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: _____

FIRM #2585

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

May 18, 2019
Date

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

May 18, 2019

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE- SEPTIC DESIGN
207 SUMMER HILL
RIVER CHASE, UNIT 7, LOT 1125
NEW BRAUNFELS, TX 78132
SMITHWOOD CONSTRUCTION

RECEIVED
JUN 06 2019
COUNTY ENGINEER

Ms. Brenda Ritzen/Sandra Hernandez,

The referenced property is located within the Edwards Aquifer Recharge Zone. This OSSF design will comply with requirements in the WPAP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40,285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

05/18/19

Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778

AFFIDAVIT

201906019433 06/06/2019 11:54:03 AM 1/1

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.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) 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.

RECEIVED
JUN 06 2019
COUNTY ENGINEER

II

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

7 UNIT/PHASE/SECTION _____ BLOCK 1125 LOT RIVER CHASE SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by **(insert owner's full name):** SMITHWOOD CONSTRUCTION, LLC, a Texas limited liability company

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 23 DAY OF May ,20 19

Owner(s) signature(s)

Kyle Woodson - MANAGER
Owner (s) Printed name (s)

Kyle Woodson SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23 DAY OF May ,20 19

Notary Public Signature

GREG W. JOHNSON
Notary Public, State of Texas
Comm. Expires 05-17-2022
Notary ID 124218310

(Notary Seal Here)

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/06/2019 11:54:03 AM
TERRI 1 Page(s)
201906019433

Bobbie Koepp

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By rabsah at 8:50 am, Aug 16, 2019

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority_____
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

2 YEAR CONTRACT
2 YEAR WARRANTY ON PARTS AND LABOR

Permit/License Number 109254
Customer SMITHWOOD CONSTRUCTION, LLC
Site Address 207 SUMMER HILL
City NEW BRAUNFELS **Zip** 78132
Mailing Address_____
County_____ **Map #**_____
Phone KYLE 830-837-8853
Email smithwoodconstruction@gmail.com

Subd/Legal: RIVER CHASE UNIT 7 LOT 1125

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between SMITHWOOD CONSTRUCTION, LLC (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic 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.

II. Effective Date:
This Agreement commences on LTO and ends on _____ for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall 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) day::s 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. Termination of Agreement:
This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is 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 of termination of this Agreement. 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.

IV. Services:
Contractor will:

a. 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 visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.

b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.

c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than $100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than $100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with in two (2) business days after said notification.

d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).

e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.

f. Visit site in response to Customer's request for unscheduled services 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.

KS

Customer's Initials

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V. Disinfection:

_____Not required; _____required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. 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 limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contactor 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 the OSSF so that the Contractor can perform a proper evaluation of 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 evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the 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 Contactor, 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.

IX. 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. It is Customers responsibility to keep lids exposed and accessible at all times.

X. 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 profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

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THIS INDEMNITIFCATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

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 for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

XIV. Payment:
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices 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 be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the 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 offices 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.

Block Creek Aerobic Services, LLC,
Contractor
MC# 0000042 and MC#0000002

Customer Signature Date

BS

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ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: **May 17, 2019**

Site Location: **RIVER CHASE, UNIT 7, LOT 1125**

Proposed Excavation Depth: **N/A**

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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 evaluations 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 features on the form. Indicate depths where features appear.

SOIL BORING NUMBER **SURFACE EVALUATION**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 – 4"	**IV**	**CLAY**	**N/A**	**NONE OBSERVED**	**LIMESTONE @ 4"**	**BROWN**
1						
2						
3						
4						
5						

SOIL BORING NUMBER **SURFACE EVALUATION**

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	**SAME**		**AS**		**ABOVE**	
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

05/17/19
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: May 20, 2019

Applicant Information:

Name: SMITHWOOD CONSTRUCTION, LLC.
Address: 2247 GRANDA HILLS
City: NEW BRAUNFELS State: TEXAS
Zip Code: 78132 Phone: (830) 837-8853

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot 1125 Unit 7 Blk ___ Subd. RIVER CHASE
Street Address: 207 SUMMER HILL
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: _____

Installer Information:

Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone _____

Topography: Slope within proposed disposal area: 6 to 10 %

Presence of 100 yr. Flood Zone:	YES___	NO X
Existing or proposed water well in nearby area.	YES___	NO X
Presence of adjacent ponds, streams, water impoundments	YES___	NO X
Presence of upper water shed	YES___	NO X
Organized sewage service available to lot	YES___	NO X

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Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = _____ GPD

Residential Water conserving fixtures to be utilized? Yes X No_____

Number of Bedrooms the septic system is sized for: 3 Total sq. ft. living area 2228

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (3 +1)*75-(20%)= 240

Trash Tank Size 353 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 240 / 0.064 = 3750 sq. ft.

Application Area Utilized = 4825 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: _____ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 768 Gal. 14.5 Gal/inch.

Reserve Requirement = 80 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

05/20/19
DATE

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

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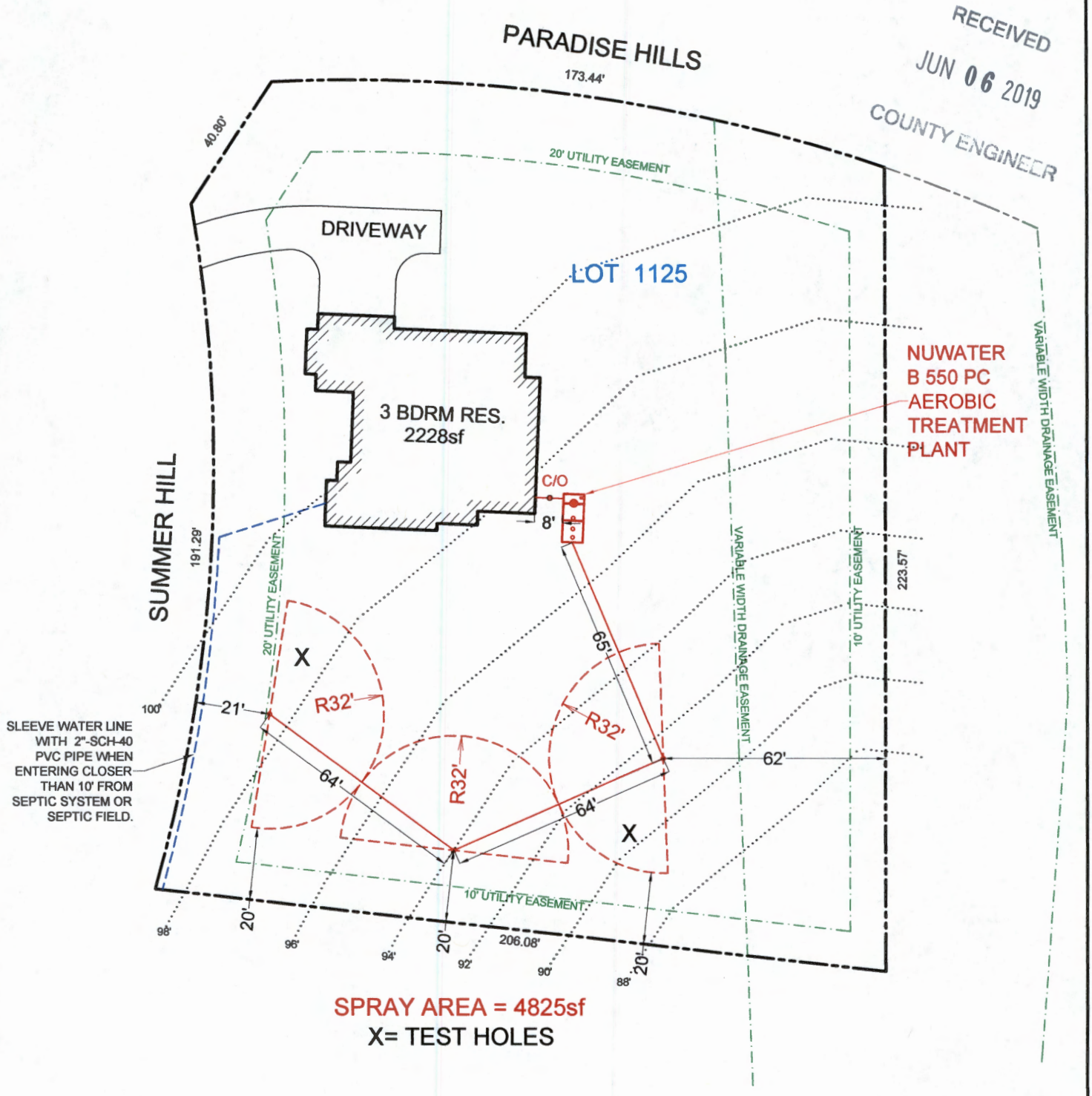

SPRAY AREA = 4825sf

X= TEST HOLES

OWNER: SMITHWOOD CONSTRUCTION, LLC.					DRAWN BY: EJS III
STREET ADDRESS: 207 SUMMER HILL					
LEGAL DESC: RIVER CHASE		UNIT/SECTION/PHASE: 7	BLOCK:	LOT: 1125	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 5/20/2019	REVISED:		

TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

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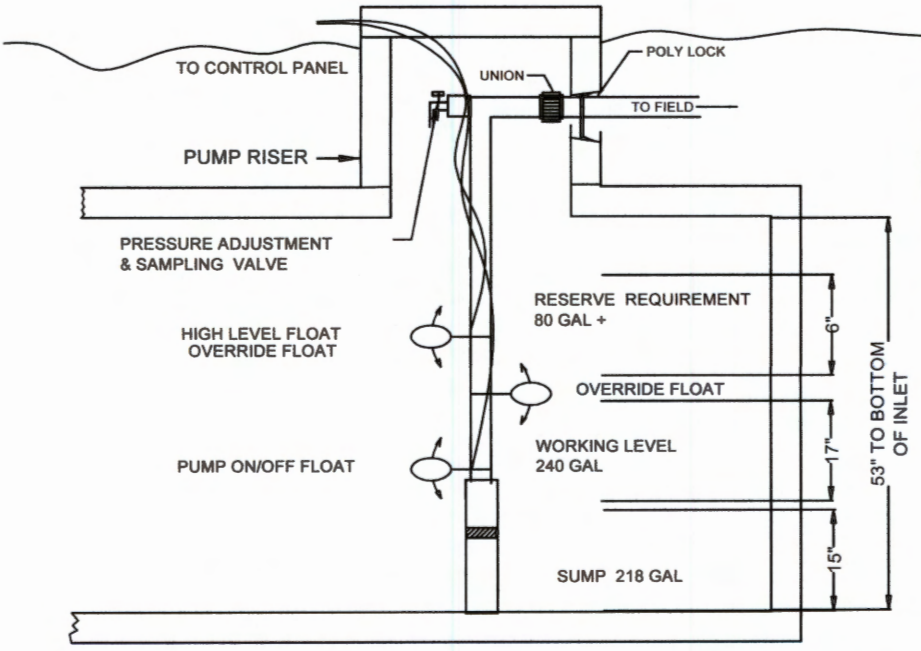
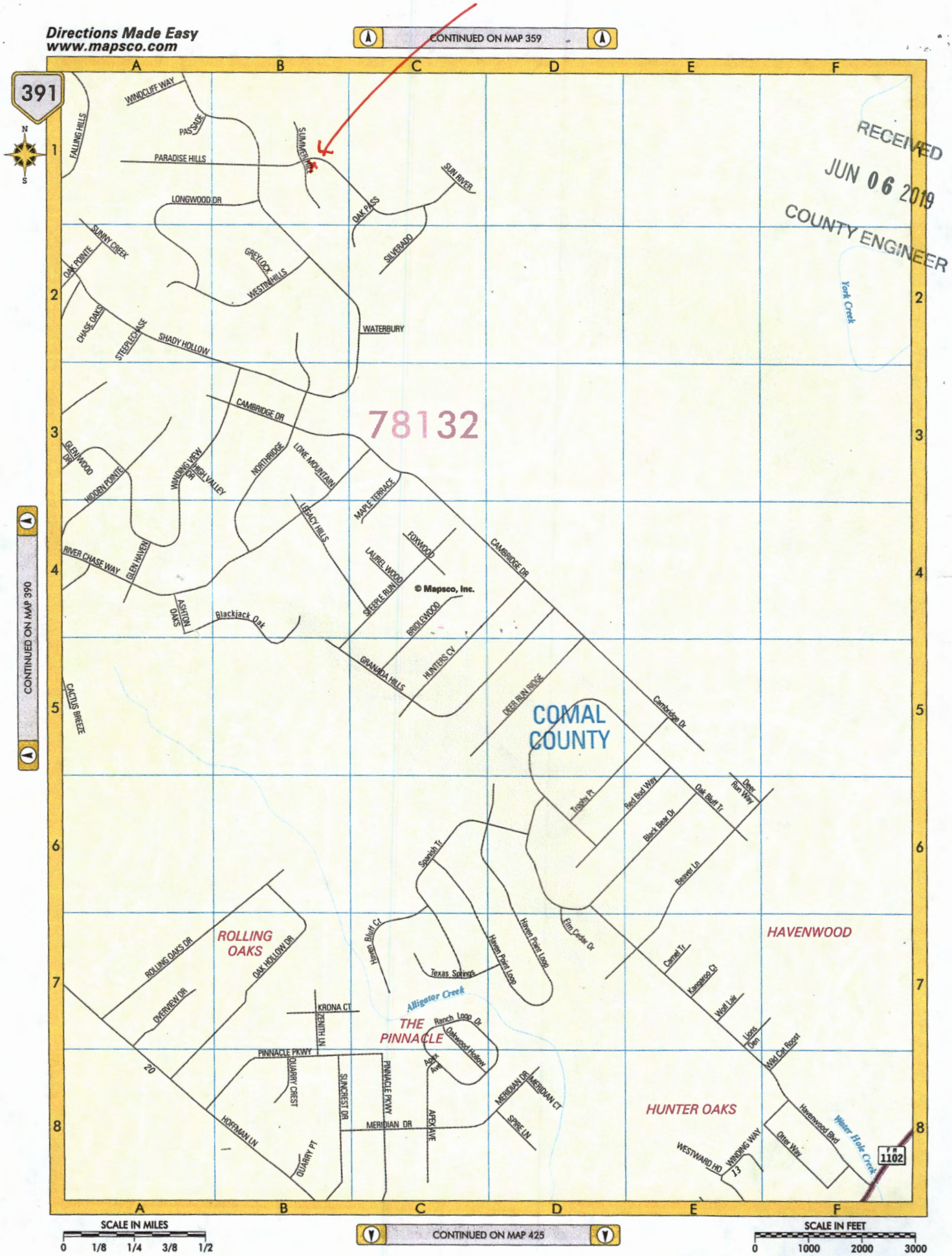
ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER
F-2585
05/18/19

TYPICAL PUMP TANK CONFIGURATION
NU-WATER 550PC -400PT 768 GAL PUMP TANK



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COUNTY OF COMAL

COUNTY ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	*initials*

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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

- X Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- X Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- X 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.
- X Required Permit Fee
- X Copy of Recorded Deed
- X Surface Application/Aerobic Treatment System
  - X Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
  - X Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

Signature of Applicant

06/06/19
Date

____COMPLETE APPLICATION

Check No._____ Receipt No. _____

____INCOMPLETE APPLICATION

(Missing Items Circled, Application Refused)

Revised: January 2015

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Thursday, June 13, 2019 8:34 AM
To: 'Greg Johnson'
Subject: 109254 deficiency comment

RE: River Chase, Unit 7, Lot 1125

Greg,
We received planning materials for the referenced permit application on June 06, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

1. It appears that there is a discrepancy on the number of bedrooms and gallons per day to be used within your planning materials. Revise accordingly and resubmit.

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

Thank you,

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

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

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

Date May 15, 2019 Permit # 109254

Owner Name	SMITHWOOD CONSTRUCTION, LLC	Agent Name	GREG W. JOHNSON, P.E.
Mailing Address	2247 GRANADA HILLS	Agent Address	170 HOLLOW OAK
City, State, Zip	NEW BRAUNFELS TEXAS 78132	City, State, Zip	NEW BRAUNFELS, TX 78132
Phone#	830-837-8853	Phone #	(830) 905-2778
Email	smithwoodconstruction@gmail.com	Email	gregjohnsonpe@yahoo.com

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

Subdivision Name RIVER CHASE Unit/Phase/Section 7 Lot 1125 Block

Acreage/Legal

Street Name/Address 207 SUMMER HILL City NEW BRAUNFELS Zip 78132

Type of Development:

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☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2228

☐ Non-Single Family Residential

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

Type of Facility

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

Restaurants, Lounges, Theaters - Indicate Number of Seats

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

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: $ 350,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

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

By signing this application, I certify that:
- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I 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.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

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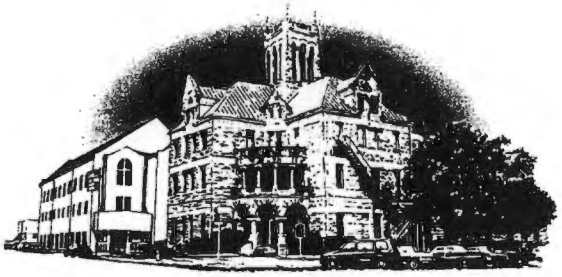
Signature of Owner Date 5/23/19



Comal County

OFFICE OF COMAL COUNTY ENGINEER

August 15, 2019

Smithwood Construction, LLC
2247 Granada Hills
New Braunfels, TX 78132

RE: Initial Two-Year Contract Expired/Invalid (OSSF Permit #109254)

Dear Homeowner:

Comal County Environmental Health records indicate an expired or invalid maintenance contract for the On-site Sewage Facility (OSSF) serving your residence. State Law requires that a maintenance contract shall be effective for two years from the date the OSSF is first used. If you currently have a valid maintenance contract, please supply this office with a copy to update our records.

The purpose of the maintenance contract is to assure the OSSF remains in satisfactory working condition. The Texas Commission on Environmental Quality (TCEQ) requires testing of the OSSF and your maintenance provider reports those results to this office.

Operating an OSSF without a valid maintenance contract violates Title 30 of the Texas Administrative Code Chapter 285.7(c)(2) and 285.7(C)(2)(b). If you need information regarding maintenance contracts or need information on how to locate a maintenance provider, contact this office.

Failure to contact this office within 14 days of receiving this letter will result in appropriate action being initiated by this department.

If you have any questions, please call (830) 608-2090.

Respectfully,

Sandra Hernandez

Sandra Hernandez
Asst. Environmental Health Coordinator
Comal County Environmental Health

Tuesday, July 23, 2019 at 12:17:22 PM Central Daylight Time

Subject: License to Operate issued for Permit #109254
Date: Monday, July 22, 2019 at 9:00:02 PM Central Daylight Time
From: Comal County Engineers Office
To: info@aerobicservices.com

License To Operate Issued

Permit Number: 109254
Location: 207 SUMMER HILL
Maintenance Provider: Aerobic Services of South Texas
Installer: Peter Varhol Construction

Please do not reply to this email

Contract

Canceled

7-23-19

Tom Hampton

DR.
Johnson
6-5-19

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15188 FM 306
Canyon Lake, TX 78133
Phone (830)964-2365 Fax (830) 964-2659

Aerobic Services of South Texas

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Routine Maintenance and Inspection Agreement

General

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between SMITHWOOD CONSTRUCTION, LLC (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP 349) (hereinafter referred to as "Contractor") located at 15188 FM 306, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

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1. 3 inspections a year/services calls (at le[illegible] months), for a total of 6 over the **two year period** including inspection, adjustment and servi[illegible]hanical, electrical and other applicable component parts to ensure proper function. This includ[illegible]rol panel, air pumps, air filters, diffuser operation, Any alarm situation affecting the proper function of the Aerobic process will be address within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.

2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.

3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.

4. The customer is responsible for the chlorine tablets; they must be filled before or during the service visit.

5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil
Is to be replaced with the excavated material as best as possible.

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Termination of Agreement
Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, **the Contractor will immediately notify the appropriate health authority of the termination.**

Limit 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.

Dispute Resolution
If a dispute between the Client and the Designer arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

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

VOID

Severability
If any provision of this Agreement 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 this 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.

Legal Description: RIVER CHASE, UNIT 7, LOT 1125

Property Address: 207 SUMMER HILL

HOME OWNER	SERVICE PROVIDER
SMITHWOOD CONSTRUCTION, LLC	Aerobic Services of South Texas Inc.
Name	Name
2247 GRANADA HILLS	15188 FM 306
Address	Address
NEW BRAUNFELS,TX 78132	Canyon Lake, Texas 78133
City, State	City, State
830-837-8853	(830) 964 - 2365
Phone	Phone
Signature of Home Owner	OS0024597/MP349 Thomas Hampton Signature of Service Provider and License #

EFFECTIVE DATE _____ **EXPIRED DATE**_____ **INSTALLED**_____

Model # _____ Blower/Panel Serial # _____

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

VOID

ATC-NEW BRAUNFELS

Alamo Title Co. GF# 4000141800713

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

GENERAL WARRANTY DEED

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

RECEIVED
JUN 06 2019
COUNTY ENGINEER

Date: July 6, 2018

Grantor: ADRIAN MCKINNEY

Grantor's Mailing Address:

2806 Rolling Fog Drive
Friendswood, Texas 77546
_____ County

Grantee: SMITHWOOD CONSTRUCTION LLC, a Texas limited liability company

Grantee's Mailing Address:

2247 Granada Hills
New Braunfels, Texas 78132
Comal County

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration.

Property (including any improvements):

Lot 1125, River Chase, Unit Seven, Comal County, Texas, according to plat recorded under Volume 15, Pages 3-13, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all validly existing conditions, restrictions, reservations, declarations, exceptions, easement grants,, set-backs, assessments, maintenance and / or association charges and ordinances, affecting the property conveyed, if any, appearing in the public records; and all leases, grants, exceptions or reservations of coal, lignite,, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public records; and standby fees, taxes, and assessments by any

UNOFFICIAL

taxing authority for the 2018 tax year, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantee, by its acceptance hereof, agrees to be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2018 and subsequent years.

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

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

[signature(s) on following page(s)]

RECEIVED
JUN 06 2019
COUNTY ENGINEER

UNOFFICIAL

Executed effective as of the date first set forth herein.

GRANTOR:

ADRIAN MCKINNEY

RECEIVED
JUN 06 2019
COUNTY ENGINEER

STATE OF TEXAS §
COUNTY OF COMAL §

This instrument was acknowledged before me on July 5, 2018, by ADRIAN MCKINNEY, an individual.

GINA NILSEN
My Notary ID # 124755746
Expires March 24, 2022

Notary Public, State of _____

UNOFFICIAL

AFTER RECORDING RETURN TO:

SMITHWOOD CONSTRUCTION LLC
2247 Granada Hills
New Braunfels, Texas 78132

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/10/2018 04:22:21 PM
JESSICA 3 Pages(s)
201806026904

After Recording Return to:
Alamo Title Company
494 South Seguin St., Ste 100
New Braunfels, TX 78130

County Court of Comal County, Texas

Bobbie Koepp

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Home Owner
207 Summer Hill
New Braunfels, TX 78132

Printed:10/22/2019
Site: 207 Summer Hill
New Braunfels, TX 78132

Permit #: **109254**
Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 36284
Disposal: Surface Application

Customer ID: 6692
Contract Dates: 7/22/2019 - 7/22/2021
Scheduled Date: 11/22/2019 Inspection 1 of 6
Installed: 7/10/2019
Warranty End: 7/10/2021
GPS Coordinates - Latitude: 29.83455 Longitude: -98.08795

Service Type: Scheduled Inspection
☑ This counts as a type of "Scheduled Inspection"
Visit Date: 10/22/2019 Time In: 3:20pm Out: 3:45pm **Entered By:** Jose Luis Ramos
Method: Grab
Technician: Jose Luis Ramos
Maint. Provider: Burt Seidensticker

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .42

Sludge Levels
For Tank 1: 10"
For Tank 2: 0"
For Tank 3: 0"

CFM: 2.8

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Color: Good
Odor: Good

Alarm: Operational

PSI Pressure: 3.5

Comments
☑ **Service Completed**
- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is 2". Rest timer. - Cleaned compressor filter. Add liquid bleach soon. - Secured system in the on position with a lock bolt.

Insp ID #:85408

Provider: *Burt Seidensticker*
License #: MP0000002

Technician: *Jose Luis Ramos*
License #: MT0001770 Expires: 9/30/2022

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Home Owner
207 Summer Hill
New Braunfels, TX 78132

Printed:3/23/2020
Site: 207 Summer Hill
New Braunfels, TX 78132

Permit #: **109254**
Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 36284
Disposal: Surface Application

Customer ID: 6692
Contract Dates: 7/22/2019 - 7/22/2021
Scheduled Date: 3/22/2020
Installed: 7/10/2019
Warranty End: 7/10/2021
GPS Coordinates - Latitude: 29.83455 Longitude: -98.08795

Service Type: Scheduled Inspection
Visit Date: 3/23/2020 Time In: 1135 Out: 1140
Entered By: Cody Ryan Jurgensen
Method: Grab
Technician: Cody Ryan Jurgensen
Maint. Provider: Rudy Carson

Comments
unable to inspect due to dogs in back yard

☑ **Service Completed**

Owner signature:

Insp ID #:91007

Provider: Rudy Carson
License #: MP0002036

Rudy Carson

Technician: Cody Ryan Jurgensen
License #: MT0001766 Expires: 9/30/2022

CT

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Rudy Velasquez
207 Summer Hill
New Braunfels, TX 78132

Printed:4/7/2020
Site: 207 Summer Hill
New Braunfels, TX 78132
(805) 444-7113

Permit #: **109254**
Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 36284
Disposal: Surface Application

Customer ID: 6692
Contract Dates: 7/22/2019 - 7/22/2021
Scheduled Date: 7/22/2020
Installed: 7/10/2019
Warranty End: 7/10/2021
GPS Coordinates - Latitude: 29.83455 Longitude: -98.08795

Service Type: Customer Request
Visit Date: 4/7/2020 Time In: 1:40pm Out: 1:50pm **Entered By:** Jose Luis Ramos
Method: Grab
Technician: Jose Luis Ramos
Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 0.1mg/L

Sludge Levels
For Tank 1: na
For Tank 2: na
For Tank 3: 0"

CFM: 2.6

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Color: Good
Odor: Good

Alarm: Operational

PSI Pressure: 3.3

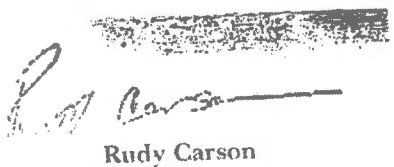
Comments

☑ **Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is na. Na is due to covid 19. - Due to Covid -19 We are only Opening the pump tank recommended by TOWA. Rest timer. Ants starting to build up around compressor, old owner about it. - Cleaned compressor filter. - Secured system in the on position with a lock bolt.

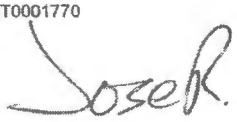
Insp ID #:91780

Provider: Rudy Carson
License #: MP0002036



Rudy Carson

Technician: *Jose Luis Ramos*
License #: MT0001770 Expires: 9/30/2022



Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Rudy Velasquez
207 Summer Hill
New Braunfels, TX 78132

Printed:10/23/2020
Site: 207 Summer Hill
New Braunfels, TX 78132
(805) 444-7113

Permit #: **109254**
Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 36284
Disposal: Surface Application

Customer ID: 6692
Contract Dates: 7/22/2019 - 7/22/2021
Scheduled Date: 11/22/2020 Inspection 4 of 6
Installed: 7/10/2019
Warranty End: 7/10/2021
GPS Coordinates - Latitude: 29.83455 Longitude: -98.08795

Service Type: Scheduled Inspection
☑ This counts as a type of "Scheduled Inspection"
Visit Date: 10/23/2020 Time In: 3:00 Out: 3:20 **Entered By:** Joseph A Crowder
Method: Grab
Technician: Joseph A Crowder
Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 0.67mg/L

Sludge Levels
For Tank 1: 14
For Tank 2: 0"
For Tank 3: 0"

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Color: Good
Odor: Good

Alarm: Operational
PH: 3.3

Comments
☑ **Service Completed**
- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is 4". - Secured system in the on position with a lock bolt

Insp ID #:100488

Provider: Rudy Carson
License #: MP0002036

Technician: Joseph A Crowder
License #: MT0001769 Expires: 9/30/2022

Rudy Carson

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Rudy Velasquez
207 Summer Hill
New Braunfels, TX 78132

Printed:3/11/2021
Site: 207 Summer Hill
New Braunfels, TX 78132
(805) 444-7113

Permit #: **109254**
Agency: Comal County
County: Comal
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 36284
Disposal: Surface Application

Customer ID: 6692
Contract Dates: 7/22/2019 - 7/22/2021
Scheduled Date: 3/22/2021 Inspection 5 of 6
Installed: 7/10/2019
Warranty End: 7/10/2021
GPS Coordinates - Latitude: 29.83455 Longitude: -98.08795

Service Type: Scheduled Inspection
✔ This counts as a type of "Scheduled Inspection"
Visit Date: 3/11/2021 Time In: 305 Out: 320
Entered By: Cody Ryan Jurgensen
Method: Grab
Technician: Cody Ryan Jurgensen
Maint. Provider: Burt Seidensticker

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .59

Sludge Levels
For Tank 1: 10"
For Tank 2: 12"
For Tank 3: 2"

CFM: 3.0

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Color: Good
Odor: Good

Alarm: Operational

PSI Pressure: 3.2

Comments
✔ **Service Completed**
- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - Scum in pretreatment is 10" - Secured system in the on position with a lock bolt

Owner signature:

Insp ID #:106339

Provider: *Burt Seidensticker*
License Info: MP0000002 Expires:

Technician: *Cody Ryan Jurgensen*
License Info: MT0001766 Expires: 9/30/2022

CT

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Rudy Velasquez
207 Summer Hill
New Braunfels, TX 78132

Printed:7/21/2021
Site: 207 Summer Hill
New Braunfels, TX 78132
(805) 444-7113

Permit #: **109254**
Agency: Comal County
County: Comal
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 36284
Disposal: Surface Application

Customer ID: 6692
Contract Dates: 7/22/2019 - 7/22/2021
Scheduled Date: 7/22/2021 Inspection 6 of 6
Installed: 7/10/2019
Warranty End: 7/10/2021
GPS Coordinates - Latitude: 29.83455 Longitude: -98.08795

Service Type: Scheduled Inspection
✔ This counts as a type of "Scheduled Inspection"
Visit Date: 7/21/2021 Time In: 319 Out: 328
Entered By: Rudy Carson
Method: Grab
Technician: Rudy Carson
Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 0.6mg/L

Sludge Levels
For Tank 1: 24
For Tank 2: 24
For Tank 3: 0"

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Color: Good
Odor: Good

Alarm: Operational

Comments ✔ **Service Completed**
- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - Scum in pretreatment is 6"

Insp ID #:111781

Provider: Rudy Carson
License Info: MP0002036 Expires:

Technician: Rudy Carson
License Info: MP0002036 Expires: 10/22/2022

Block Creek Aerobic Services, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Rudy Velasquez
207 Summer Hill
New Braunfels, TX 78132

Printed:9/29/2022
Insp ID #:131130

Main Phone: (805) 444-7113
Work:
Cell Phone:
Alt Cell:

Permit #: **109254**
Agency: Comal County
County: Comal
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 36284
Disposal: Surface Application

Customer ID: 6692
Contract Dates: 2/1/2022 - 2/1/2023
Scheduled Date: 10/1/2022 Inspection 2 of 3
Installed: 7/10/2019
Warranty End: 7/10/2021
GPS Coordinates: Latitude: 29.83455 Longitude: -98.08795

Service Type: Scheduled Inspection
Visit Date: 9/29/2022 Time In: Out: 11:45A
Method: Grab
Technician: Trenton L Soldan
Maint. Provider: Rudy Carson

☑ This counts as a type of "Scheduled Inspection"
Entered By: Trenton L Soldan

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .2

Sludge Levels
For Tank 1: 13
For Tank 2: 24
For Tank 3: 3"

Floats: OP
Timer: OP

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Alarm: Operational

Comments

☑ **Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - Scum in pretreatment is 24"!! - Tank 1 has large amount o scum we recommend pumping the pretreatment (tank 1) please call our office for more information.

Site: 207 Summer Hill, New Braunfels, TX 78132

Provider: Rudy Carson
License Info: MP0002036 Expires:

Technician: *Trenton L Soldan*
License Info: MT0002287 Expires: 3/31/2025