

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 09/05/2019 Permit Number: 109501

Location Description: 1995 NIXON DR
BOERNE, TX 78006

Subdivision: Silver Hills
Unit: 1
Lot: 91
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Russell & Deborah Coates

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

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

Alterations to this permit including, but not limited to:

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

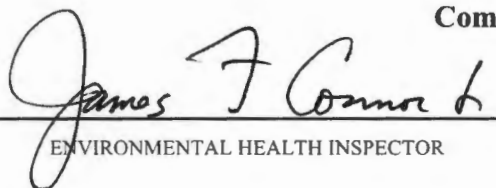
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

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

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Jim Blake OSSF Installer #: OS 18531
 1st Inspection Date: 08-23-2019 2nd Inspection Date: _____ 3rd Inspection Date: 9-5-19 final
 Inspector Name: Mike T. Inspector Name: _____ Inspector Name: Connor
 Permit#: 109501 Address: 1995 Nixon Dr. Silver Hills

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)		8/23/19		
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, 8/23/19
 Tank set, leveled
 operational ✓
 Ready For Cover

9-5-19 J.C.
 Covered

**Comal County Environmental Health
OSSF Inspection Sheet**

Final

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	✓	285.33(d)(2)(G)(iii)(ii)285.33(d)(2)(G)(iii)(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)		8/23/19 ↑		
41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓ ✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				✓
42	APPLICATION AREA Area Installed	✓					✓
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Jim Blake OSSF Installer #: OS 00 18531

1st Inspection Date: 08-23-2019 2nd Inspection Date: _____ 3rd Inspection Date: _____

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

Permit#: 109501 Address: 1995 Nixon Dr. Silver Hills

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)		8/23/19		
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)				
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7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT. 8/23/19
Tank set, leveled
operational ✓
Ready For Cover

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	✓		600	8/23/19		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Wu Water	/		
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)(4) 285.33(a)(1) 285.33(a)(2)				




**Comal County Environmental Health
OSSF Inspection Sheet**

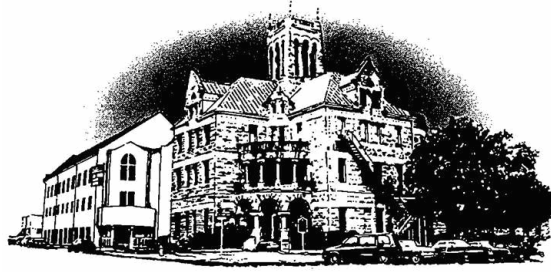
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3)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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	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)		8/23/19		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	✓			↑		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

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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: 109501
Issued This Date: 08/09/2019
This permit is hereby given to: Russell & Deborah Coates

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

1995 NIXON DR
BOERNE, TX 78006

Subdivision: Silver Hills
Unit: 1
Lot: 91
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

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

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

Date July 29, 2019

Permit # 109501

Owner Name Russell & Deborah Coates
Mailing Address 1995 Nixon Drive
City, State, Zip Boerne, Texas 78006
Phone # 210-268-9719 / 469-855-6983
Email office@jbwastewater.com

Agent Name JB Wastewater Maintenance Providers, Inc
Agent Address P.O. Box 1350
City, State, Zip Helotes, TX 78023
Phone # 210-216-4111
Email office@ibwastewater.com

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

Subdivision Name Silver Hills Unit 1 Lot 91 Block
Acreage/Legal 0.9229 Acres
Street Name/Address 1995 Nixon Drive City Boerne Zip 78006

Type of Development:

[X] Single Family Residential

Replacing a failing conventional OSSF with an Aerobic OSSF with surface spray.

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2,179

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[] 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

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Estimated Cost of Construction: \$ (Structure Only)

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

[] Yes [X] 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 (Handwritten Signature)

Date 7.31.19

*** 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 R. Thomas Crav

System Description Aerobic Treatment with Surface Sprav

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

Tank Size(s) (Gallons) 353 / 600 / 768 Absorption/Application Area (Sq Ft) 3,772

Gallons Per Day (As Per TCEQ Table III) 240

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

Is the property located over the Edwards Recharge Zone? Yes No
(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

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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.)

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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:

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

R. Thomas Crav
Signature of Designer

7-29-19
Date

11c

AFFIDAVIT TO THE PUBLIC



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

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 285.91(12) will be installed on the property described as, 1995 Nixon Drive, Lot 91, Silver Hills, Unit No. 1, Comal County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 34, Map or Plat Records of Comal County, Texas.

The property is owned by Russell S. Coates and Deborah A. Coates

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 31st Day of July, 2019

Russell S. Coates
Russell S. Coates

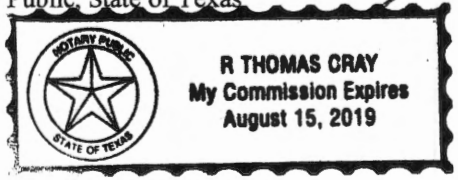
Deborah A. Coates
Deborah A. Coates
COUNTY ENGINEER

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AUG 01 2019

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 31st DAY OF July, 2019.

R. Thomas Cray
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/01/2019 09:25:23 AM
JESSICA 1 Page(s)
201906026509

Bobbie Koepf

Notary/s Printed Name: R. Thomas Cray
My Commission Expires: 8-15-19

J. B. Wastewater Maintenance Providers, Inc.
P.O. Box 1350
Helotes, TX 78023

Date: 9/9/2019

Phone: (210) 216-4111

Fax: (830) 426-5400

www.jbwastewater.com service@jbwastewater.com

Permit #: 109501

To: Russell & Deborah Coates
1995 Nixon Drive
Boerne, TX 78006

Contract Period

Start Date: 9/5/2019**End Date: 9/5/2021**

Phone: Subdivision: Silver Hills

Site: 1995 Nixon Drive, Boerne, TX 78006

County: Comal

Installed: 9/5/2019

J. B. Wastewater Maintenance Providers, Inc.

Installer: J. B. Wastewater Maintenance Provider

Warranty Ends: 9/5/2021

3 visits per year - one every 4 months

Agency: Comal County Environmental

600 gallons per day

Mfg/Brand: Enviro-Flo, Inc. / Nu Water B-550

Map Key: 414, E1

ID: 18514

JB Wastewater Maintenance Providers, Inc.
Two-Year Initial Service Policy

J. B. Wastewater Maintenance Providers, Inc. to inspect and service your Aerobic Treatment Plant once every four months for a period of two years from the date that this on-site septic facility is first used at no additional charge to the home owner as required by State guidelines, dated June 13, 2001. For a new single family dwelling, this date is the date of sale by the builder. For an existing single family dwelling, this date is the date the notice of approval is issued by the permitting authority.

Before this initial two-year service policy expires, the owner of this OSSF is required to have a new maintenance contract signed. A copy of the new contract shall be submitted to the permitting authority at least 30 days before the current contract expires. If the property owner or maintenance company desire to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease. If a maintenance company discontinues business, the property owner shall, within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance agreement.

Testing and Reporting

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

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

The owner is responsible for keeping chlorine (Calcium Hypochlorite, properly labeled for wastewater disinfection) in the chlorinator as well as the cost of the chlorine.

J.B. Wastewater Maintenance Providers, Inc. who has been certified by the manufacturer of your system, and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any complaints and/or addressing any concerns by the owner of the system. Concerns and/or complaints will be addressed within 48 hours of the initial contact. Upon expiration of this service policy, our firm will offer a continuing service policy as mandated by State regulations.

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

REVISED

8:44 am, Sep 09, 2019

This Policy Does Not Include:

- 1. Pumping Sludge From Unit If Necessary**
- 2. Cost Of Additional Service Calls**
- 3. Labor Or Materials To Repair The System**

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

MAINTENANCE COMPANY:

J.B. Wastewater Maintenance Providers, Inc.
P.O. Box 1350
Helotes, Texas 78023
(210) 216-4111

MANUFACTURER:

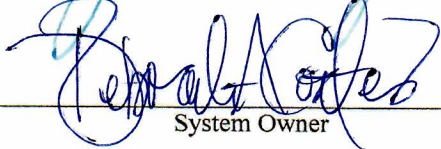
Installation Company:

J.B. Wastewater Maintenance Providers, Inc.
P.O. Box 1350
Helotes, Texas 78023
(210) 216-4111

Permitting Authority:



Jimmie W. Blake, Jr. - JB Wastewater Maintenance Providers, Inc.



System Owner

Service Company Operator License Number: MP0001661

J. B. Wastewater Maintenance Providers, Inc.

Jim (Wade) Blake, Jr.
Class II OSSF Installer
P.O. Box 1350
Helotes, Texas 78023

Office (210) 216-4111
Fax (830) 426-5400

SITE EVALUATION

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LOCATION: 1995 Nixon Drive, Silver Hills, Lot 91, Unit No. 1,
Comal County, Texas

I. USDA County Soils Survey Classification: Brackett-Comfort-Real Complex

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

III. Soil Profile: 0 - 8" extremely stony clay soil underlain by limestone
(Describe sample)

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

V. Soil Structure: Blocky

VI. Restrictive Horizons (Note any dense clay sub-soils, rock or fractured rock, depth of groundwater etc.): Rock at approx. 8"

VII. Topography: 3 - 4% slope

VIII. Flood Hazard: On-Site Sewage Facility is not located in a flood prone area.

IX. Overall Site Suitability: Suitable for Aerobic Treatment with Surface Spray.

X. Recharge Zone: No

R. Thomas Cray
Signature

July 25, 2019
Date

OS0031941
Registration #



STATE MANDATED REGULATION CONCERNING AEROBIC SYSTEMS

NAME: Russell and Deborah Coates
LOCATION: 1995 Nixon Drive, Boerne, TX 78006
DATE: July 29, 2019

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

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

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Jim (Wade) Blake, Jr.
Class II OSSF Installer
P.O. Box 1350
Helotes, Texas 78023

REVISED
8:13 am, Aug 23, 2019

Office (210) 216-4111
Fax (830) 426-5400

ON-SITE SEWAGE FACILITY DESIGN

Revision 2, August 23, 2019

FOR: Deborah & Russell Coates
1995 Nixon Drive
Boerne, TX 78006

LOCATION: 1995 Nixon Drive
Lot 91, Silver Hills, Unit No. 1
Boerne, TX 78006
Comal County

DEVELOPMENT: Existing 3 bedroom residence with 2,179 sq. ft. living area. Existing conventional OSSF is failing and will be pumped, collapsed, and filled with soil. Installing a new Aerobic OSSF with surface spray.

ESTIMATE OF WATER CONSUMPTION: 240 gallons per day.

SEWAGE FACILITY DESCRIPTION: Nu-Water Aerobic Treatment System with timer, chlorinator, sprinkler pump, and sprinkler heads covering a surface application area of 3,844 square feet. The timer is set for spray between midnight and 5:00 A.M.

CALCULATION:

Application Area
Required = $\frac{\text{Flow}}{\text{Soil Appl. Rate}} = \frac{240 \text{ Gals./Day}}{.064 \text{ Gals./ Sq.Ft./Day}} = 3,750 \text{ Sq. Ft.}$

ACTUAL APPLICATION AREA TO BE COVERED:

(Radius of Sprinkler Head) X (Radius of Sprinkler Head) X 3.14 = Sq. Ft.
One full circle sprinkler head, with a 32 foot radius = 3,216 Sq. Ft.
One half circle sprinkler head, with a 20 foot radius = 628 Sq. Ft.
Total 3,844 Sq. Ft.

ELECTRICAL WIRING – All wiring must be in complete compliance with 30 Texas Administrative Code 285.34(b)(4) and with the most recent National Electric Code. All electrical components should have an electrical disconnect within direct vision.

1. Minimum 353 gallon **Pre-Treatment Tank**.
2. **Treatment Plant** – 600 GPD TCEQ approved unit.
3. **Liquid Chlorinator** – Only a 6% sodium hypochlorite (bleach) solution shall be used. It is the owner's responsibility to ensure that it is functioning properly and has sodium hypochlorite (bleach) **IN IT AT ALL TIMES**.
4. 768 gallon **Pump Tank** with a minimum ½ horsepower, 18 GPM well pump (Little Giant pump or approved equivalent.)
5. **Sprinkler heads** must be impact or gear driven rotary design with a maximum inlet pressure of 40 PSI. Only low angle (13 degree trajectory) nozzles shall be used. All sprinkler heads shall be self-draining type so as to prevent in-line freezing. The exact location of sprinkler heads shall be coordinated between the installer and the property owner so that spray patterns shall not be blocked by trees, etc; a minimum of 10 feet shall be required between any sprinkler head and the base of a tree.
6. **SURFACE APPLICATION AREA** -The area to be sprayed shall have enough topsoil in place to cover the force lines and to support the growth of vegetation. This vegetation shall consist of grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed flora. Sloped land is acceptable if properly landscaped and terraced to minimize run-off. Distribution pipes and sprinkler heads must provide uniform distribution of treated effluent. The application rate must be adjusted so as to not produce run-off.
7. **Affidavit** (signed and notarized) included with this design should be a permanent part of the real property deed. TCEQ requires that it give proper notification to future owners of the continuous maintenance and administrative requirements of this ATS system.
8. **MAINTENANCE CONTRACT:**
At the time of system installation, the contractor will submit to the authorized agent, (County Inspector) a copy of the 2-Year Full Service Maintenance Contract as required by the TCEQ. The Maintenance Company will file a detailed report of the dates and findings of these inspections to the Authorized Agent. This will ensure periodic inspections (at least every 4 months) for system compliance with effluent standards. Correct testing/evaluation of the unit will include periodic measuring of residual chlorine levels and/or fecal coliform analysis, as required by TCEQ. Sludge accumulation will be monitored and the system owner will be notified when tanks require pumping.

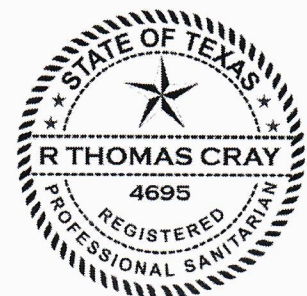
NOTE: SEE ATTACHMENT for water treatment equipment and appliances installation requirements. The back flush or discharge from water treatment equipment may be discharged into an On-Site Sewage Facility as provided in this attachment. Effective April 28, 2004.

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

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

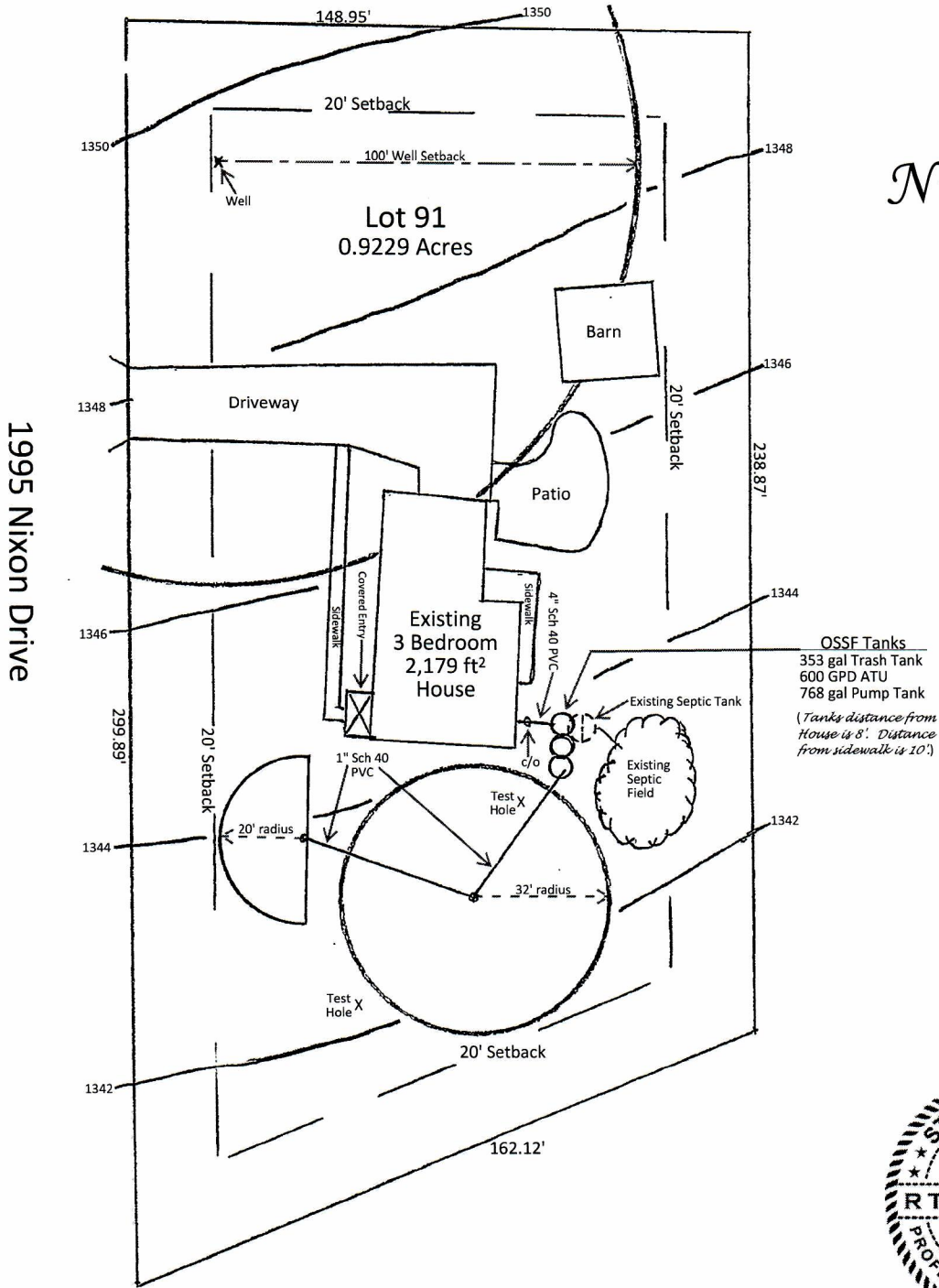
Date: August 23, 2019


R. Thomas Cray, Professional Sanitarian #4695

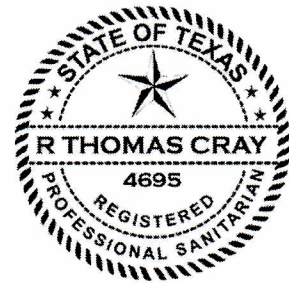


REVISED

8:13 am, Aug 23, 2019



Scale
1" = 40'



Revision 2, 8/23/2019
Changed size & location
of OSSF Sprinklers.

R. Thomas Cray

Legal: Lot 91, Silver Hills, Unit No. 1, Comal County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 34, Map and Plat Records of Comal County, Texas.

§285.37. ON-SITE SEWAGE FACILITIES AND WATER TREATMENT EQUIPMENT AND APPLIANCES.

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

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

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

(1) Water softener.

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

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

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

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

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

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

(2) Reverse osmosis system.

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

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

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

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

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

Adopted April 7, 2004

Effective April 28, 2004

76 Revised March 2013

TCEQ publication RG-472 Chapter 285, On-Site Sewage Facilities

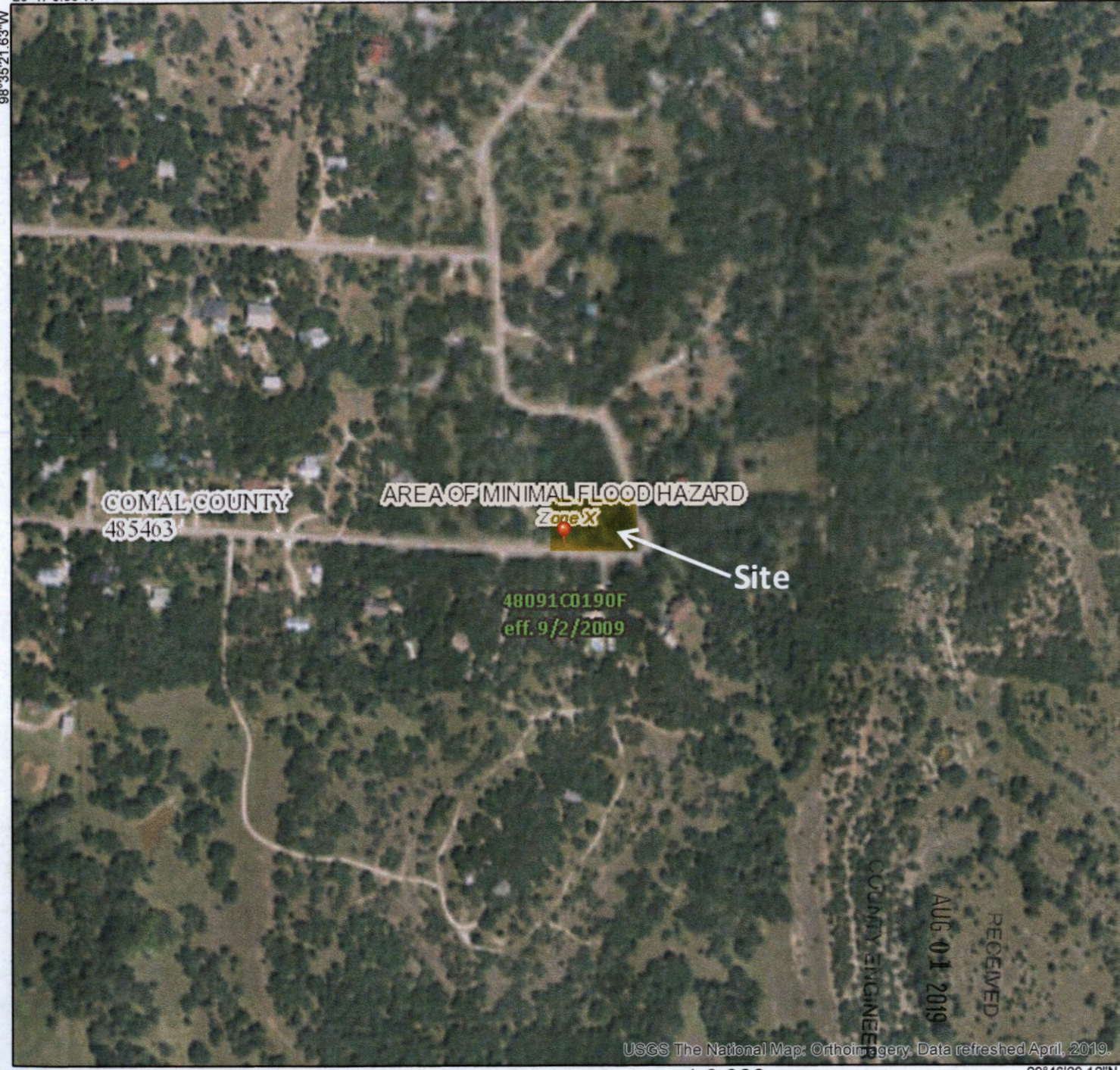
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National Flood Hazard Layer FIRMette



29°47'0.35"N

98°35'21.63"W



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone I
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

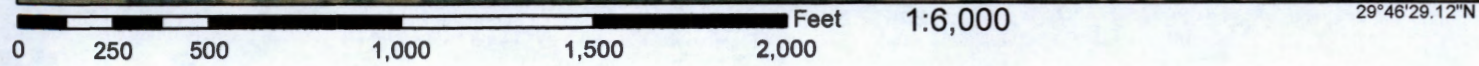
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

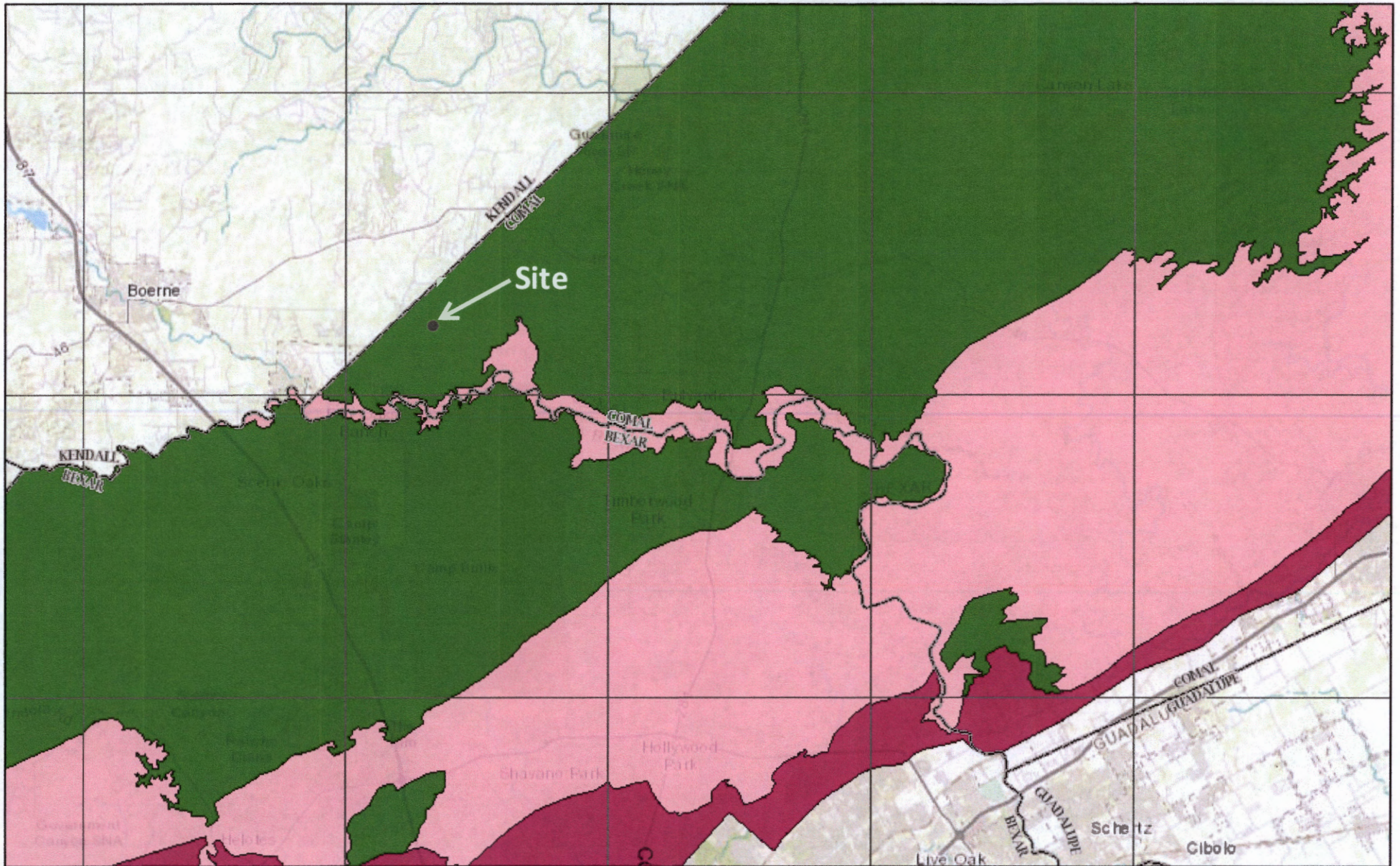
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/25/2019 at 11:59:11 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.



Edwards Aquifer Viewer Custom Print

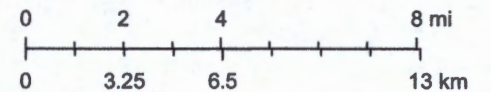


7/25/2019, 11:07:19 AM

- Edwards Aquifer
- Contributing Zone
- Recharge Zone
- Contributing Zone within the Transition Zone
- Transition Zone
- TX Counties

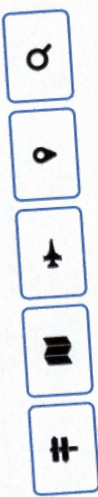
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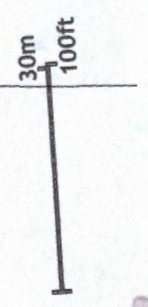


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

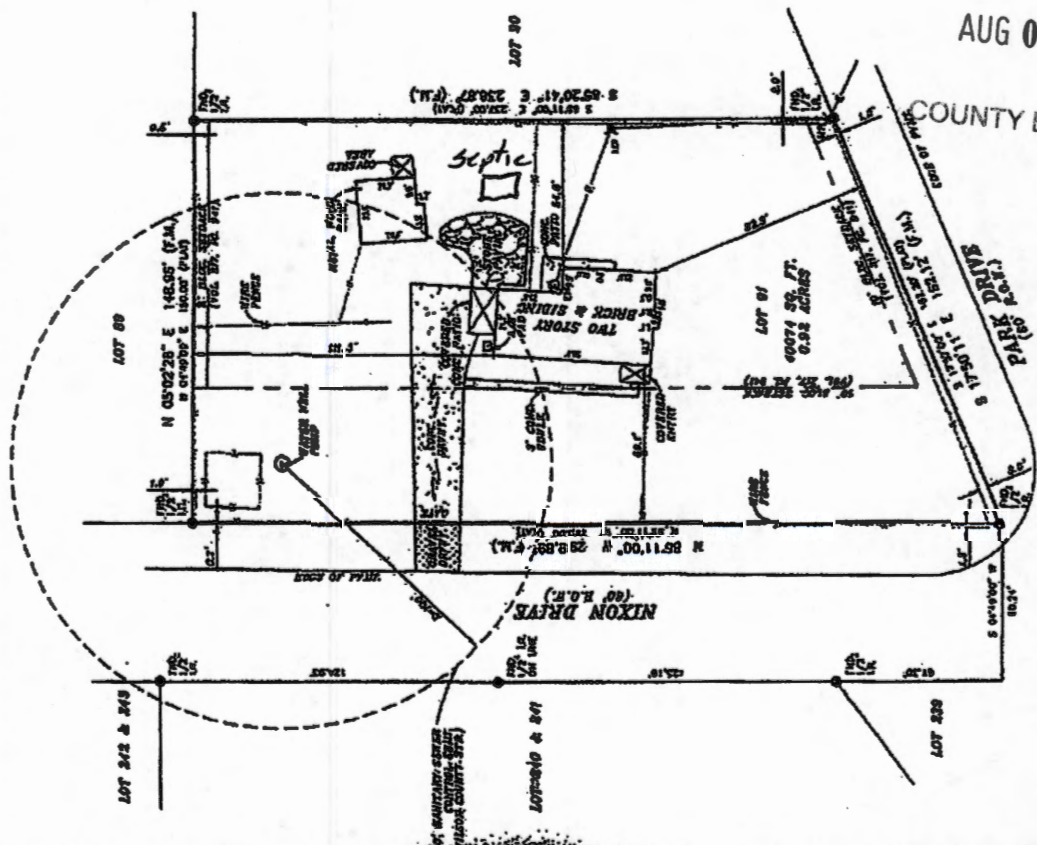
BCAD, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | TCEQ |
 Web AppBuilder for ArcGIS



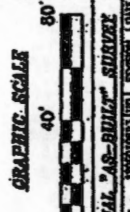
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- LEGEND**
- (dashed line) --- Property boundary shown by record in the survey.
 - (solid line) — Boundary line.
 - (dashed line with dots) — Easement shown on the original survey.
 - +— (dashed line with crosses) — Easement shown on the original survey.
 - x— (dashed line with 'x' marks) — Easement shown on the original survey.
 - (dotted line) --- Easement shown on the original survey.
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PROFESSIONAL LAND SURVEYOR

ROY JOHN BONDRELT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

STATE OF TEXAS

ROY JOHN BONDRELT

PROFESSIONAL LAND SURVEYOR

Registration No. 3520

ROY JOHN BONDRELT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

ACCEPTED

BY THE COUNTY ENGINEER

AUG 01 2009

JB Wastewater Maintenance Providers, Inc.

P.O. Box 1350

6940 FM 471 N

Helotes, TX 78023

San Antonio, TX 78253

210-216-4111

Mike Arismendez
Chair

Thomas F. Butler
Vice Chair



Helen Callier
Rick Figueroa
Ravi Shah
Deborah A. Yurco

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Registered Professional Sanitarian
R. THOMAS CRAY JR.

License Number: 4695

The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: January 31, 2020

Brian E. Francis
Executive Director

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

March 28, 2013

Block Creek Concrete Products
Attn: Burt Seidensticker
444 A Old #9
Comfort, TX 78013

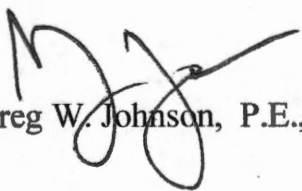
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RE: BLOCK CREEK CONCRETE PRODUCTS

Attached is a schematic for septic tanks manufactured by BLOCK CREEK CONCRETE PRODUCTS. The tanks meet the specifications required by Texas State Code and ASTM Designation C 1227-93a Standard Specification for Precast Concrete septic tanks. Additionally, these tanks meet the specifications required in Chapter 285.32.

Please contact me should you have any questions.

Respectfully yours,

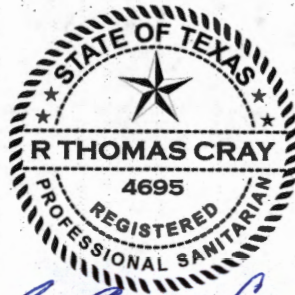

Greg W. Johnson, P.E., F#2585

3/28/2013



Assembly Details

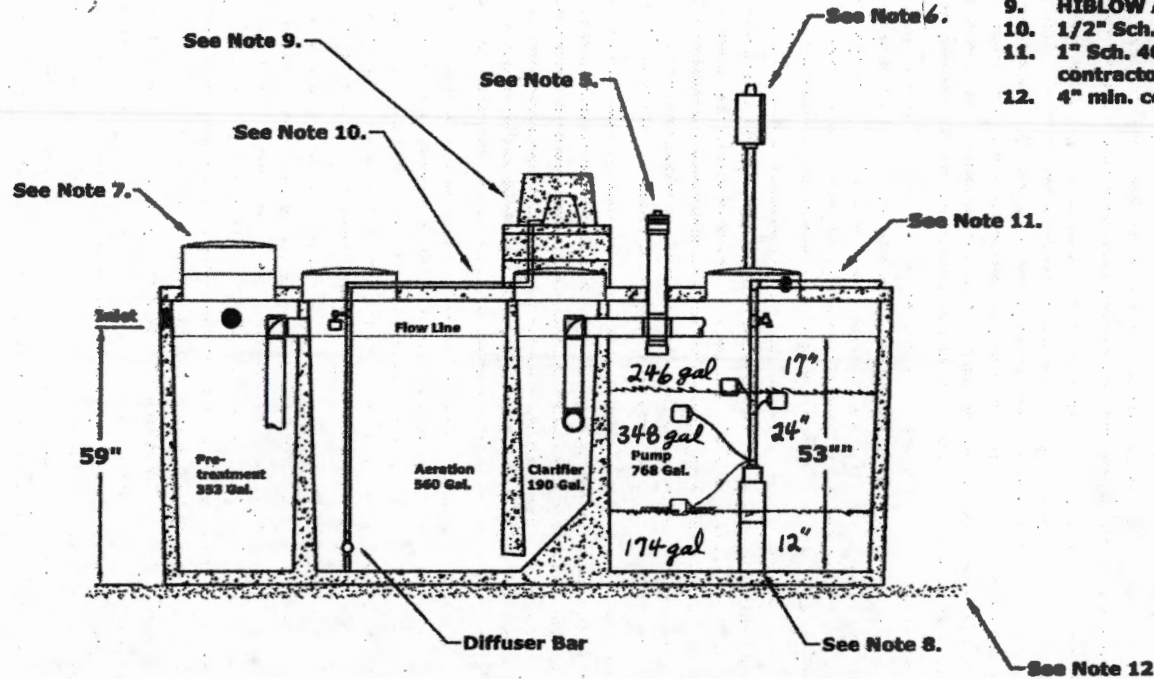
OSSF



R. Thomas Cray
7-29-19

GENERAL NOTES:

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



DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
Length: 176"

COUNTY ENGINEER
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 AUG 01 2019

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

Model: B-550-PC-400PT

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

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3



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

APPLICATIONS

- High head filter effluent
- Filtered effluent service
- Aeration
- Ornamental fountains
- Water fountains

FEATURES

- Franklin Electric submersible motor
- Heavy duty, 300 V, 10' (3 m) SJOW motor stripped leads
- Removable built-in check valve
- Non-corrosive thermoplastic discharge and motor brackets
- Proven "PPO" staging allows close tolerances and increased performance
- High quality top bearing for maximum durability and years of reliable service
- Hex rubber bearing has extra-large surface for shaft stability and multiple flow channels for keeping particles away from bearing surfaces
- Stainless steel up thrust washer prevents excessive wear in service applications
- cCSAus listed

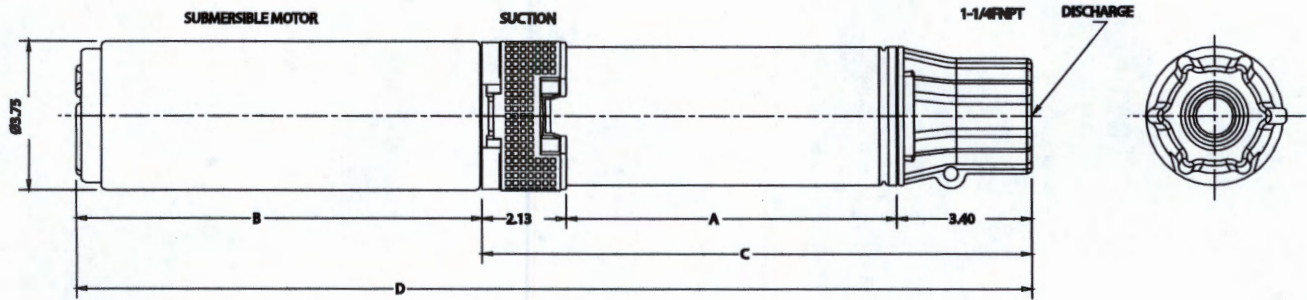


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SERIES SPECIFICATIONS

Item No	Model	HP	Volts	Hz	Amps		Watts	Wires	Well Size	Performance (GPM @ Height in Feet)				
					FLA	Start				50'	100'	150'	200'	250'
558221	WE10G05P4-21	1/2	115	60	10	64.4	670	2	4"	15	13	10	7	2
558222	WE10G05P4-22	1/2	230	60	5	23.2	670	2	4"	15	13	10	7	2
558223	WE20G05P4-21	1/2	115	60	10	64.4	670	2	4"	26	20	8	-	-
558224	WE20G05P4-22	1/2	230	60	5	23.2	670	2	4"	26	20	8	-	-
558225	WE30G05P4-21	1/2	115	60	10	64.4	670	2	4"	32	14	-	-	-
558226	WE30G05P4-22	1/2	230	60	5	23.2	670	2	4"	32	14	-	-	-

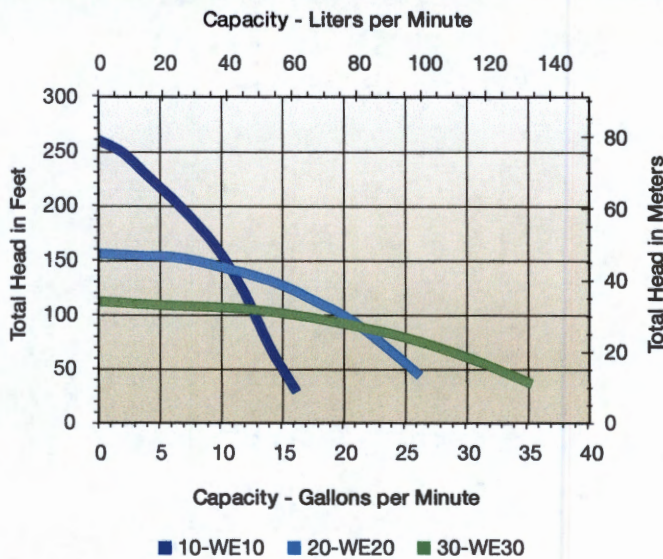
ENGINEERING DATA



Model	A	B	C	D
2-Wire 10 gpm	7" 17.78 cm	9.38" 23.83 cm	12.53" 31.83 cm	21.91" 55.65 cm
2-Wire 20 gpm	9" 22.86 cm	9.38" 23.83 cm	14.53" 36.91 cm	23.91" 60.73 cm
2-Wire 30 gpm	6.5" 16.51 cm	9.38" 23.83 cm	12.03" 30.56 cm	21.41" 54.38 cm

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PERFORMANCE DATA



CONSTRUCTION

Motor Housing	Stainless steel
Impeller Material	Celcon
Diffuser	Glass-filled PPO
Power Cord	10' SJOW
Check Valve	Celcon
Fasteners	Stainless steel
Shaft	Stainless steel
Bearings	PEEK
Discharge	Glass-filled polypropylene

ProPlus™ Gear Driven Sprinkler Setting Instructions

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

CHANGING A NOZZLE

1 ► REMOVING THE NOZZLE RETENTION SCREW

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

2 ► PULL UP THE RISER

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

3 ► REMOVING THE NOZZLE

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

4 ► INSTALLING A NOZZLE

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

SETTING THE ARC ADJUSTMENT

1 ► FINDING THE LEFT START POSITION

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

2 ► ORIENTING THE LEFT START POSITION

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

3 ► CHANGING THE ARC

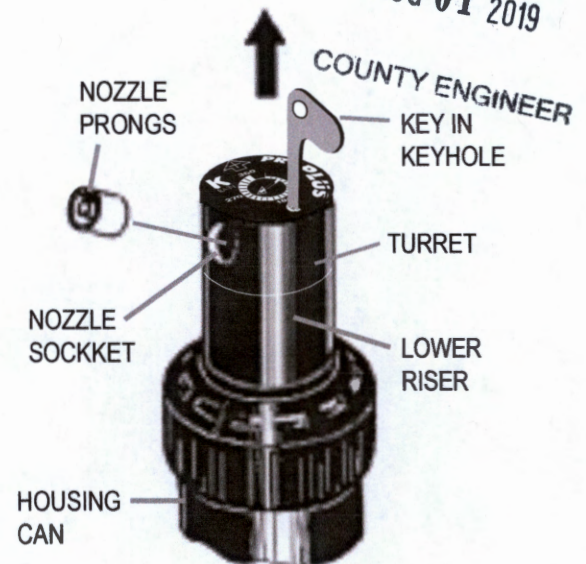
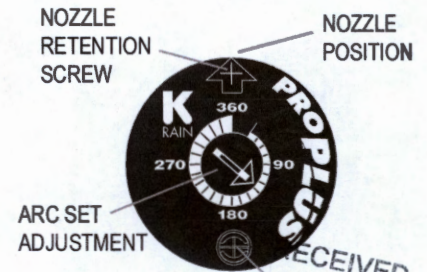
Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

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

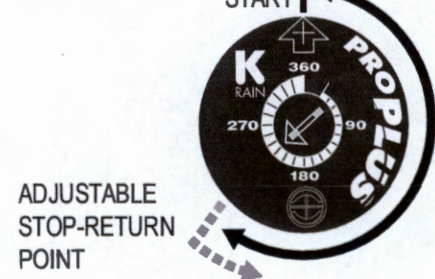
K-KEY



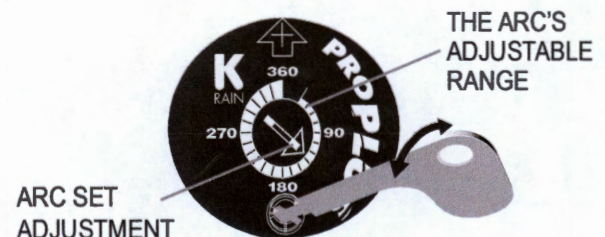
TURRET TOP



LEFT **LEFT START** **RIGHT**



ARC SELECTION
40° - 360°



ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1 ► INSTALL AND BURY

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

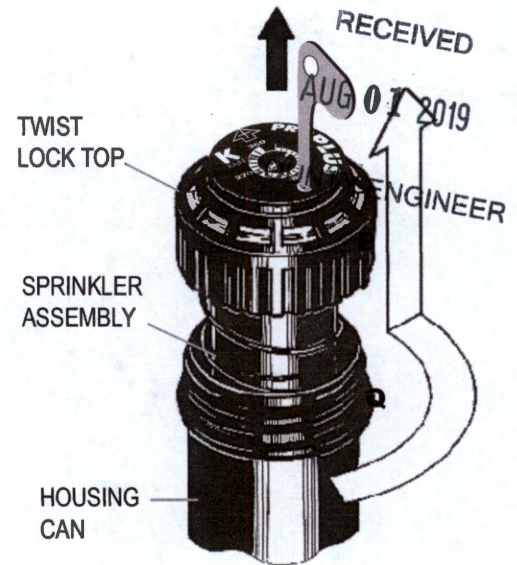
2 ► INSPECTING THE FILTER

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

3 ► WINTERIZATION TIPS

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

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



PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9
2.5 Pre- installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

LOW ANGLE PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

*All precipitation rates calculated for 180° operation.
For the precipitation rate for a 360° sprinkler, divide by 2.



K-RAIN MANUFACTURING CORP.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 561.844.1002 / 1.800.735.7246
FAX: 561.842.9493
www.krain.com

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Part Number: 1100519 Rev. 01

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

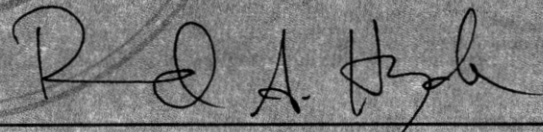
Be it known that

JIMMIE W BLAKE JR

*has fulfilled the requirements in accordance with the
laws of the State of Texas for*

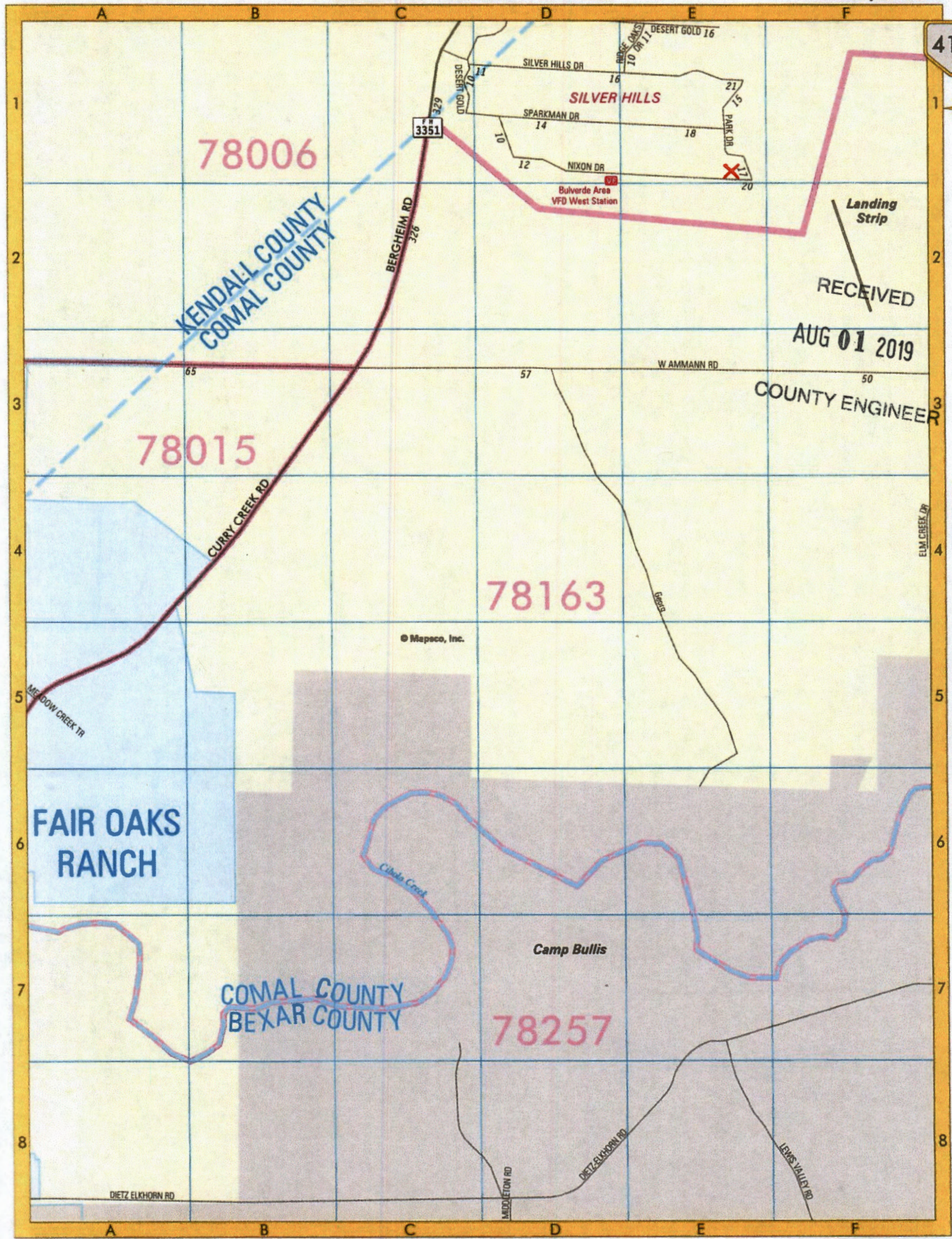
CLASS II OSSF INSTALLER

*License Number: OS0018531
Issue Date: 10/14/2016
Expiration Date: 11/30/2019*



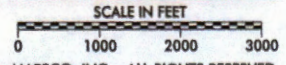
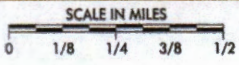
*Executive Director
Texas Commission on Environmental Quality*

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CONTINUED ON MAP 415



J. B. Wastewater Maintenance Providers, Inc.
P.O. Box 1350
Helotes, TX 78023

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COUNTY ENGINEERING
Phone: (210) 216-4111
Fax: (830) 426-5400

Date: 7/30/2019

www.jbwastewater.com service@jbwastewater.com

To: **Russell & Deborah Coates**
1995 Nixon Drive
Boerne, TX 78006

Contract Period

Start Date: 8/15/2019
End Date: 8/15/2021

Phone: Subdivision: Silver Hills
Site: 1995 Nixon Drive, Boerne, TX 78006
County: Comal
Installer: J. B. Wastewater Maintenance Provider
Agency: Comal County Environmental
Mfg/Brand: Enviro-Flo, Inc. / Nu Water B-550

J. B. Wastewater Maintenance Providers, Inc.
3 visits per year - one every 4 months
600 gallons per day
Map Key: ID: 18514

**JB Wastewater Maintenance Providers, Inc.
Two-Year Initial Service Policy**

J. B. Wastewater Maintenance Providers, Inc. to inspect and service your Aerobic Treatment Plant once every four months for a period of two years from the date that this on-site septic facility is first used at no additional charge to the home owner as required by State guidelines, dated June 13, 2001. For a new single family dwelling, this date is the date of sale by the builder. For an existing single family dwelling, this date is the date the notice of approval is issued by the permitting authority.

Before this initial two-year service policy expires, the owner of this OSSF is required to have a new maintenance contract signed. A copy of the new contract shall be submitted to the permitting authority at least 30 days before the current contract expires. If the property owner or maintenance company desire to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the termination date. If a maintenance company discontinues business, the property owner shall, within 30 days of the termination date, contact with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance agreement.

Testing and Reporting

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

The owner is responsible for keeping chlorine (Calcium Hypochlorite, properly labeled for wastewater disinfection) in the chlorinator as well as the cost of the chlorine.

J.B. Wastewater Maintenance Providers, Inc. who has been certified by the manufacturer of your system, and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any complaints and/or addressing any concerns by the owner of the system. Concerns and/or complaints will be addressed within 48 hours of the initial contact. Upon expiration of this service policy, our firm will offer a continuing service policy as mandated by State regulations.

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

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This Policy Does Not Include:

- 1. Pumping Sludge From Unit If Necessary**
- 2. Cost Of Additional Service Calls**
- 3. Labor Or Materials To Repair The System**

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

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MAINTENANCE COMPANY:

J.B. Wastewater Maintenance Providers, Inc.
P.O. Box 1350
Helotes, Texas 78023
(210) 216-4111

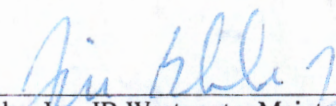
MANUFACTURER:

Installation Company:

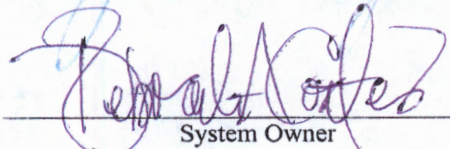
J.B. Wastewater Maintenance Providers, Inc.
P.O. Box 1350
Helotes, Texas 78023
(210) 216-4111

Permitting Authority:

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Jimmie W. Blake, Jr. - JB Wastewater Maintenance Providers, Inc.



System Owner

Service Company Operator License Number: MP0001661

Jim (Wade) Blake, Jr.
Class II OSSF Installer
P.O. Box 1350
Helotes, Texas 78023



J. B. Wastewater Maintenance Providers, Inc.

Office (210) 216-4111
Fax (830) 426-5400

ON-SITE SEWAGE FACILITY DESIGN

July 29, 2019

FOR: Russell & Deborah Coates
1995 Nixon Drive
Boerne, TX 78006

LOCATION: 1995 Nixon Drive
Lot 91, Silver Hills, Unit No. 1
Boerne, TX 78006
Comal County

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DEVELOPMENT: Existing ~~3 bedroom~~ residence with 2,179 sq. ft. living area. Existing conventional OSSF is failing and will be pumped, collapsed, and filled with soil. Installing a new Aerobic OSSF with surface spray.

ESTIMATE OF WATER CONSUMPTION: 240 gallons per day.

SEWAGE FACILITY DESCRIPTION: Nu-Water Aerobic Treatment System with timer, chlorinator, sprinkler pump, and sprinkler heads covering a surface application area of 3,772 square feet. The timer is set for spray between midnight and 5:00 A.M.

CALCULATION:

Application Area

$$\text{Required} = \frac{\text{Flow}}{\text{Soil Appl. Rate}} = \frac{240 \text{ Gals./Day}}{.064 \text{ Gals./ Sq.Ft./Day}} = 3,750 \text{ Sq. Ft.}$$

ACTUAL APPLICATION AREA TO BE COVERED:

(Radius of Sprinkler Head) X (Radius of Sprinkler Head) X 3.14	=	Sq. Ft.
One full circle sprinkler head, with a 25 foot radius	=	1,963 Sq. Ft.
One full circle sprinkler head, with a 24 foot radius	=	<u>1,809 Sq. Ft.</u>
Total		3,772 Sq. Ft.

ELECTRICAL WIRING – All wiring must be in complete compliance with 30 Texas Administrative Code 285.34(b)(4) and with the most recent National Electric Code. All electrical components should have an electrical disconnect within direct vision.

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1. Minimum 353 gallon **Pre-Treatment Tank**
2. **Treatment Plant** – 600 GPD TCEQ approved unit.
3. **Liquid Chlorinator** – Only a 6% sodium hypochlorite (bleach) solution shall be used. It is the owner's responsibility to ensure that it is functioning properly and has sodium hypochlorite (bleach) **IN IT AT ALL TIMES.**
4. 768 gallon **Pump Tank** with a minimum ½ horsepower, 18 GPM well pump (Little Giant pump or approved equivalent.)
5. **Sprinkler heads** must be impact or gear driven rotary design with a maximum inlet pressure of 40 PSI. Only low angle (13 degree trajectory) nozzles shall be used. All sprinkler heads shall be self-draining type so as to prevent in-line freezing. The exact location of sprinkler heads shall be coordinated between the installer and the property owner so that spray patterns shall not be blocked by trees, etc; a minimum of 10 feet shall be required between any sprinkler head and the base of a tree.
6. **SURFACE APPLICATION AREA** -The area to be sprayed shall have enough topsoil in place to cover the force lines and to support the growth of vegetation. This vegetation shall consist of grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed flora. Sloped land is acceptable if properly landscaped and terraced to minimize run-off. Distribution pipes and sprinkler heads must provide uniform distribution of treated effluent. The application rate must be adjusted so as to not produce run-off.
7. **Affidavit** (signed and notarized) included with this design should be a permanent part of the real property deed. TCEQ requires that notification to future owners of the continuous maintenance and administrative requirements of this ATS system.

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8. **MAINTENANCE CONTRACT:**

At the time of system installation, the contractor will submit to the authorized agent, (County Inspector) a copy of the 2-Year Full Service Maintenance Contract as required by the TCEQ. The Maintenance Company will file a detailed report of the dates and findings of these inspections to the Authorized Agent. This will ensure periodic inspections (at least every 4 months) for system compliance with effluent standards. Correct testing/evaluation of the unit will include periodic measuring of residual chlorine levels and/or fecal coliform analysis, as required by TCEQ. Sludge accumulation will be monitored and the system owner will be notified when tanks require pumping.

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

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

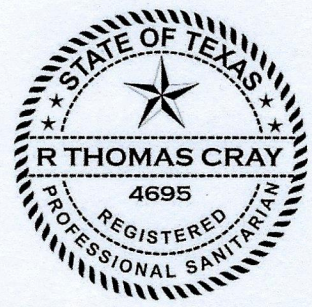
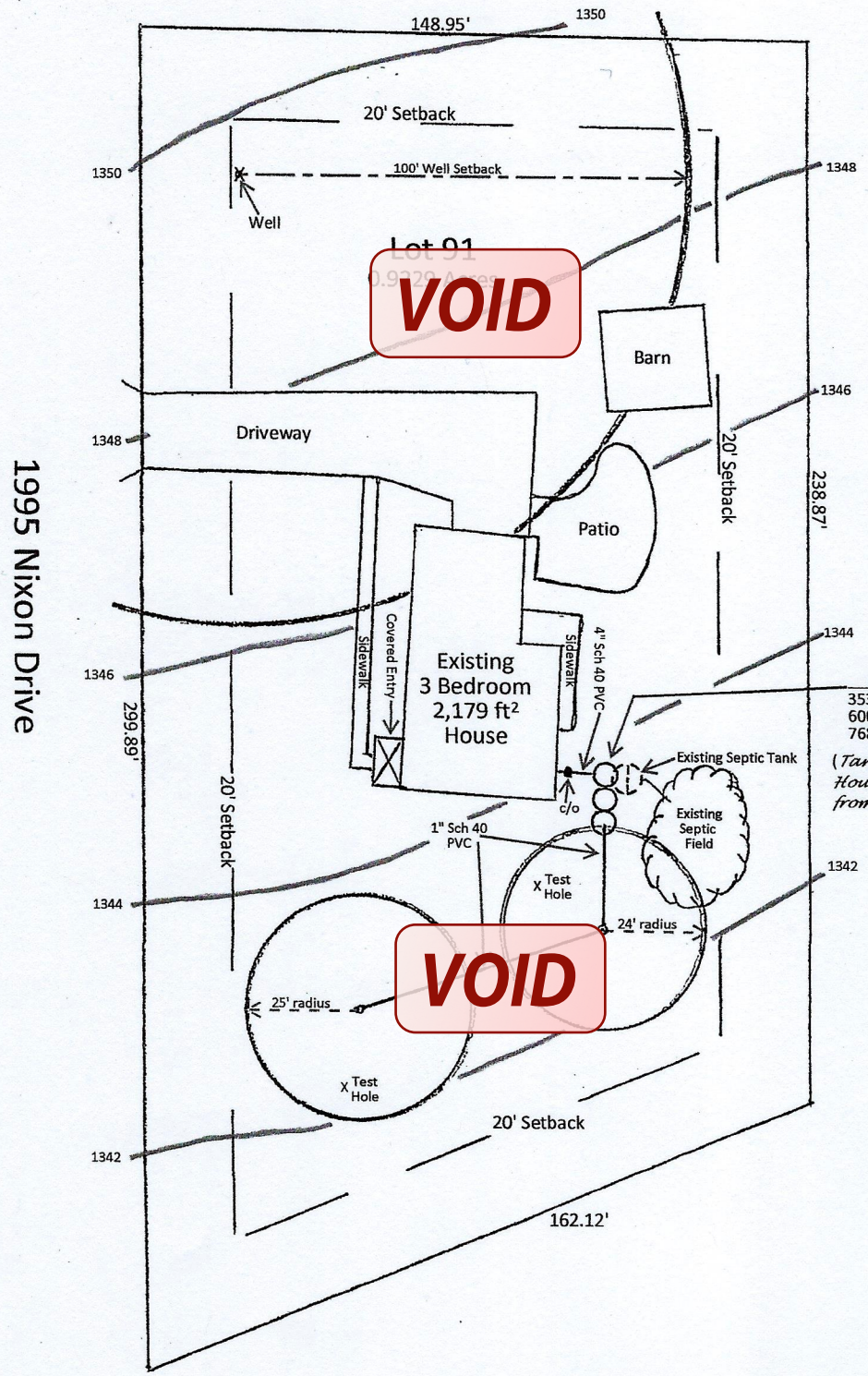
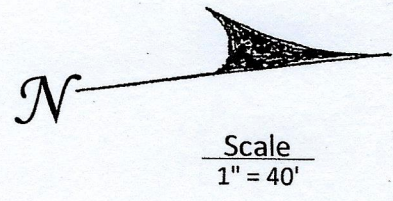
CERTIFICATION: I hereby certify that this sewage facility design submitted conforms to the regulations for private sewage facilities, Comal County, Texas and with proper use, maintenance, and under normal climatic conditions can be expected to function without creating a nuisance.

Date: July 29, 2019

R. Thomas Cray
 R. Thomas Cray, Professional Sanitarian #4695



REVISED
10:54 am, Aug 09, 2019



Legal: Lot 91, Silver Hills, Unit No. 1, Comal County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 34, Map and Plat Records of Comal County, Texas.

Revision 1, 8/8/2019
Corrected sewer stub out & existing tank & drainfield location. Moved new OSSF Tanks to line up with stub out. Noted distance of OSSF Tanks to house & sidewalk.
R. Thomas Cray


Ritzen, Brenda

From: Ritzen, Brenda
Sent: Wednesday, August 7, 2019 1:36 PM
To: 'Tom Cray'
Subject: Permit 109501

Re: Russell & Deborah Coates
Silver Hills Unit 1 Lot 91
Application for Permit for Authorization to Construct an On-Site Sewage Facility

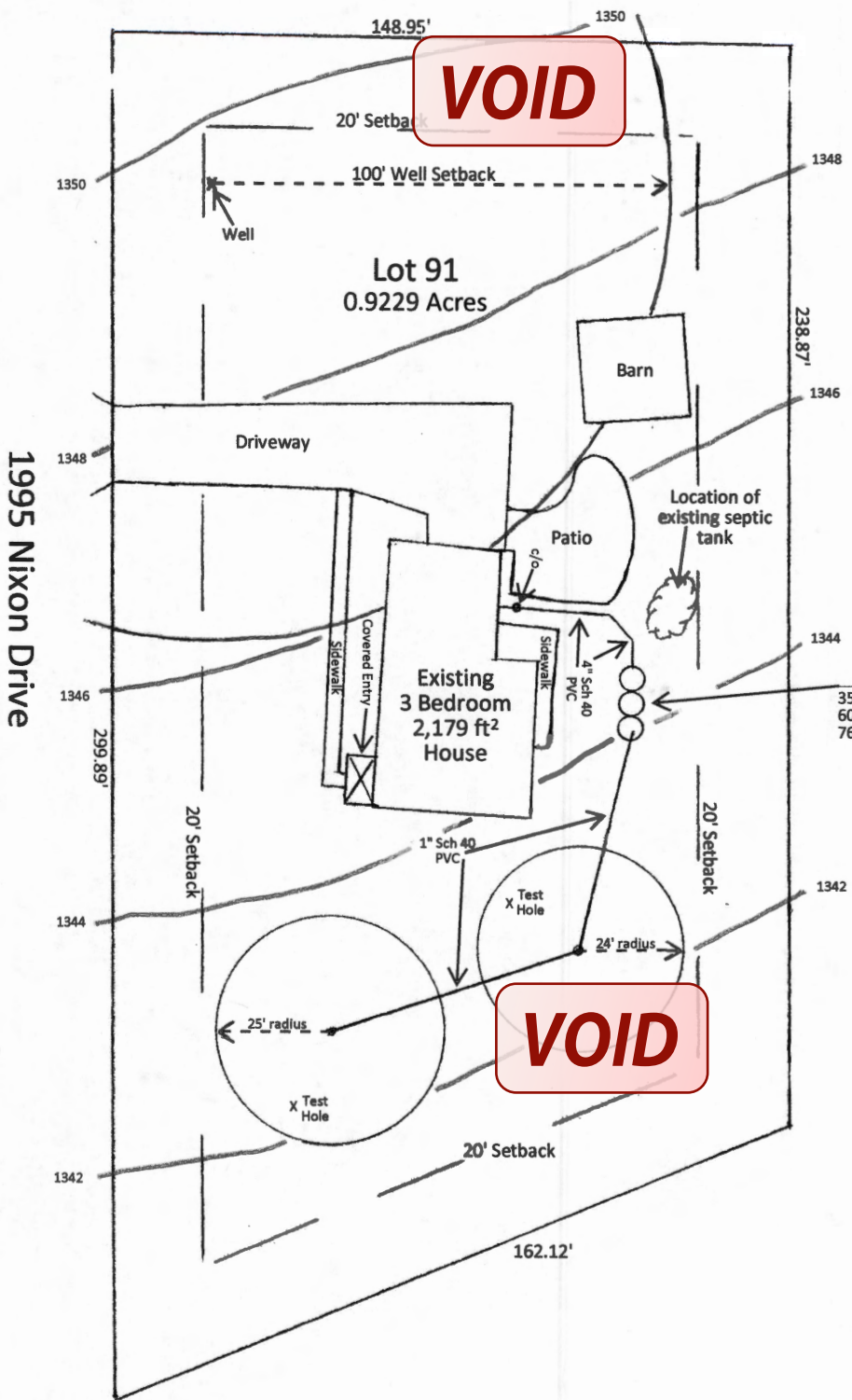
Tom,

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

-  Indicate the separation distances from the sewer pipe to the sidewalk and the patio.
2. Revise as needed and resubmit.

Thank you,

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



Scale
1" = 40'

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AUG 01 2019
COUNTY ENGINEER



R. Thomas Cray
7-29-19

Legal: Lot 91, Silver Hills, Unit No. 1, Comal County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 34, Map and Plat Records of Comal County, Texas.

Comal CAD

Property Search > 57240 COATES RUSSELL S & DEBORAH Tax Year: 2019
 A for Year 2019

Property

Account

Property ID: 57240 Legal Description: SILVER HILLS 1, LOT 91
 Geographic ID: 500760009100 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 1995 NIXON DR BOERNE, TX 78006 Mapsco:
 Neighborhood: SILVER HILLS Map ID: 5B
 Neighborhood CD: 414D101

Owner

Name: COATES RUSSELL S & DEBORAH A Owner ID: 920755
 Mailing Address: 1995 NIXON DR BOERNE, TX 78006-5838 % Ownership: 100.000000000000%
 Exemptions: HS

RECEIVED
 AUG 01 2019

Values

(+) Improvement Homesite Value:	+	\$195,640	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$31,470	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$227,110	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$227,110	
(-) HS Cap:	-	\$6,989	
<hr/>			
(=) Assessed Value:	=	\$220,121	

Taxing Jurisdiction

Owner: COATES RUSSELL S & DEBORAH A
 % Ownership: 100.000000000000%
 Total Value: \$227,110

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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4013000916



20120822781 07/03/2012 08:49:36 AM 1/2

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.

12023906

WARRANTY DEED WITH VENDOR'S LIEN

ATC-BULVERDE

Date: June 28, 2012

Grantor: Joe L. Scott and Linda V. Scott

Grantor's Mailing Address: _____

Grantee: **Russell S. Coates and Deborah A. Coates**

Grantee's Mailing Address: 1995 Nixon
Boerne, TX 78006

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AUG 01 2019
COUNTY ENGINEER

Consideration: Cash and note of even date executed by Grantee and payable to the order of Gardner Financial Services, Ltd. ("Lender") in the principal amount of TWO HUNDRED TWENTY FOUR THOUSAND THREE HUNDRED SIXTY AND NO/100THS Dollars (\$224,360.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust dated the same date as this deed in favor of Lender.

Property (including any improvements):

Lot 91, Silver Hills Unit No.1, Comal County, Texas, according to the map or plat thereof, recorded in, Volume 2, Page 34, Map or Plat Records of Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations affecting the Property that are shown in the Real Property Records of Comal County, Texas.

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 there to 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

Joe L. Scott
Joe L. Scott

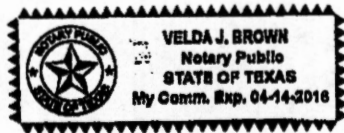
Linda V. Scott
Linda V. Scott

STATE OF Texas §
COUNTY OF Comal §


This instrument was acknowledged before me on the 26th day of June 2012, by Joe L. Scott and Linda V. Scott

Velda J. Brown
Notary Public, State of _____

AFTER RECORDING RETURN TO:
Costes, Russell S.
1995 Nixon
Boerne, TX 78006



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
07/03/2012 09:43:35 AM
DARLA 2 Page(s)
201206022761

 Joy Streater

RECEIVED
AUG 01 2019

J. B. Wastewater Maintenance Providers, Inc.
P.O. Box 1350
Helotes, TX 78023

Date: 9/15/2021

Phone: (210) 216-4111

Fax: (830) 426-5400

www.jbwastewater.com service@jbwastewater.com

Printed

Notice of Expiration

To: Zeb Paulsen
1995 Nixon Drive
Boerne, TX 78006

Customer ID: 18514

Owner Phone: (913) 963-2535

County: Comal

Installed: 9/5/2019

Ref No: #19-18

Customer's Email: zrpaulsen@isecinc.com

Site: 1995 Nixon Drive Boerne, TX 78006

Contract Dates

Permit: 109501

Start:	9/5/2019
End:	9/5/2021

Comal County Environmental

Total Fee: **\$300.00** MFG/Brand/Serial#: Enviro-Flo, Inc.-Nu Water B-550-

Dear Homeowner,

This letter is to remind you that your Maintenance Contract for your aerobic septic system is about to Expire or Has Expired. Please contact our office to have an updated Contract sent to you.

Once we receive payment and the completed contract we will forward a copy to the authorizing agency. If you would like one for your records please let us know.

If you have any questions, please contact our office at (210) 216-4111. Thank you, we appreciate your business.

Sincerely,

Jimmie W. Blake, Jr.