



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 12/15/2021 Permit Number: 110652

Location Description: 1356 BORDEAUX LN
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard
Unit: 1
Lot: 64
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Avelinda Garza

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

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR

OS0034792

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

FINAL

Installer Name: Paul Swoyer OSSF Installer #: OS0026238

1st Inspection Date: 01-26-2021 2nd Inspection Date: 10/20/21 3rd Inspection Date: 12/2/21 / 12-15-21

Inspector Name: B. Olvera Inspector Name: Connor Inspector Name: Corey Allen / B. Olvera

Permit#: 110652

Address: 1356 Bordeaux Ln. / Vintage Oaks at the Vineyard

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	01-26-21	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)		01-26-21		
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)				

01-26-2021 BMO: Tank Set Level No Leaks, Operational, Ready for Cover, Address pool lines 10/20/21 JC covered, unable to verify sleeving at pool lines and tightline crossing, fails. Issued notice to homeowner, using system with no LTO

12/2/21 CA Line sleeved. Can Cover.

12-15-2021 BMO: Covered

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(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	01-26-21	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		01-26-21		
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			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			Maxx Air			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	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.	01-26-21	285.32(c)(1)		01-26-21		
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**

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?	01-26-21	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)		01-26-21		
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)				12-15-21
42	APPLICATION AREA Area Installed						X
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 110652
Issued This Date: 04/21/2020
This permit is hereby given to: Avelinda Garza

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

1356 BORDEAUX LN
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard
Unit: 1
Lot: 64
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.

RECEIVED
APR 17 2020

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

COUNTY ENGINEER

Date 13 Apr 20 VELINDA GARCIA, C/O Permit # 110652
Owner Name EVERVIEW HOMES Agent Name FRANK AGUIRRE
ACSBUILDERS, INC. Mailing Address 8235 AGORA PARKWAY, #111 Agent Address 16159 OLD STABLE RD.
City, State, Zip PMB 576, SELMA TX 78154 City, State, Zip SAN ANTONIO, TX 78247
Phone # 619 456 7041 Phone # 210 275 7866
Email REBECA@EVERVIEWHOMES.COM Email FRANKSEPTIC45@GMAIL.COM

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

Subdivision Name WILMETH THE VINEYARD Unit 1 Lot 64 Block ---

Acreage/Legal _____
Street Name/Address 1356 BORDENUX City _____ Zip _____

Type of Development:

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3481

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: \$ 100,000 (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

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

Signature of Owner [Handwritten Signature]

Date 13 Apr 20

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

APR 17 2020

COUNTY ENGINEER

Planning Materials & Site Evaluation as Required Completed By FRANK AQUINCE

System Description ATU w/SPRAY

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 4942

Gallons Per Day (As Per TCEQ Table III) ~~600~~ ~~300~~ 300

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

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

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

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

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

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

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

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

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

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

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

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

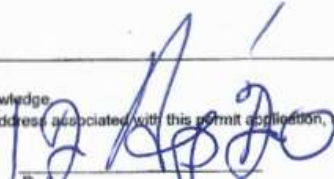
Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.





POOR QUALITY

AFFIDAVIT

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

RECEIVED
APR 17 2020
COUNTY ENGINEER

The Texas Health and Safety Code, Chap. 366, authorizes the Texas Commission on Environmental Quality (TCFQ) to regulate on-site sewage facilities (OSSF's). Additionally, the Texas Water Code (TWC), #5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas health and Safety code, requires owners to provide notice to the public that certain types of OSSF's 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 OSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

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

1 Unit/Phase/Section Block 6 of 4 VINTAGE OAKS VINEYARD SUBDIVISION
IF NOT IN SUBDIVISION: ACREAGE 1356 BORDEAUX SURVEY
AVE LINDA GARZA

The property is owned by (insert owner's full name):
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 with 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 13th DAY OF April, 2020

[Signature]
Owner's signature(s)

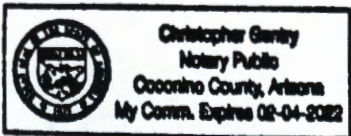
Avelinda Garza
Owners(s) Printed name(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13th DAY OF April, 2020

This area for Comal County Clerk recording purposes only.

[Signature]
NOTARY PUBLIC SIGNATURE

NOTARY SEAL HERE:



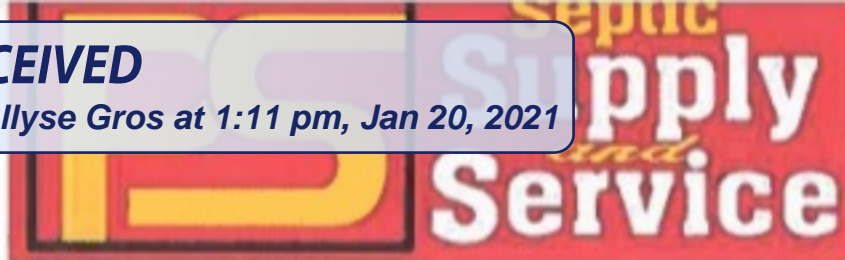
Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/14/2020 08:18:14 AM
JESSICA 1 Pages(s)
202006013644



Bobbie Koepf

RECEIVED

By Allyse Gros at 1:11 pm, Jan 20, 2021



PAUL SWOYER SEPTIC SUPPLY & SERVICE
23011 FM 306
CANYON LAKE, TX 78133

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

PROPERTY LEGAL DESCRIPTION:

lot 64, Unit 1 Vintage Oaks at the Vineyard

Customer: Avelinda Garza

Site Address: 1356 Bordeaux Lane

City/State: New Braunfels **Zip:** 78132

County: Comal **Permit#:** 110652

Phone Number: 619-456-7041

E-mail: amber@everviewhomes.com

I. General: This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between 1356 Bordeaux Lane, (hereinafter referred to as "Client") and PS Supply & Service LLC. (hereinafter referred to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein (the "Services"), and the client agrees to fulfill his/her/their responsibilities under this agreement herein.

II. Effective Dates: This agreement commences on the date of License to Operate is issued for Three (3) years.

Date of License to Operate: LTO Last Date of Service: 3 years from LTO

III. Services by Contractor: Contractor will provide the following Services:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with the code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located (the "County") and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
3. Notify Client and repair any components of the OSSF that are found to be in need of repair during the inspection. If warranty, you just do it. If not, Client will be responsible. Repairs will be made so brought up to compliance and bill forward.
4. Visit site in response to Client's request for unscheduled service within two business days from the date of Contractor's actual receipt of Client's request. Unscheduled service visits are not included in the fee agreement herein and will be billed to the client in addition to fees under this Agreement.
5. Provide notification of arrival to site to the Client or to site personnel. Additionally, Contractor will leave written notification of the visit at the site or with site personnel upon completion of inspection, and forward such notice to the appropriate regulatory authority within fourteen (14) days.

IV. Payment(s): Client shall pay to Contractor inc. with installation, for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are to be used by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this agreement Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client shall pay any labor cost associated with the installation and the reasonable cost of removal of said parts.

Client:

Contractor:

V. Client's Responsibilities: Client is responsible for each and all of the following:

1. To maintain chlorinator and provide proper chlorine supply, if OSSF is so equipped.
2. To provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor ready access to all parts of the OSSF.
3. To maintain a current license to operate, and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities from the State and local regulatory agency.
4. To maintain the OSSF in accordance with manufacturer's recommendations.
5. To immediately notify Contractor and Agency of any and all problems with, the OSSF, including failure thereof.
6. Upon receipt of any written notification of required services from Contractor, to contact Contractor and authorize the required service. If Client elects a different contractor to perform the required service, Client is responsible for ensuring the substitute contractor holds the proper license (Installer II) and is certified by the manufacturer. Additionally, Client shall be responsible for ensuring proper notification is given to the appropriate regulatory authority, as required by the State and/or local regulatory authority rules.
7. To provide Contractor with water usage records, upon request, for evaluation by Contractor of the OSSF performance.
8. To pay required sampling charges for samples collected for testing (e.g. Biological Oxygen Demand/Total Suspended Solids ("BOD/TSS")) that may be required on the OSSF.
9. To prevent backwash from water treatment or water conditioning equipment to enter the OSSF.
10. To provide, at Client's expense, for pumping of tanks as needed.
11. To maintain site drainage sufficient to prevent adverse effects on the OSSF.
12. To promptly and fully pay Contractor's bills, fees, or invoices as described herein.

VI. Access by Contractor: Client agrees to allow Contractor, or personnel authorized by the Contractor, to enter the property at reasonable times without prior notice for the purpose of performing the Services described herein. Such entry shall include access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by the manufacturer, and/or regulatory authority rules. If such manways or risers are not in place, Client shall allow and be responsible for payment of required excavation, including labor and materials, necessary to allow access to the OSSF or any required components. Such excavation shall be billed at the rate of \$75.00 per hour for labor, plus materials billed at list price. Contractor shall make only those efforts reasonable under the circumstances to replace excavated soil.

VII. Application or Transfer of Payment: The fees paid for this agreement may transfer to any subsequent owner(s) of the property on which the OSSF is located. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the above-described Services, and accepting Client's responsibilities. The replacement Agreement must be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past due obligations arising from this Agreement including late charges, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to termination of the agreement by Contractor

VIII. Termination of Agreement: This agreement may be terminated by either party with 30 days written notice. If this agreement is so terminated by Client, Contractor shall be paid at the rate of \$75.00 per hour for any worked performed or required, but not yet paid. If terminated by Contractor, all amounts outstanding shall be due within thirty days of termination. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.

IX. Limitation of Liability: In no event shall Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for direct damages exceed payments by the Client under this Agreement.

X. Severability and Reformation: If any provision in this Agreement shall be held to be invalid or unenforceable for any reason, it shall be reformed to the minimum extent necessary to effect the intent of the Parties. If any provision is such that it cannot reasonably be reformed, it shall be struck from this Agreement and the remaining provisions shall continue to be valid and enforceable.

XI. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions: (1) Contractor receiving a fully executed original copy of this agreement. (2) Contractor receiving payment in full of the fee(s) described herein. If the above conditions are not met, then Contractor is from any obligation to perform any portion of this agreement.

XII. Modification. This Agreement may not be changed or modified except by an instrument in writing, signed by both Contractor and Client.

XIII. Waiver. Except as otherwise provided, the waiver by other party of a breach of any provision of this Agreement shall not operate or be construed as a consent to or waiver of any subsequent breach hereof.


Client:


Contractor:

XIV. Headings. The Article and Section headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.

XV. GOVERNING LAW AND CHOICE OF VENUE. EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND TO THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF TEXAS – SAN ANTONIO DIVISION, AS WELL AS TO THE JURISDICTION OF ALL COURTS TO WHICH AN APPEAL MAY BE TAKEN FROM SUCH COURTS, FOR THE PURPOSE OF ANY SUIT, ACTION, OR OTHER PROCEEDING ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY PROCEEDING RELATING TO ANCILLARY MEASURES IN AID OF ARBITRATION, PROVISIONAL REMEDIES AND INTERIM RELIEF, OR ANY PROCEEDING TO ENFORCE ANY ARBITRAL DECISION OR AWARD. EACH PARTY HERETO EXPRESSLY WAIVES ANY AND ALL RIGHTS TO BRING ANY SUIT, ACTION, OR OTHER PROCEEDING IN OR BEFORE ANY COURT OR TRIBUNAL OTHER THAN COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND COVENANTS THAT IT SHALL NOT SEEK IN ANY MANNER TO PROSECUTE OR DEFEND ANY DISPUTE OTHER THAN AS SET FORTH IN THIS ARTICLE XVI OR TO CHALLENGE OR SET ASIDE ANY DECISION, AWARD, OR JUDGMENT OBTAINED IN ACCORDANCE WITH THE PROVISIONS HEREOF. EACH OF THE PARTIES HERETO HEREBY EXPRESSLY WAIVES ANY AND ALL OBJECTIONS IT MAY HAVE TO VENUE, INCLUDING, WITHOUT LIMITATION, THE INCONVENIENCE OF SUCH FORUM, IN ANY OF SUCH COURTS.

XVI. JURY TRIAL WAIVER. THE PARTIES HEREBY UNCONDITIONALLY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THEIR RELATIONSHIP. THE PARTIES ACKNOWLEDGE THAT A RIGHT TO A JURY IS A CONSTITUTIONAL RIGHT, THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT WITH INDEPENDENT COUNSEL, AND THAT THIS JURY WAIVER HAS BEEN ENTERED INTO KNOWINGLY AND VOLUNTARILY BY ALL PARTIES TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.

Approved by Contractor:  MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

Approved by Client: 

XVII. Reservation of Rights. Contractor reserves all rights not specifically granted herein.

XVIII. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together will constitute one and the same instrument.

XIX. Counsel. Contractor has previously recommended that Client engage counsel to assist him/her/it in reviewing this Agreement and all other matters relating to it. Contractor and Client shall each bear his/her/its own costs and expenses in connection with the negotiation and documentation of this Agreement.

XX. Entire Agreement: This agreement contains the entire agreement of the parties, and there are no promises or conditions in any other agreement, oral or written. The Parties expressly disclaim reliance on any prior statements, oral or written, by either party not expressly provided for herein.

 Client

Contractor: 

Property deed: See attached
 Maintenance agreement: See attached
 ATU affidavit: See attached

Site evaluation:

Name: Avelinda Garza

Location: 1356 Bordeaux

Date: 13 April 2020

Site Evaluator:

Frank Aguirre, 16159 Old Stable Rd., San Antonio, Texas 78247; Lic # 30400, 2/20

SOIL BORING NUMBER 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5		4	Limstone			Class <u>IV</u>

RECEIVED
 APR 17 2020
 COUNTY ENGINEER

SOIL BORING NUMBER 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5			CKE			Platy



16159 Old Stable Rd.
Frank Aguirre, R.S.

San Antonio, Texas 78247-4490
210.275.7866

frankseptic45@gmail.com

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY *Frank Aguirre*

DATE: 13 April 2020; Revision of 20 April 2020; Revision of 5 Jan 2020

THE PLAYERS:

Property owner: Avelinda Garza c/o, Everview Homes, 8235 Agora Parkway, Selma, Texas 78154, Suite 111, PMB 576, Rebecca Schouten, (619)456-7041, rebecca@everviewhomes.com

Site Evaluator: Frank Aguirre, SE, #10807

Designer: Frank Aguirre, R.S., Lic. 994

Installer: Stephanie Perez, 210.875.3625

Septic system design review & inspections: Comal County: Brenda Ritzen or Sandra Hernandez, 830.608.2090

THE PROPERTY:

Street numerical address: 1356 Bordeaux

Legal description: Lot 64, Unit 1, Vintage Oaks at the Vineyard

Recharge zone: The property is on the ERZ and the septic system design complies with all the provisions of the existing WPAP.

THE PROPOSED PROJECT:

A single family residence, 4 BR, 3481 SF

THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 300 gpd, sized, by regulations, to a 4 BR home.
Organic loading estimated at 140 to 300 mg/l BOD with traces of FOG and TSS (residential strength)

DESCRIPTION OF PROPOSED MONITORING OF SEWAGE CHARACTERISTICS:

Hydraulic loading as the major portion of the water meter reading.

TARGET FINAL EFFLUENT PARAMETERS:

Hydraulic loading less than the estimated loading on ANY GIVEN DAY.
Organic loading: BOD and TSS of less than 65 mg/l

WATER SOURCE: CLWS

SITE EVALUATION DATA:

A. This certifies that proper soil analysis procedures were followed.

- B. Soils at this site are Class IV and are not suitable with respect to texture.
 C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

OVERALL SEPTIC SYSTEM COMPONENTS:

Collection: (It is crucial that all sewer drops exiting this home/building be as shallow as possible, still meeting elevation plumbing requirements in the slab. This design assumes a shallow sewer drop exit.) About 35' of tightline from the house to the ATU

with a cleanout within 3' of the house. *Sink Again*

Pre-treatment: Single compartment (trash) tank in front of the ATU

Treatment: 600 gpd ATU (aerobic treatment unit) with disinfection

The system to be installed must be done so in STRICT ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS by a Class II septic system installer.

Water pump requirements: Must overcome an elevation head of 6', a friction head of 8' and a maximum head at the spray head of 45' for a total head of 59'. It shall operate the spray heads at two application times (operated by a control box using a timer) - 12 midnight and 4 am cycles of 150 gal. each cycle. At 12 gpm, each cycle shall run for 13 minutes.

Supply line size: 1"

Sprayheads: K-rain 1303 RCW or equal

Recycling: The required spray area for this size of residence is 4688 SF.

The actual spray shall be 4691 SF for a total of 12 gpm.

The spray area shall be covered with grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed vegetation.

The ATU will include a battery backup for the timer, this to ensure that the sprays will only be activated in the pre-dawn hours of 12 midnight and 4am.

Float Switch Placements

Actual liquid measurements:

60" depth, 60" length, 60" width, dividing by 12 to go to "feet":

5' depth, 5' length, 5' width

Capacity, in CF, = 5' x 5' x 5' = 125 CF X 7.48 gal/CF = 935 gal (Actual tank capacity)

935 gal = 15.58 gal/inch

60" depth *Sink Again*

Volume needed for a single dose = 300 gal/2 = 150 gal.

150 gal = 10" needed between the "Off" and "On" switches
15.58 gal/in

Volume needed between the "On" and "Alarm" switches = 1 day's volume = 300 gal

300 gal = 20" needed between the "On" and "Alarm" switches
15.58 gal/in

Volume required above the "alarm" switch = 1/3 day's volume = 100 gal.

100 gal. = 7" needed above the "alarm" switch
15.58 gal/in

Locations of float switches:

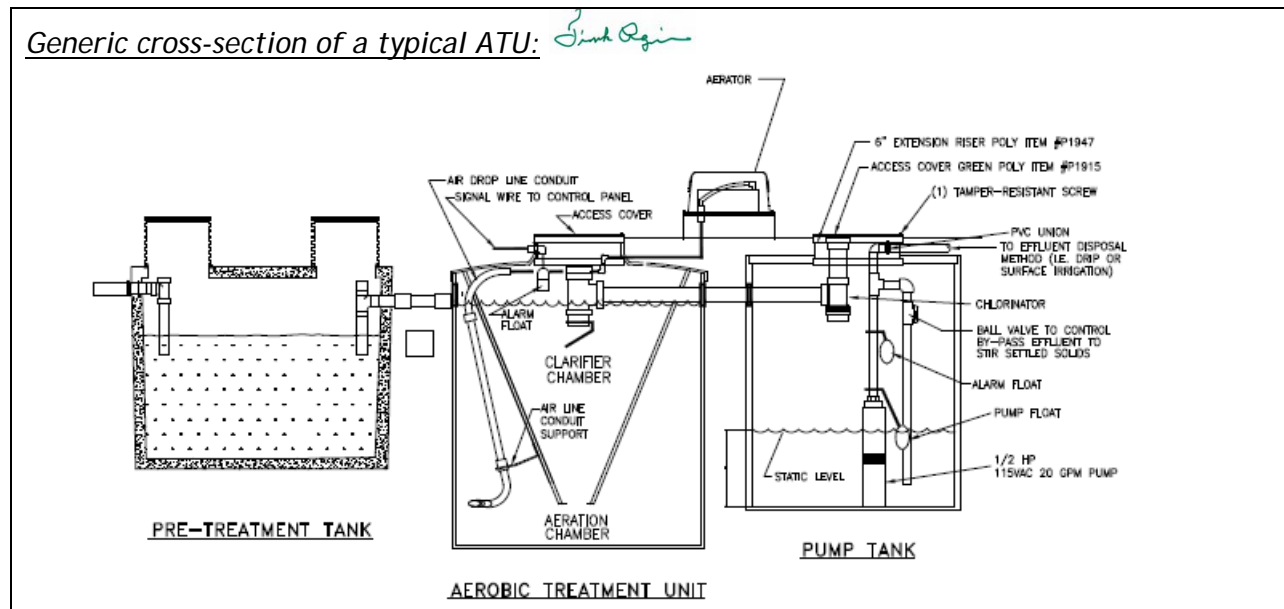
Distance between the OFF and ON switches = 10"
+ Distance between the ON and Alarm switches = 20"
+ Distance between the Alarm switch and Inlet = 7"

Minimum working depth required = 37"

Actual working depth available = 60"

+Min. height needed above floor of tank for the OFF switch = 8"

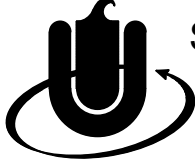
Minimum tank depth from Inlet to bottom of tank = 45"



It is the owner's responsibility to ensure that the aerobic treatment unit is under a PAID contract with a licensed "maintenance provider. The unit must be checked and tested ONCE EVERY 4 MONTHS [Regulation #285.91 (4)] for the life of the unit and test results shall be submitted to the local septic inspector.

REVISED

8:21 am, Jan 06, 2021



Septic Systems Express

DBA of Frank Aguirre and Associates, Inc.

GARZA RESIDENCE

13 APR 2020

(Revision of 5 Jan 2021)
(2:45pm)



1" = 30'

N.T.S.



384'

NO RECHARGE FEATURES
WITHIN 150' OF ANY
OF THE SPRAYS

Restrictive, Sensitive
Recharge Feature

Restrictive, Sensitive
Recharge Feature

Restrictive, Sensitive
Recharge Feature

Pool

3481 SF
4 BR

10' utility easement

444'
10' utility easement

- A = ± 35' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment, 600 gpd ATU, chlorinator and pump tank
- C = ± 350' of 1" supply line
- D = 27' half spray (1145 SF)
- E = 35' half spray (1923 SF)
- F = 18' half spray (509 SF)
- G = 15' half spray (354 SF)
- H = 22' half spray (760 SF)
- Total spray: 4691 SF

Frank Aguirre



RS 994
OS 10807
DR 30400

L-64,U-1,VintageOaksAtVineyard

Δ = Soil profile site

* Sleeved in Sch. 40 pipe under the driveway

NOTE: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.

22H

96

98

100

20' utility easement

155'

1356 BORDEAUX

444'

10' utility easement

Δ

B

C

F

C

A

C

G

A/C

H

54'

64'

20'

24'

106'

22'

Water line*

10' utility easement

384'

Pool

3481 SF
4 BR

NO RECHARGE FEATURES
WITHIN 150' OF ANY
OF THE SPRAYS

Restrictive, Sensitive
Recharge Feature

Restrictive, Sensitive
Recharge Feature

Restrictive, Sensitive
Recharge Feature

10' utility easement

444'

10' utility easement

22H

96

98

100

20' utility easement

155'

1356 BORDEAUX

REVISED

3:07 pm, Apr 20, 2020

8

13 April 2020

Brenda or Sandra:

Re: Avelina Garza, 1356 Bordeaux

With respect to the captioned on-site sewage facility that comes under the jurisdiction of the order and regulations of the Commissioner's Court of Comal County, Texas, a variance from these regulations is hereby requested. In accordance with TCEQ OSSF Regulations, Section 285.3 (h), VARIANCES, the following is submitted for your consideration:

VARIANCE: That the sprayfield be allowed 10' from the property line.

REASON: The majority of this large lot is taken up by a sensitive recharge feature area. The planning materials include a battery backup for the timer. Equal or more protection of public health as what the regulations would normally require is assured. As stated in the design, the sprays will only be activated in the pre-dawn hours of 12 midnight and 4am.

Your concurrence with this variance is respectfully requested. Should you desire additional information, please let me know.

Sincerely,



Frank Aguirre, Professional Sanitarian
Septic Systems Express

I hereby certify that this design conforms to both TCEQ and local regulations for On-Site Sewage Facilities and, with proper use, maintenance, and under normal climatic conditions, can be expected to function without creating a nuisance.

Sincerely,

Frank Aguirre, Registered Sanitarian, Lic. 994, SE 10807, DR 30400

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APR 17 2020
COUNTY ENGINEER

Note that the subdivision documentation includes this paragraph:

6. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND THAT THEY MAY NOT UTILISE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (E.G. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

Location:



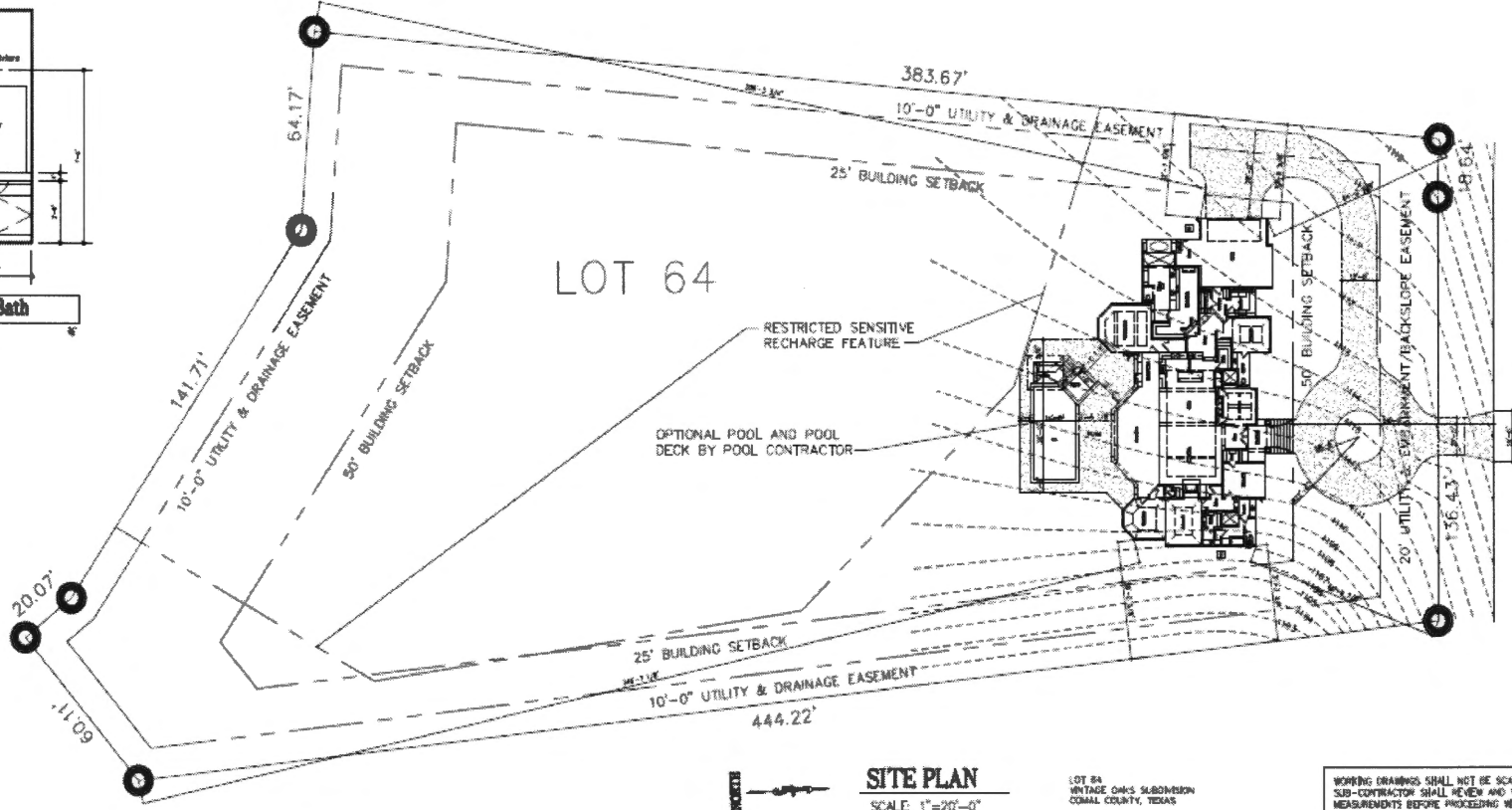
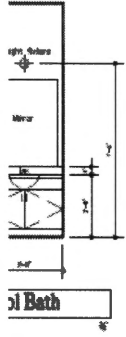
Flood zone/Aquifer map: *Link Region*



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COUNTY ENGINEER

Property: *Land Regim*



SITE PLAN
SCALE: 1"=20'-0"

LOT 64
VINTAGE OAKS SUBDIVISION
COMAL COUNTY, TEXAS

WORKING DRAWINGS SHALL NOT BE SCALED. CONTRACTOR
SUB-CRACKS SHALL REVIEW AND VERIFY ALL NOTES
MEASUREMENTS BEFORE PROCEEDING WITH ANY WORK OR
MATERIALS. VERIFY FOR CLARITY AND CONSULT COMPANY

1356 BORDEAUX

MJ Central Texas Septic, LLC

DBA MJ Septic

27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625 * (210) 889-4606
mjseptic@satx.rr.com (email)

www.mjseptic.com

Aerobic Installation * Aerobic Maintenance Contracts

Real Estate Inspections * Cleaning/Pumping

Michael J. Long, MP 0001294 Licensed by T.C.E.Q.

RECEIVED

APR 17 2020

PROPERTY ADDRESS:

1350 BORDEN

COUNTY ENGINEERING

VOID

The Texas Commission on Environmental Quality (TCEQ) require all ATU's to be checked and maintained every four months for the life of the unit (some permitting authorities stipulate this requirement, after the first two years after installation; call your county to inquire). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued. MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s).

- The annual fee on your contract includes the following: an inspection every four months (three times annually) which include inspecting the mechanical, electrical and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a \$75 service call for re-scheduling. It is very important that we have all proper gate codes, combination locks etc. to inspect your system.
Repairs I: If repairs or replacement of parts is needed during routine inspection, we will try to contact the homeowner for approval if we are able to repair onsite. If we are unable to repair/replace parts onsite, client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse, ALL WARRANTED items are VOIDED.
Repairs II: For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic.
Additional Service Calls/Charges: If a service call is required by homeowner/renter between regular inspections, a service call fee of \$75 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, leaky airlines, timer adjustments, spray head adjustments and system power failure.
Chlorine: The property owner is responsible for maintaining the chlorine supply. TCEQ regulation requires proper chlorination. For liquid chlorinators, homeowners are to add 2-3 gallons of liquid chlorine/bleach per month. (if the chlorinator is a tablet type, DO NOT add more than 3 1/2 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets from a local hardware store or Depot or Lowe's. DO NOT USE POOL TABLETS (this can cause a volatile reaction)
Cleaning/Pumping: The cleaning/pumping of your ATU is not included in this contract. We always recommend pumping between 10-12" of sludge. *A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household*
Transfer of Property/Ownership: The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new homeowner(s) information is provided before repairs are made and transfer contract is signed (by new homeowner) and returned to us. The new homeowner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract. RENTAL HOMES: The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.
Altering the system: Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts.
Violations of Warranty: Violations of the warranty include but are not limited to the following: turning off your system at any time, disconnecting the alarm; restricting airflow to the Air Compressor, overloading the system above its daily rated capacity, introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system or any other harmful usage of your OSSF/ATU. Refusing to Clean/Pump Out Septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowner must keep grass, weeds and plants trimmed and clear of tank access points, control panel, Air Compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tank, lids, etc.
Terms of Payment: Payment is due in full for the maintenance contract at time of signing. Payment for parts, repairs, cleaning/pumping, service calls, etc. are due prior to or at time of service, unless otherwise specifically noted. If payment is not received within ten (10) business days of service date, a 1.5% finance charge will be assessed per month. If payment is delinquent, your next service check/maintenance contract may be cancelled. If payment is more than 90 days past due, contract will be cancelled and we will send to collections.
Maintenance Tips/Owner Guide: Please read the attached Maintenance Tips/Owner Guide. Following these easy steps can help prevent unnecessary and avoidable expenses to the homeowner(s). Please initial here that you've received a copy of this document: (keep the maintenance tips/guide for your reference)

CIRCLE ONE CHOICE BELOW

Contract Verified (office use only)

Table with 4 columns: 1 YEAR (\$285), 2 YEAR (\$530), 3 YEAR (\$675), 2 YEAR INITIAL (included in installation). Includes text: Paid in Full at Sign Up, Non-Refundable, Does Not include Additional Charges Noted Above.

VOID

Acceptance of Maintenance Contract: The above prices, specifications, and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Owner Guide.

Accepted by Signature: [Signature] Printed Name: MELINDA GARCIA Email: REBECCA@EVERIFRM.COM

Phone Numbers: (Home) 619 456 7041 (Mr. Cell) (Mrs. Cell) (Work)

Subdivision: # of Occupants in Home: Gate Codes/Combination Locks, etc. Biting Dogs: (MJ Septic will assess a \$75 service fee if we are not notified of gate code changes, biting dogs, etc.)

MJ Central Texas Septic, LLC Authorized Signature: Stephanie E. Perez Date:



16159 Old Stable Rd.
Frank Aguirre, R.S.

VOID

San Antonio, Texas 78247-4490
frankseptic45@gmail.com

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APR 17 2020

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY *Frank Aguirre*

COUNTY ENGINEER

DATE: 13 April 2020

THE PLAYERS:

Property owner: Avelinda Garza c/o, Everview Homes, 8235 Agora Parkway, Selma, Texas 78154, Suite 111, PMB 576, Rebecca Schouten, (619)456-7041, rebecca@everviewhomes.com

Site Evaluator: Frank Aguirre, SE, #10807

Designer: Frank Aguirre, R.S., Lic. 994

Installer: Stephanie Perez, 210.875.3625

Septic system design review & inspections: Comal County: Brenda Ritzen or Sandra Hernandez, 830.608.2090

VOID

THE PROPERTY:

Street numerical address: 1356 Bordeaux

Legal description: Lot 64, Unit 1, Vintage Oaks at the Vineyard

Recharge zone: The property is on the ERZ and the septic system design complies with all the provisions of the existing WPAP.

THE PROPOSED PROJECT:

A single family residence, 4 BR, 3481 SF

THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 300 gpd, sized, by regulations, to a 4 BR home.

Organic loading estimated at 140 to 300 mg/l BOD with traces of FOG and TSS (residential strength)

DESCRIPTION OF PROPOSED MONITORING OF SEWAGE CHARACTERISTICS:

Hydraulic loading as the major portion of the water meter reading.

TARGET FINAL EFFLUENT PARAMETERS:

VOID

Hydraulic loading less than the estimated loading on ANY GIVEN DAY.

Organic loading: BOD and TSS of less than 65 mg/l

WATER SOURCE: CLWS

SITE EVALUATION DATA:

A. This certifies that proper soil analysis procedures were followed.

REVISED

3:06 pm, Apr 20, 2020

- B. Soils at this site are Class IV and are not suitable with respect to texture.
- C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

VOID

OVERALL SEPTIC SYSTEM COMPONENTS:

Collection: (It is crucial that all sewer drops exiting this home/building be as shallow as possible, still meeting elevation plumbing requirements in the slab. This design assumes a shallow sewer drop exit.) About 35' of tightline from the house to the ATU with a cleanout within 3' of the house. *Sink Again*

Pre-treatment: Single compartment (trash) tank in front of the ATU

Treatment: 600 gpd ATU (aerobic treatment unit) with disinfection

The system to be installed must be done so in STRICT ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS by a Class II septic system installer.

Water pump requirements: Must overcome an elevation head of 6', a friction head of 8' and a maximum head at the spray head of 45' for a total head of 59'. It shall operate the spray heads at two application times (operated by a control box using a timer) - 12 midnight and 4 am cycles of 150 gal. each cycle. At 12 gpm, each cycle shall run for 13 minutes.

VOID

Supply line size: 1"

Sprayheads: K-rain 1303 RCW or equal

Recycling: The required spray area for this size of residence is 4688 SF.

The actual spray shall be 4942 SF for a total of 12 gpm.

The spray area shall be covered with grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed vegetation.

The ATU will include a battery backup for the timer, this to ensure that the sprays will only be activated in the pre-dawn hours of 12 midnight and 4am.

Float Switch Placements

Actual liquid measurements:

60" depth, 60" length, 60" width, dividing by 12 to go to "feet":

5' depth, 5' length, 5' width

Capacity, in CF, = 5' x 5' x 5' = 125 CF x 7.48 gal/CF = 935 gal (Actual tank capacity)

935 gal = 15.58 gal/inch

60" depth *Sink Again*

VOID

Volume needed for a single dose = 300 gal/2 = 150 gal.

150 gal = 10" needed between the "Off" and "On" switches
 15.58 gal/in

VOID

Volume needed between the "On" and "Alarm" switches = 1 day's volume = 300 gal

300 gal = 20" needed between the "On" and "Alarm" switches
 15.58 gal/in

Volume required above the "alarm" switch = 1/3 day's volume = 100 gal.

100 gal. = 7" needed above the "alarm" switch
 15.58 gal/in

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 APR 17 2020
 COUNTY ENGINEER

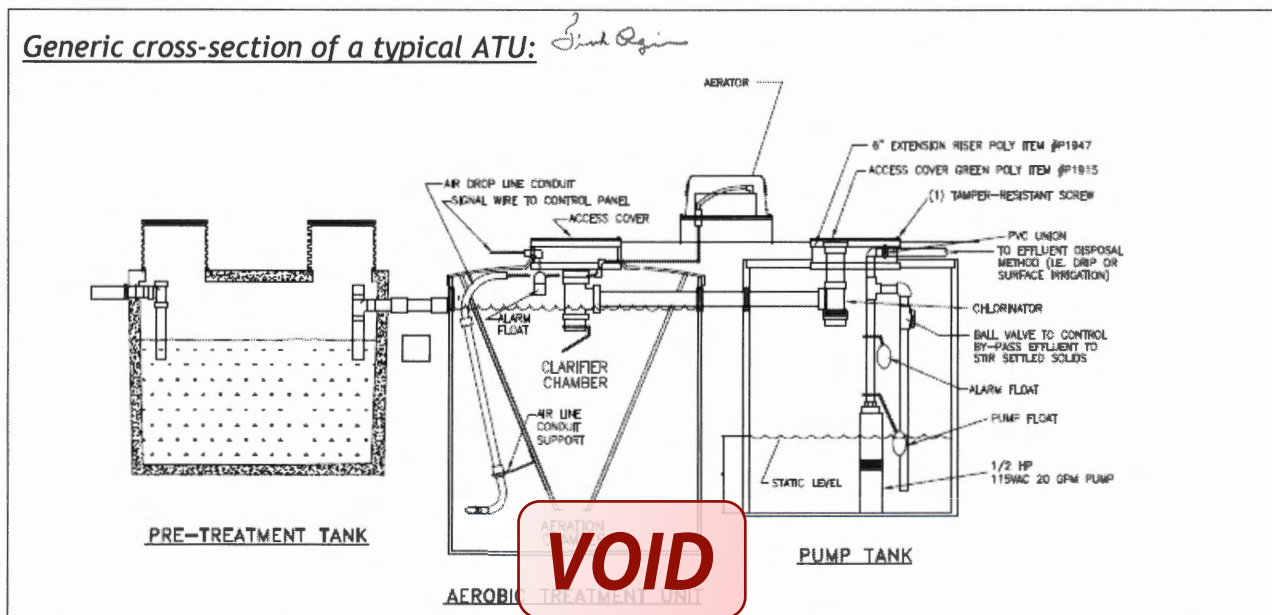
Locations of float switches:

- Distance between the OFF and ON switches = 10"
- + Distance between the ON and Alarm switches = 20"
- + Distance between the Alarm switch and Inlet = 7"

VOID

Minimum working depth required = 30"
 Actual working depth available = 60"

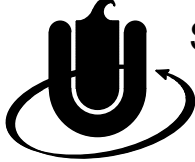
+Min. height needed above floor of tank for the OFF switch = 8"
 Minimum tank depth from Inlet to bottom of tank = 45"



It is the owner's responsibility to ensure that the aerobic treatment unit is under a PAID contract with a licensed "maintenance provider. The unit must be checked and tested ONCE EVERY 4 MONTHS [Regulation #285.91 (4)] for the life of the unit and test results shall be submitted to the local septic inspector.

REVISED

10:05 am, Dec 22, 2020

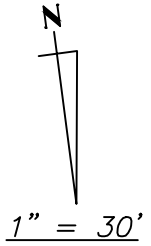


Septic Systems Express

DBA of Frank Aguirre and Associates, Inc.

VOID

GARZA RESIDENCE
13 APR 2020
SHEET ONE OF TWO
(Revision of 21 Dec 2020)



N.T.S.



Restrictive, Sensitive Recharge Feature

Restrictive, Sensitive Recharge Feature

NO RECHARGE FEATURES WITHIN 150' OF ANY OF THE SPRAYS

Restrictive, Sensitive Recharge Feature

VOID

3481 SF
4 BR

VOID

444'
10' utility easement

384'
10' utility easement

A/C

Water line*

Trees to be avoided as much as possible.



RS 994
OS 10807
DR 30400

L-64,U-1,VintageOaksAtVineyard

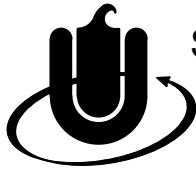
Δ = Soil profile site

* Sleeved in Sch. 40 pipe under the driveway

NOTE: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.

REVISED

10:05 am, Dec 22, 2020



Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

VOID

GARZA RESIDENCE
13 APR 2020
SHEET TWO OF TWO
(Revision of 21 Dec 2020)

1" = 30'

35' radius half circle = 1923 SF

Pre-treatment,
600 gpd ATU,
chlorinator
and pump tank

27' radius half circle = 1145 SF

22' radius half circle = 760 SF

VOID

± 35' of 4" pvc,
Sch. 40, tightline
with a cleanout
within 3' of the house

22' radius half circle = 760 SF

Total spray = 4942 SF

15' radius half circle = 354 SF

VOID

Frank Aguirre

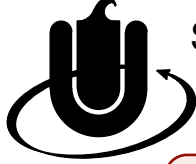
1356 BORDEUX



RS 994
OS 10807
DR 30400

L-64,U-1,VintageOaksAtVineyard

NOTE: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.



Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

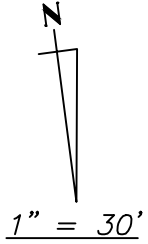
REVISED

11:35 pm, Apr 20, 2020

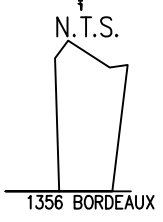
VOID

Restrictive, Sensitive Recharge Feature

GARZA RESIDENCE
13 APR 2020
SHEET ONE OF TWO
(Revision of 20 Apr 2020)



N.T.S.



Restrictive, Sensitive Recharge Feature

NO RECHARGE FEATURES
WITHIN 150' OF ANY
OF THE SPRAYS

Restrictive, Sensitive Recharge Feature

VOID

444'
10' utility easement

384'
10' utility easement

3481 SF
4 BR

VOID

Trees to be avoided as much as possible.

Frank Aguirre



RS 994
OS 10807
DR 30400

1356 BORDEAUX

Δ = Soil profile site

* Sleeved in Sch. 40 pipe under the driveway

NOTE: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.

L-64,U-1,VintageOaksAtVineyard



Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

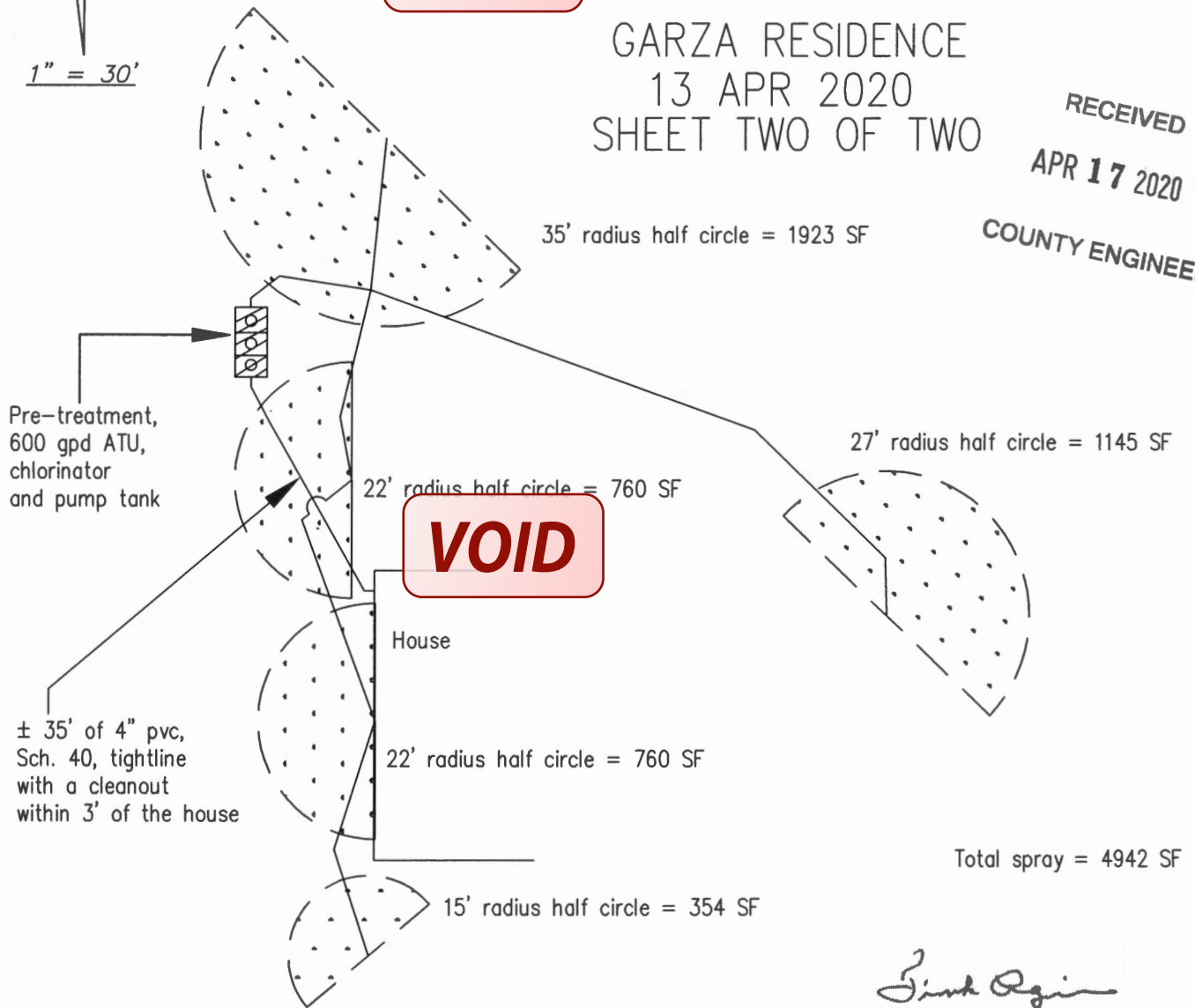


VOID

GARZA RESIDENCE
13 APR 2020
SHEET TWO OF TWO

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APR 17 2020

COUNTY ENGINEER



Total spray = 4942 SF

Frank Aguirre

VOID

1356 BORDEUX



RS 994
OS 10807
DR 30400

L-64,U-1,VintageOaksAtVineyard

NOTE: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.




Hernandez, Sandra

From: Hernandez, Sandra
Sent: Monday, April 20, 2020 1:25 PM
To: 'Frank Aguirre'
Subject: 110652 deficiency comments

RE: Vintage Oaks at the Vineyard, Unit 1, Lot 64

Frank,

We received planning materials for the referenced permit application on April 17, 2020 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

1.  Certify that no recharge features are located within 150 feet of the proposed system location.
2.  Comal County rules and regulations require a 20' minimum separation distance from the edge of spray areas to property lines.
3.  Show the test hole locations on the site plan.
4. Indicate the distance from the pool to the spray area.
5. Revise the gallons per day accordingly on the permit application 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)*

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APR 17 2020

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*** 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 Frank Abuirce

System Description ATU w/ SPRAY

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 4942

Gallons Per Day (As Per TCEQ Table III) ~~600~~ 30

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

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

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

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

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

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

(If yes, the R.S. or P.E. shall certify that the OSSF design complies 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.)

VOID

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

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

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

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of information associated with this permit application, as applicable.

Signature of Designer

Date

VOID

2/20

VOID

B. Soils at this site are Class IV and are not suitable with respect to texture.
C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

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APR 17 2020

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OVERALL SEPTIC SYSTEM COMPONENTS:

Collection: (It is crucial that all sewer drops exiting this home/building be as shallow as possible, still meeting elevation plumbing requirements in the slab. This design assumes a shallow sewer drop exit.) About 35' of tightline from the house to the ATU

with a cleanout within 3' of the house. *Sink Basin*

Pre-treatment: Single compartment (trash) tank in front of the ATU

Treatment: 600 gpd ATU (aerobic treatment unit) with disinfection

The system to be installed must be done so in STRICT ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS by a Class II septic system installer.

Water pump requirements: Must overcome an elevation head of 6', a friction head of 8' and a maximum head at the spray head of 45' for a total head of 59'. It shall operate the spray heads at two application times (operated by a control box using a timer) - 12 midnight and 4 am cycles of 150 gal. each cycle. At 12 gpm, each cycle shall run for 13 minutes.

VOID

Supply line size: 1"

Sprayheads: K-rain 1303 RCW or equal

Recycling: The required spray area for this size of residence is 4688 SF.

The actual spray shall be 4942 SF for a total of 12 gpm.

The spray area shall be covered with grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed vegetation.

The ATU will include a battery backup for the timer, this to ensure that the sprays will only be activated in the pre-dawn hours of 12 midnight and 4am.

Float Switch Placements

Actual liquid measurements:

60" depth, 60" length, 60" width, dividing by 12 to go to "feet":

5' depth, 5' length, 5' width

Capacity, in CF, = 5' x 5' x 5' = 125 CF X 7.48 gal/CF = 935 gal (Actual tank capacity)

935 gal = 15.58 gal/inch

60" depth *Sink Basin*

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Volume needed for a single dose = 300 gal/2 = 150 gal.



Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

VOID

GARZA RESIDENCE
13 APR 2020
SHEET ONE OF TWO



1" = 30'

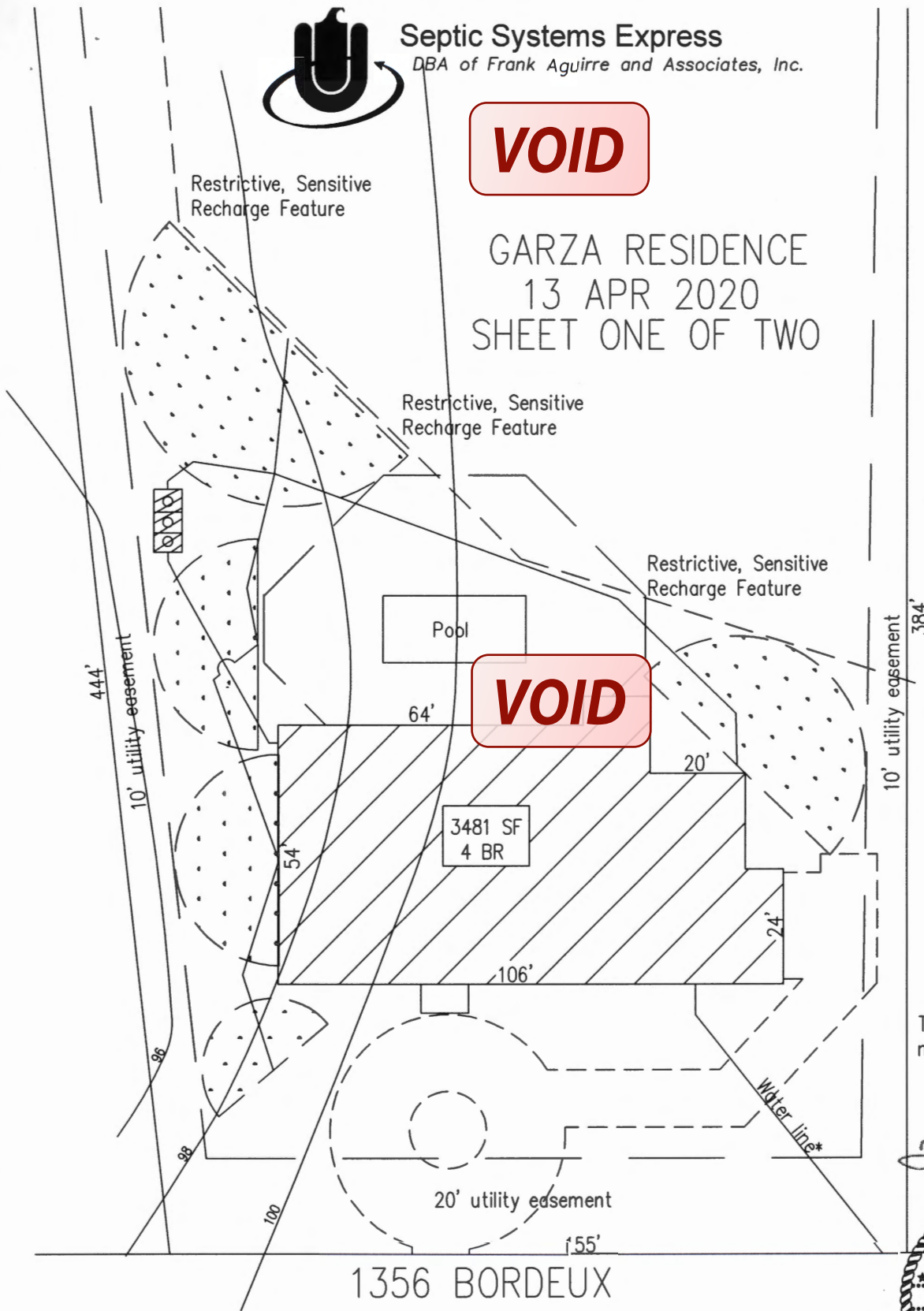
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APR 17 2020

N.T.S.

COUNTY ENGINEER

1356 BORDEAUX



VOID

Trees to be avoided as much as possible.

Frank Aguirre



RS 994
OS 10807
DR 30400

L-64,U-1,VintageOaksAtVineyard

Δ = Soil profile site

* Sleeved in Sch. 40 pipe under the driveway

NOTE: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.

VOID

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.

GF# 579797

GENERAL WARRANTY DEED

Stewart Title - Bit **RECEIVED**

Date: November 20, 2019

APR 17 2020

Grantor: DEREK DENTON, AND JODI LEILANI DENTON, HUSBAND AND WIFE

Grantor's Mailing Address:

COUNTY ENGINEER

443 Ranch Pass
Fair Oaks Ranch, TX 78015
Bexar County

Grantee: AVELINDA GARZA

Grantee's Mailing Address:

15757 N. 90th Place #2075
Scottsdale, AZ 85260
Maricopa County

Consideration:

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

Property (including any improvements):

Lot 64, VINTAGE OAKS AT THE VINEYARD, UNIT 1, situated in the Comal County, Texas, according to the Map or Plat thereof recorded in/under Document No. 200706000394, Map and Plat Records, Comal County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

GF# 579797

Stewart Title - Bitters

Date: November 20, 2019

Grantor: DEREK DENTON, AND JODI LEILANI DENTON, HUSBAND AND WIFE
Grantor's Mailing Address:

443 Ranch Pass
Fair Oaks Ranch, TX 78015
Bexar County

Grantee: AVELINDA GARZA

Grantee's Mailing Address:

15757 N. 90th Place #2075
Scottsdale AZ 85260
Maricopa County

RECEIVED
APR 17 2020
COUNTY ENGINEER

Consideration:

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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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.

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

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APR 17 2020
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GRANTOR:

[Handwritten signature of Derek Denton]

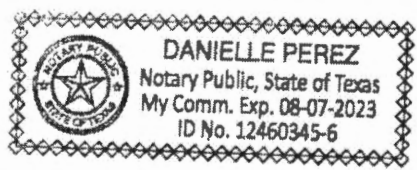
DEREK DENTON

[Handwritten signature of Jodi Leilani Denton]

JODI/LEILANI DENTON

STATE OF TEXAS
COUNTY OF BEXAR *[Handwritten signature]*

This instrument was acknowledged before me on November 20, 2019, by DEREK DENTON AND JODI LEILANI DENTON.



[Handwritten signature of Danielle Perez]
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:
AVELINDA GARZA**

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	Initials

Permit Number

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

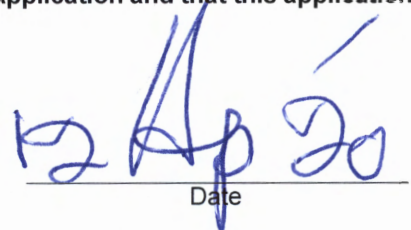
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COUNTY ENGINEER

OSSF Permit

- Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- Required Permit Fee
- Copy of Recorded Deed
- Surface Application/Aerobic Treatment System
- Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
- Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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


Signature of Applicant


Date

COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Avelinda Garza
1356 Bordeaux Lane
New Braunfels, TX

Printed:4/4/2022
Site: 1356 Bordeaux Lane
New Braunfels, TX
(208) 604-1739

Permit #: **110652**
Agency: Comal County
County:
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 2667
Contract Dates: 12/15/2021 - 12/15/2024
Scheduled Date: 4/15/2022 Inspection 1 of 9
Installed: 12/15/2021
Warranty End: 12/15/2024
GPS Coordinates - Latitude: 29.780276 Longitude: -98.253317

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 4/1/2022

Entered By: Michelle Irvin

Method: Grab

Technician: Landon Gronvold

Maint. Provider: Ryan Seidensticker

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .3

Sludge Levels
For Tank 1: 18
For Tank 2: 1
For Tank 3: 1

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

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

Color: Good
Odor: Good

Alarm: Operational

Comments

Scum = 6" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #:16730

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT0001995 Expires: 10/31/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Avelinda Garza
1356 Bordeaux Lane
New Braunfels, TX

Printed:8/1/2022
Site: 1356 Bordeaux Lane
New Braunfels, TX
(208) 604-1739

Permit #: **110652**
Agency: Comal County
County:
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 2667
Contract Dates: 12/15/2021 - 12/15/2024
Scheduled Date: 8/15/2022 Inspection 2 of 9
Installed: 12/15/2021
Warranty End: 12/15/2024
GPS Coordinates - Latitude: 29.780276 Longitude: -98.253317

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 7/29/2022

Entered By: Michelle Irvin

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 6

Irrigation Pumps: Operational

Disinfection Device: Operational

For Tank 3: 4

Chlorine Supply: Operational

Chlorine Residual: .01

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Service Completed

Scum = 2" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #:19837

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

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

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

To: **Mary Steigleder**
1524 Echo Meadow lane
Spring Branch, TX 78070

Printed: 4/13/2023
Insp ID #: 138335

Main Phone: (210) 416-4353
Work:
Cell Phone:
Alt Cell:

Permit #: **110652**

Agency: Comal County
County: Comal
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorine System S/N: 43960
Disposal: Drip Emitters

Customer ID: 7471
Contract Dates: 3/4/2021 - 3/4/2023
Scheduled Date: 3/4/2023
Inspection 6 of 6
Installed: 1/21/2021
Warranty End: 1/21/2023
GPS Coordinates: Latitude: 29.93507 Longitude: -98.33796

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Noel J Aleman

Visit Date: **4/13/2023**

Time In: _____ Out: 2:15

Method: **Grab**

Technician: **Noel J Aleman**

Maint. Provider: **Rudy Carson**

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 14"

For Tank 2: 24"

For Tank 3: 0"

Floats: OP

Timer: OP

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Color: Good

Odor: Good

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Inspection - Cleaned compressor filter - Scum in pretreatment is 12" - Cleaned drip filter and back flushed drip field, everything is properly working at this time.

Service Completed

Site: 1524 Echo Meadow lane, Spring Branch, TX 78070

Provider: **Rudy Carson**

Technician: **Noel J Aleman**

License Info: MP0002036 Expires: 11/30/2025

License Info: MT0002393 Expires: 8/30/2025



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

Printed: 8/23/2023 Insp ID #: 144233

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

To: **Mary Steigleder**
1524 Echo Meadow lane
Spring Branch, TX 78070

Permit #: **110652**

Main Phone: (210) 416-4353
Work:
Cell Phone:
Alt Cell:

Agency: Comal County
County: Comal

Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorine System S/N: 43960
Disposal: Drip Emitters

Customer ID: 7471
Contract Dates: 3/4/2023 - 3/4/2024
Scheduled Date: 7/4/2023

Inspection 1 of 3

Installed: 1/21/2021
Warranty End: 1/21/2023

GPS Coordinates: Latitude: 29.93507 Longitude: -98.33796

Service Type: Scheduled Inspection

Visit Date: 8/23/2023

Time In: 1155am Out: 1205pm

This counts as a type of "Scheduled Inspection"
Entered By: Julio C Esquivel

Method: Grab

Technician: Alejandro Gonzalez

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Residual: 1

Sludge Levels

For Tank 1: 13"

For Tank 2: 24"

For Tank 3: 0"

Floats: OP

Timer: OP

Air Filter: Good

Tank Lid / Riser: Secured

Color: Good

Odor: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Secured system in the on position with a lock bolt - Scum in pretreatment is trace - Cleaned compressor filter checked drip filter all alarms floats working

Site: 1524 Echo Meadow lane, Spring Branch, TX 78070

Provider: Rudy Carson

Technician: Alejandro Gonzalez

License Info: MP0002036 Expires: 11/30/2025

License Info: MT0000996 Expires: 1/31/2025

Luna Environmental

4222 FM 482

New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:9/30/2023

Permit: 110652

Site: 1356 Bordeaux Lane, New Braunfels, TX 78132

Main Phone: 2086041739

Avelinda Garza

1356 Bordeaux Lane

New Braunfels, TX 78132

Agency: Comal County

County: Comal County

Subdivision: Vintage Oaks at the Vineyard

System Info: MFG: Brand: MAXX AIR Customer ID: 4066
Treatment Type: Aerobic Disposal Type: Surface Application Insp ID: 33634
Installed: 12/15/2021 Warranty Expiration: 12/15/2024
Visit Details <----->
Visit Date: 9/28/2023 Entered By: Nicole Loria GPS Lat: 29.780276 GPS Long: -98.253317
Scheduled Date: 8/15/2023 Contract Starts: 12/15/2021 Customer Emailed: 9/30/2023
Entered On: 9/30/2023 Contract Ends: 12/15/2024

Visit Results
Service Type: Scheduled Inspection
Count: Inspection 5 of 9
Method: Grab
Technician: Ronnie Ransom License # 0002564 Expires 8/31/2026
Provider: Luna Environmental, LLC Service Completed

Aerators: Operational Sludge Level Tank 1: 6
Filters: Operational Sludge Level Tank 2: N/A
Irrigation Pumps: Operational
Disinfection Device: Operational Sludge Level Tank 4: 1
Chlorine Supply: Operational
Chlorine Residual: .1

Electric Circuits: Operational Tank Lid / Riser: Secured
Distribution System: Operational Insp. Port / Plug: Secured
Drip/Sprayfield Veg: Operational

Alarm: Operational PSI Pressure: 2.3

Comments
- Scum on pretreatment 0 - Please add bleach to system-only regular bleach not gel or splashless - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 9/30/2023.

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed: 1/2/2023 Insp ID #: 24201

Permit #: **110652**

To: Avelinda Garza
1356 Bordeaux Lane
New Braunfels, TX 78132

Main Phone: (208) 604-1739
Work:
Cell Phone:
Alt Cell:

Customer ID: 2667

Agency: Comal County
County: Comal County
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application

Sub: Vintage Oaks at the Vineyard

Contract Dates: 12/15/2021 - 12/15/2024

Scheduled Date: 12/15/2022 Inspection 3 of 9

Installed: 12/15/2021

Warranty End: 12/15/2024

GPS Coordinates: Latitude: 29.780276 Longitude: -98.253317

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Entered By: Ashley Spitzenberger

Visit Date: 12/27/2022

Copy emailed to Customer

Method: Grab

Customer Emailed: 1/2/2023

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 3

Irrigation Pumps: Operational

For Tank 2: NA

Disinfection Device: Operational

For Tank 3: 10

Chlorine Supply: Operational

Chlorine Residual: .01

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment 4 - Red switch secure - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 1/2/2023.

Site: 1356 Bordeaux Lane, New Braunfels, TX 78132

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed: 4/25/2023 Insp ID #: 27827

Permit #: **110652**

To: Avelinda Garza
1356 Bordeaux Lane
New Braunfels, TX 78132

Main Phone: (208) 604-1739
Work:
Cell Phone:
Alt Cell:

Customer ID: 2667

Contract Dates: 12/15/2021 - 12/15/2024

Scheduled Date: 4/15/2023

Inspection 4 of 9

Installed: 12/15/2021

Warranty End: 12/15/2024

Agency: Comal County
County: Comal County
Mfg / Brand: - MAXX AIR

Sub: Vintage Oaks at the Vineyard

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.780276 Longitude: -98.253317

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Julie Feibelman

Visit Date: 4/24/2023

Method: Grab

Technician: Carlos Barrera

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: .04

Sludge Levels

For Tank 1: 12

For Tank 2: NA

For Tank 3: .5

For Tank 4: 6

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment-.5- checked floats, sprayers, chlorine & timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Site: 1356 Bordeaux Lane, New Braunfels, TX 78132

Provider: Christopher Ryan Seidensticker
PS Septic Supply & Service

License Info: MP0001708 Expires: