



# COMAL COUNTY

ENGINEER'S OFFICE

## License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 04/20/2021 Permit Number: 111438

Location Description: 1219 TRAILHEAD  
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard  
Unit: 25  
Lot: 2034  
Block:  
Acreage:

Type of System: Aerobic  
Surface Irrigation

Issued to: Gregory C. & Retha A. Oliver

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.**

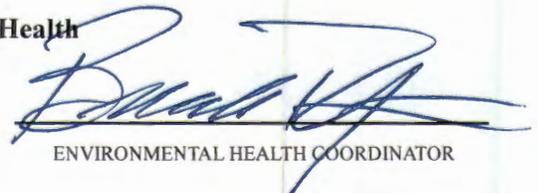
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

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

 OS0034792  
ENVIRONMENTAL HEALTH INSPECTOR

  
ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

# Comal County Environmental Health OSSF Inspection Sheet

FINAL

Installer Name: Scott Schneider OSSF Installer #: OS0026996

1st Inspection Date: 10-27-2020 2nd Inspection Date: 10/30/20 3rd Inspection Date: 04-20-2021

Inspector Name: B. Olvera Inspector Name: Wes Magley Inspector Name: B. Olvera

Permit#: 111438 Address: 1219 Trail Head / 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	10-27-20	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)		10-27-20		
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)				

**10-27-2020 BMO**

Tank Set Level No Leaks  
Operational  
Ready for Cover  
Address Rocks in Spray Area

**10/30/20 WAM**

cover or remove rocks in spray area

**04-20-2021 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	10-27-20	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		10-27-20		
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			SA-600			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			Solar 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.	10-27-20	285.32(c)(1)		10-27-20		
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?	10-27-20	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)		10-27-20		
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)				04-20-21 
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

ENGINEER'S OFFICE

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

Permit Number: 111438  
Issued This Date: 10/09/2020  
This permit is hereby given to: Gregory C. & Retha A. Oliver

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

1219 TRAILHEAD  
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks at the Vineyard  
Unit: 25  
Lot: 2034  
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.

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

Date September 10, 2020

Permit # 111438

Owner Name GREGORY C. & RETHA A. OLIVER
Mailing Address 212 RAGSDALE WAY
City, State, Zip NEW BRAUNFELS TEXAS 78130
Phone# 281-467-6661
Email g.oliver77382@gmail.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

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

Subdivision Name VINTAGE OAKS AT THE VINEYARD Unit/Phase/Section 25 Lot 2034 Block

Acreage/Legal

Street Name/Address 1219 TRAILHEAD City NEW BRAUNFELS Zip 78132

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2835

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[ ] Non-Single Family Residential

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

Type of Facility

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

Restaurants, Lounges, Theaters - Indicate Number of Seats

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

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

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

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

[ ] Yes [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 [ ] Rainwater Collection

Are Water Saving Devices Being Utilized Within the Residence? [X] 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 also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner Gregory C. Oliver

Date 11.1.20

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

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

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) SOLAR AIR SA600LP Absorption/Application Area (Sq Ft) 5611

Gallons Per Day (As Per TCEQ Table III) 300

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

Is the property located over the Edwards Recharge Zone? [X] Yes [ ] No

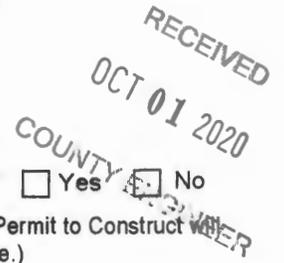
(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? [X] 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 [X] 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 [X] No

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

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

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

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

Is this property within an incorporated city? [ ] Yes [X] No

If yes, indicate the city: \_\_\_\_\_



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer (handwritten signature)

Date September 13, 2020

AFFIDAVIT

THE COUNTY OF COMAL  
STATE OF TEXAS



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CS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

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):

25 UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK 2034 LOT VINTAGE OAKS AT THE VINEYARD SUBDIVISION

IF NOT IN SUBDIVISION: \_\_\_\_\_ ACREAGE \_\_\_\_\_ SURVEY

The property is owned by (insert owner's full name): GREGORY C. OLIVER & RETHA A. OLIVER

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.

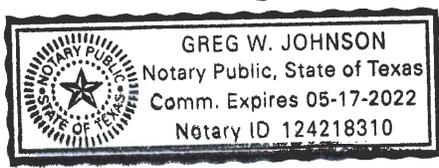
WITNESS BY HAND(S) ON THIS 1 DAY OF October, 2020

*Gregory C. Oliver*  
Owner(s) signature(s)

GREGORY C. OLIVER  
Owner (s) Printed name (s)

GREGORY C. OLIVER SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1 DAY OF October, 2020

*[Signature]*  
Notary Public Signature



(Notary Seal Here)

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/01/2020 01:47:07 PM  
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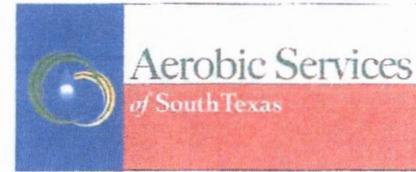


*Bobbie Koepf*

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Booma  
G.J.  
10/1/20

15188 FM 306  
Canyon Lake, TX 78133  
Phone (830)964-2365 Fax (830) 964-3659



10/01/2020

## Routine Maintenance and Inspection Agreement

### General

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

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

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the **two year period** including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation, Any alarm situation affecting the proper function of the Aerobic process will be address within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine tablets; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

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

### ACCESS BY CONTRACTOR

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

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**Termination of Agreement**

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

**Limit of Liability**

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

**Dispute Resolution**

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

**Entire Agreement**

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

**Severability**

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

Legal Description: VINTAGE OAKS AT THE VINEYARD, UNIT 25, LOT 2034

Property Address: 1219 TRAILHEAD

**HOME OWNER**

GREGORY C. & RETHA A. OLIVER

Name  
1219 TRAILHEAD

Address  
NEW BRAUNFELS, TX 78132

City, State  
281-467-6661

Phone  
[Signature]

Signature of Home Owner

**SERVICE PROVIDER**

Aerobic Services of South Texas Inc.

Name  
15188 FM 306

Address  
Canyon Lake, Texas 78133

City, State  
(830) 964 - 2365

Phone  
[Signature] PS0024597/MP349

Signature of Service Provider and License #

EFFECTIVE DATE \_\_\_\_\_ EXPIRED DATE \_\_\_\_\_ INSTALLED \_\_\_\_\_

Model # \_\_\_\_\_

Blower/Panel Serial # \_\_\_\_\_

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

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

September 13, 2020

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

RE- SEPTIC DESIGN  
1219 TRAILHEAD  
VINTAGE OAKS AT THE VINEYARD, UNIT 25, LOT 2034  
NEW BRAUNFELS, TX 78132  
OLIVER RESIDENCE

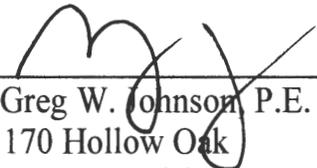
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Ms. Brenda Ritzen/Sandra Hernandez,

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

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

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

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



**ON-SITE SEWERAGE FACILITY  
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: September 11, 2020

Site Location: VINTAGE OAKS at the VINEYARD, UNIT 25, LOT 2034

Proposed Excavation Depth: N/A

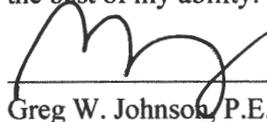
**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u>        </u> SURFACE EVALUATION <u>        </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	<b>IV</b>	<b>CLAY</b>	<b>N/A</b>	<b>NONE OBSERVED</b>	<b>LIMESTONE @ 6"</b>	<b>BROWN</b>
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>        </u> SURFACE EVALUATION <u>        </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	<b>SAME</b>		<b>AS</b>		<b>ABOVE</b>	
1						
2						
3						
4						
5						

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

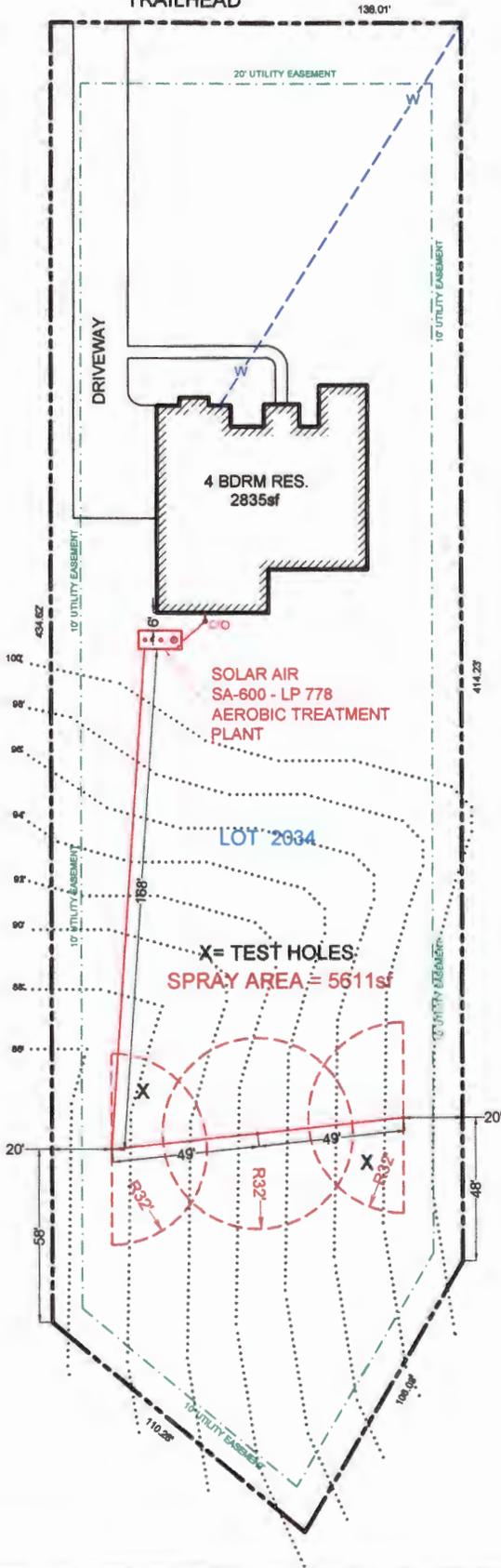
  
Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

09/11/2020  
Date





TRAILHEAD



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OCT 01 2020  
COUNTY ENGINEER



OWNER: GREGORY C. & RETHA A. OLIVER		DRAWN BY: EJS III	
STREET ADDRESS: 1219 TRAILHEAD			
LEGAL DESC: VINTAGE OAKS at the VINEYARD	UNIT/SECTION/PHASE: 25	BLOCK:	LOT: 2034
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 9/14/2020	REVISED:

## TANK NOTES:

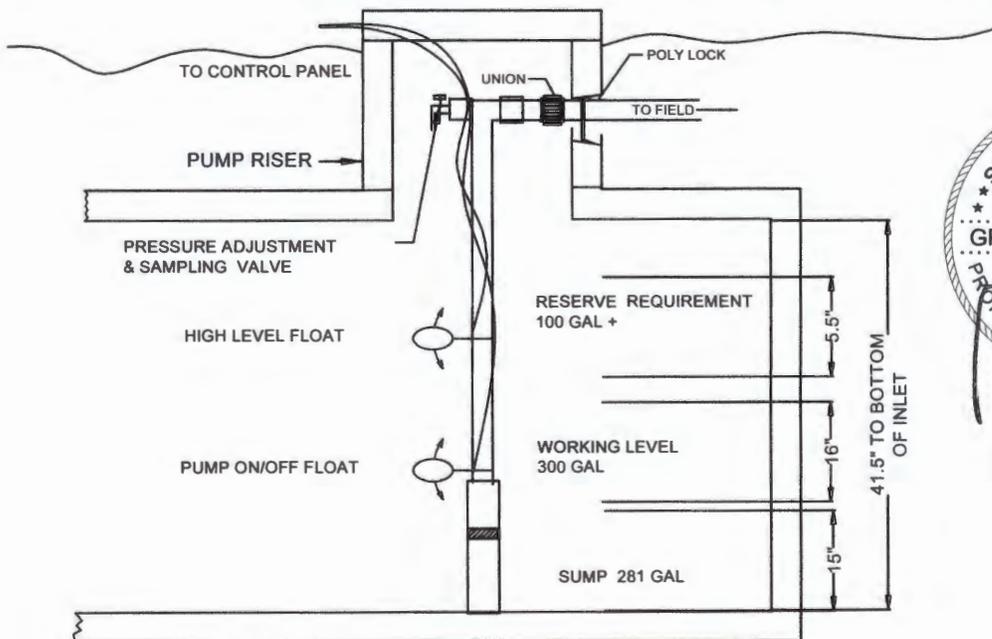
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

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

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

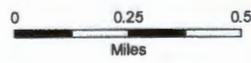
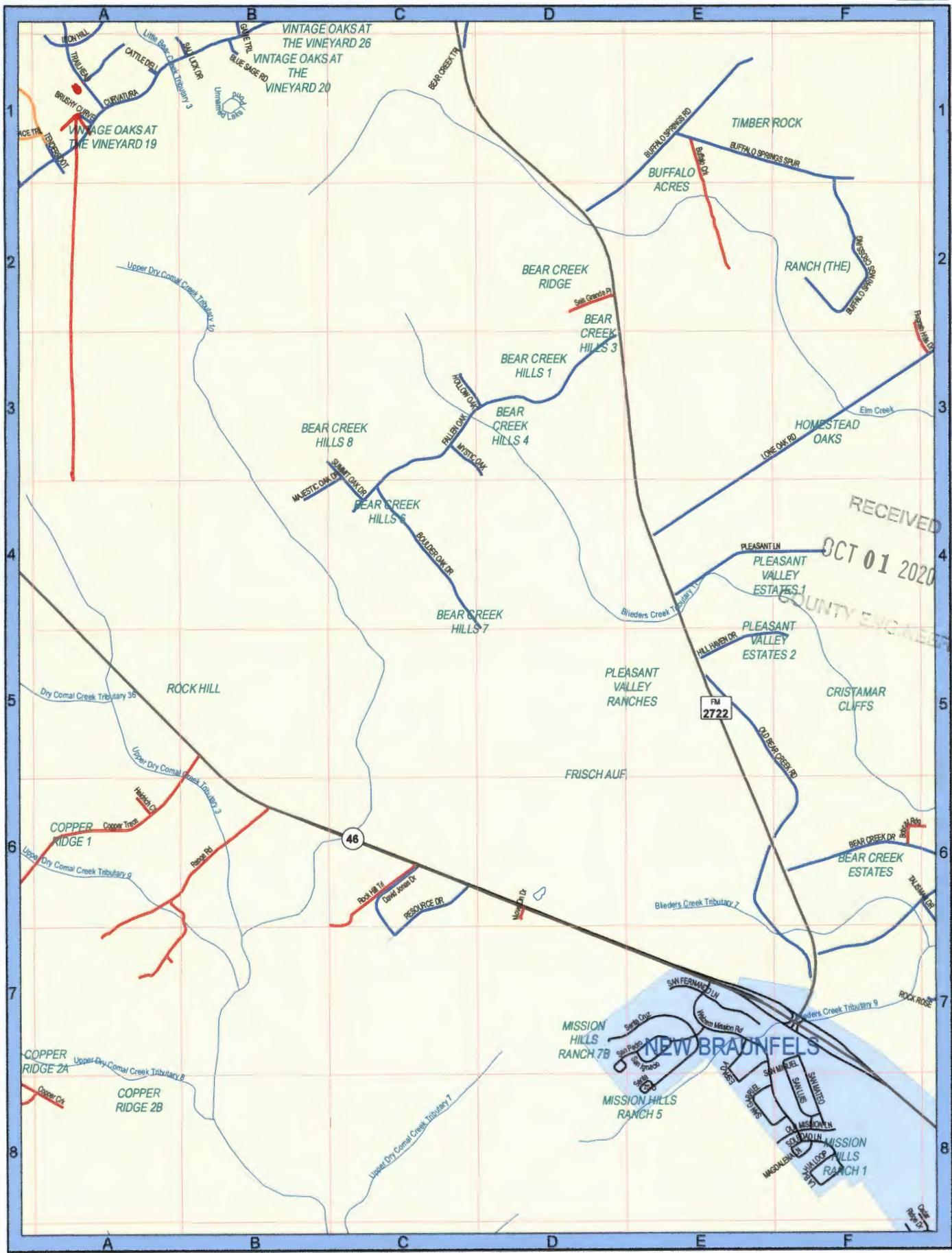


F#2585

09/12/2020

TYPICAL PUMP TANK CONFIGURATION  
SOLAR-AIR SA-600 LP 778 GAL PUMP TANK

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OCT 01 2020  
COUNTY ENGINEER



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

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS       §  
  §  
COUNTY OF COMAL       §

**KNOW ALL MEN BY THESE PRESENTS:**

**GRANTOR:** SOUTHSTAR AT VINTAGE OAKS, LLC  
1114 Lost Creek Boulevard, Suite 270  
Austin, Texas 78746

**GRANTEE:** **GREGORY C. OLIVER and RETHA A. OLIVER**  
147 East Concord Valley Circle  
The Woodlands, Texas 77382



That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged and confessed has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the said Grantees, the following described property, to-wit:

Lot 2034, VINTAGE OAKS AT THE VINEYARD, UNIT 25, Comal County, Texas, according to plat thereof recorded in Document #201906013327, Map and Plat Records of Comal County, Texas (the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging to Grantor, unto Grantee, its heirs and assigns forever; and Grantor does hereby bind itself, its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor, but not otherwise.

IT IS expressly UNDERSTOOD, ACKNOWLEDGED and AGREED that Grantor hereby RESERVES and EXCEPTS from this conveyance all oil, gas and other minerals of any type or form including all rights to ingress and egress as well as other rights appurtenant to the minerals and the mineral estate owned by Grantor, and does not transfer the minerals and the appurtenant rights thereto to Grantee.

THIS CONVEYANCE IS MADE AND ACCEPTED by Grantee SUBJECT TO (i) taxes for the current year, which have been prorated as of the date of closing, the payment of which Grantee assumes; (ii) all subsequent tax assessments for the current year the payment of which Grantee assumes; (iii) the Declaration of Conditions, Covenants and Restrictions for Vintage Oaks at the Vineyard filed in the Official Real Property Records, Comal County, Texas, all other restrictions, covenants, conditions, easements, reservations, leases, mineral severances, and other instruments that affect the Property and as may or may not be shown in the public records of Comal County, Texas; (iv) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities that affect the Property and (v) the items listed below as Permitted Exceptions:

1. Subject to the Declaration of Conditions, Covenants and Restrictions for Vintage Oaks at the Vineyard, recorded at Clerk's Document #200706000771 (Master), annexed by Document #201906013760, amended or supplemented by Document #201106044284 (First Amendment), Document #201206032310 (Affidavit), Document #201406032083 (Second Amendment); Document #201406037322 (Working Capital Assessment), Document #201606000890 (Third Amendment), Document #201606008119 (Design Guidelines), Document #201706014965 (Revised Fourth Amendment), Document #201706028668 (Fourth Amendment), Document #201706050096 (Assessment Policy), Document #201706050099 (Fireworks Policy); Document #201706050125 (Amended Working Capital), Document #201806013767 (Correction of Fourth Amendment to Fifth Amendment); Document #200706018620 (prior deed) and the Assignment of Declarant Rights filed at Document #201206016339, Official Real Property Records, Comal County, Texas.

2. Subject to those items, restrictions, building setback lines, easements and Notes shown on the plat recorded in Document #201906013327, Official Map and Plat Records of Comal County, Texas as well as those setbacks included/described in the Declaration of Conditions, Covenants and Restrictions for Vintage Oaks at the Vineyard and contained in the Architectural and Site Guidelines for Vintage Oaks recorded at Document #201606020343, Official Public Records, Comal County, Texas:

- a. Subject to a building setback line from the front and rear property lines.
- b. Subject to a 10-foot side property line building setback except on corner lots wherein the street-side corner shall have a 25-foot setback;
- c. Subject to a 10-foot wide Public Utility and Drainage easement adjacent to all non-street lot lines.
- d. Subject to Public Utility Easement, 20 feet from the front property line and 10 feet from the side and rear property lines.

3. Edwards Aquifer Protection Plan recorded in Document #200806028296, and Document #201406023164, Official Public Records of Comal County, Texas.

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

EXECUTED on the 17 day of May, 2019.

SOUTHSTAR AT VINTAGE OAKS, LLC

By:   
Thad Rutherford, Senior Vice President-  
Operations

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OCT 01 2020  
COUNTY ENGINEER





**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION CHECKLIST**

Staff will complete shaded items

<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

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.

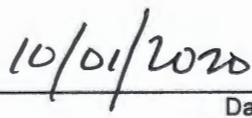
RECEIVED  
OCT 01 2020  
ENGINEER

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 - See Attached Fee Schedule
- 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

<input type="checkbox"/> COMPLETE APPLICATION Check No. _____ Receipt No. _____
--

<input type="checkbox"/> INCOMPLETE APPLICATION (Missing Items Circled, Application Refeused)
--

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



(830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 111438**

**ENTERED**

**To: Gregory & Retha Oliver**  
**1219 Trailhead**  
**New Braunfels, TX 78132**

Tech: Not Assigned  
 Brand/Mfg.: Solar Aerobic 600LP 745 -  
 System S/N:  
 Aerator and S/N:

Site: 1219 Trailhead, New Braunfels  
 Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision: Vintage Oaks @ the Vineyard

Contract: -  
 Inspections per year: 3  
 Service Due:  
 Alt Phone:  
 Warranty Ending: (1)

Inspection Type: 1st scheduled

Item	Operational	Inoperative	N/A
Aerator:	<u>✓</u>	<u>   </u>	<u>   </u>
Irrigation pump:	<u>✓</u>	<u>   </u>	<u>   </u>
Air compressor:	<u>✓</u>	<u>   </u>	<u>   </u>
Disinfection device:	<u>✓</u>	<u>   </u>	<u>   </u>
Chlorine supply:	<u>✓</u>	<u>   </u>	<u>   </u>
Spray field vegetation:	<u>✓</u>	<u>   </u>	<u>   </u>
Sprinkler / Drip backwash:	<u>✓</u>	<u>   </u>	<u>   </u>
Controls/ Electric Circuits	<u>✓</u>	<u>   </u>	<u>   </u>

Air Pressure 38

Test Results and observations: (As Required)  
 Chlorine Residual: 0.88  
 Test Method: DD  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Access Ports Secured YES / NO  
 Repairs made: YES / NO

Mixed Liquor Aeration 0  
 Sludge Levels Clarifier 0  
 Pump 0

Repairs and Comments: down. turned system on, set timer. system pumping

Inspector: Seth  
 Tom Hampton VP  
 MP349/OS24597

Date: 4-22-21

Area: / 0  
 GPS: ID = 61115963  
 Printed: 4/19/2021

1219 Trailhead, New Braunfels

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**

**ENTERED**

Phone: (830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicsservices.com

Printed: 6/17/2021

**Permit #: 111438**

**To: Gregory & Retha Oliver**  
**1219 Trailhead**  
**New Braunfels, TX 78132**

**MAILED**

Tech: Not Assigned  
 Brand/Mfg.: Solar Aerobic 600LP 745 -  
 System S/N:  
 Aerator and S/N:

Site: 1219 Trailhead, New Braunfels  
 Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision: Vintage Oaks @ the Vineyard

Phone: (281) 467-6661  
 Cell:  
 Work:

Contract: 4/20/2021 - 4/20/2023  
 Inspections per year: 3  
 Service Due: 8/20/2021  
 Alt Phone:

2

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
Aerator:	<u>/</u>	<u>/</u>	<u>/</u>
Irrigation pump:	<u>/</u>	<u>/</u>	<u>/</u>
Air compressor:	<u>/</u>	<u>/</u>	<u>/</u>
Disinfection device:	<u>/</u>	<u>/</u>	<u>/</u>
Chlorine supply:	<u>/</u>	<u>/</u>	<u>/</u>
Spray field vegetation:	<u>/</u>	<u>/</u>	<u>/</u>
Sprinkler / Drip backwash:	<u>/</u>	<u>/</u>	<u>/</u>
Controls/ Electric Circuits	<u>/</u>	<u>/</u>	<u>/</u>

Air Pressure 40

Test Results and observations: (As Required)  
 Chlorine Residual: 1.50  
 Test Method: D-30  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Access Ports Secured YES / NO  
 Repairs made: YES / NO

Mixed Liquor  
 Aeration 0  
 Sludge Levels  
 Clarifier 0  
 Pump 0

Repairs and Comments:

Inspector: Tom Hampton  
 Tom Hampton VP  
 MP349/OS24597

Date: 7/15/21

Area: / 0  
 GPS: ID = 61115963

1219 Trailhead, New Braunfels

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



Phone: (830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 111438**

Printed: 10/13/2021

ENTERED

**To: Gregory & Retha Oliver**  
**1219 Trailhead**  
**New Braunfels, TX 78132**

Tech: Not Assigned  
 Brand/Mfg.: Solar Aerobic 600LP 745 -  
 System S/N:  
 Aerator and S/N:

Site: 1219 Trailhead, New Braunfels  
 Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision: Vintage Oaks @ the Vineyard

**MAILED**

Phone: (281) 467-6661  
 Cell:  
 Work:

Contract: 4/20/2021 - 4/20/2023  
 Inspections per year: 3  
 Service Due: 12/20/2021  
 Alt Phone: (3)

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
Aerator:	<u>/</u>	<u>    </u>	<u>    </u>
Irrigation pump:	<u>/</u>	<u>    </u>	<u>    </u>
Air compressor:	<u>/</u>	<u>    </u>	<u>    </u>
Disinfection device:	<u>/</u>	<u>    </u>	<u>    </u>
Chlorine supply:	<u>    </u>	<u>*/ / *</u>	<u>    </u>
Spray field vegetation:	<u>/</u>	<u>    </u>	<u>    </u>
Sprinkler / Drip backwash:	<u>/</u>	<u>    </u>	<u>    </u>
Controls/ Electric Circuits	<u>/</u>	<u>    </u>	<u>    </u>

Air Pressure 40

Test Results and observations: (As Required)

Chlorine Residual: 0.83  
 Test Method: D/D  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_

Mixed Liquor  
 Aeration 12  
 Sludge Levels  
 Clarifier 12  
 Pump 1

Access Ports Secured YES / NO

Repairs made: YES / NO

Repairs and Comments: \* needs liquid bleach \*

Inspector: Seth  
 Tom Hampton VP  
 MP349/OS24597

Date: 12-30-21

Area: / 0

GPS:

ID = 61115963

1219 Trailhead, New Braunfels

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



(830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 111438**

**ENTERED**

**To: Gregory & Retha Oliver**  
**1219 Trailhead**  
**New Braunfels, TX 78132**

Tech: Not Assigned  
 Brand/Mfg.: Solar Aerobic 600LP 745 -  
 System S/N:  
 Aerator and S/N:

Site: 1219 Trailhead, New Braunfels  
 Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision: Vintage Oaks @ the Vineyard

Installed:  
 Phone: (281) 467-6661  
 Cell:  
 Work:  
 Contract: 4/20/2021 - 4/20/2023  
 Inspections per year: 3  
 Service Due: 4/20/2022  
 Alt Phone:  
 Warranty Ending: *6/21*

Inspection Type: Scheduled

**ENTERED**

Item	Operational	Inoperative	N/A
Aerator:	<u>  </u>	<u>  </u>	<u>  </u>
Irrigation pump:	<u>  </u>	<u>  </u>	<u>  </u>
Air compressor:	<u>  </u>	<u>  </u>	<u>  </u>
Disinfection device:	<u>  </u>	<u>  </u>	<u>  </u>
Chlorine supply:	<u>  </u>	<u>  </u>	<u>  </u>
Spray field vegetation:	<u>  </u>	<u>  </u>	<u>  </u>
Sprinkler / Drip backwash:	<u>  </u>	<u>  </u>	<u>  </u>
Controls/ Electric Circuits	<u>  </u>	<u>  </u>	<u>  </u>

Air Pressure 40

Test Results and observations: (As Required)  
 Chlorine Residual: 0.27  
 Test Method: DPO  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Access Ports Secured YES / NO  
 Repairs made: YES / NO

Mixed Liquor  
 Aeration 0  
 Sludge Levels  
 Clarifier 0  
 Pump 6

Repairs and Comments:

\_\_\_\_\_

\_\_\_\_\_

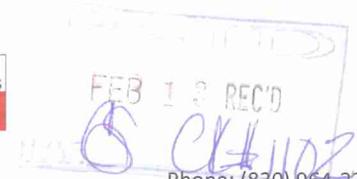
Inspector: Chris Bausch  
 Tom Hampton VP  
 MP349/OS24597

Date: 3/28/22

Area: / 0  
 GPS: ID = 61115963  
 Printed: 3/24/2022

1219 Trailhead, New Braunfels

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



Phone: (830) 964-2365

Fax: (830) 964-2659

www.aerobicservices.com info@aerobicservices.com

Date Printed: 2/13/2023

Customer ID: 61115963

Customer's Site Address: 1219 Trailhead, New Braunfels, TX 78132

County: Comal

Subdivision: Vintage Oaks @ the Vineyard

Main Phone

(281) 467-6661

**To: Gregory & Retha Oliver**  
**1219 Trailhead**  
**New Braunfels, TX 78132**

Installed by Booma Skid Loader  
Serviced by Aerobic Services of South Texas  
Brand: Solar Aerobic 600LP 745  
Owner/Occupant responsible for adding Chlorine/Disinfectant.

**Contract Period**

**4/20/2023**

through

**4/20/2024**

**Permit #: 111438**

Agency: Comal County Environmental Health  
3 visits per year - one every 4 months

**ROUTINE MAINTENANCE AND INSPECTION AGREEMENT  
RENEWAL CONTRACT**

**General**

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between the client named above (referred to as to "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 3 over the one year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The client is responsible for chlorine; Must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

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

**ACCESS BY CONTRACTOR**

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

**Termination of Agreement**

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

Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

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

Entire Agreement

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

Severability

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

OWNER

Signature

Printed

Phone/ Date

2/13/2023

SERVICE PROVIDER

Aerobic Services of South Texas Inc.  
15188 FM 306  
Canyon Lake, Tx 78133

Signature  
Tom Hampton VP

License# OS0024597 / MP 349

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



**(830) 964-2365**  
**Fax: (830) 964-2659**  
**www.aerobicservices.com**

To: Gregory & Retha Oliver  
1219 Trailhead  
New Braunfels, TX 78132  
Agency: CCEH  
County: Comal  
Permit No: 111438

Tech: Ricky  
Phone: (281) 467-6661 Date: 2022-08-25  
Alt Ph: \_\_\_\_\_ Service Due: \_\_\_\_\_

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A	
<b>Aerator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Air Pressure: 78</b>
<b>Irrigation pump:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Air compressor:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Disinfection device:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Chlorine supply:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Spray field vegetation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Sprinkler / Drip backwash:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Controls / Electric Circuits:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Test Results and observations: (As Required)**

Chlorine Residual: 1.08  
Test Method: DPD  
BOD: \_\_\_\_\_  
TSS: \_\_\_\_\_  
Access Ports Secured: Yes [X] / NO [ ]  
Repairs Made: Yes [ ] / NO [X]

Mixed Liquor Aeration: 0  
**Sludge Levels**  
Clarifier: 8  
Pump: 0

Repairs and Comments:

Inspector: \_\_\_\_\_ Date: 2022-08-25

Tom Hampton VP  
MP349/OS24597

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



**(830) 964-2365**  
**Fax: (830) 964-2659**  
**www.aerobicservices.com**

To: Gregory & Retha Oliver  
1219 Trailhead  
New Braunfels, TX 78132  
Agency: CCEH  
County: Comal  
Permit No: 111438

Tech: Ricky  
Phone: (281) 467-6661 Date: 2022-12-12  
Alt Ph: \_\_\_\_\_ Service Due: \_\_\_\_\_

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A	
<b>Aerator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Air Pressure: 68</b>
<b>Irrigation pump:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Air compressor:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Disinfection device:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Chlorine supply:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Spray field vegetation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Sprinkler / Drip backwash:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Controls / Electric Circuits:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Test Results and observations: (As Required)**

Chlorine Residual: 0.26  
Test Method: DPD  
BOD: \_\_\_\_\_  
TSS: \_\_\_\_\_

Mixed Liquor  
Aeration: 0

**Sludge Levels**

Clarifier: 6  
Pump: 1

Access Ports Secured: Yes [X] / NO [ ]  
Repairs Made: Yes [ ] / NO [X]

Repairs and Comments:  
System is in good working order.

*R. Niles*

Inspector: \_\_\_\_\_ Date: 2022-12-12

Tom Hampton VP  
MP349/OS24597

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



**Canyon Lake:** (830) 964-2365  
**Bastrop:** (512) 303-6922  
 info@aerobicservices.com  
 bastrop@aerobicservices.com  
**MP349 / OS24597**  
**www.aerobicservices.com**

To: Gregory & Retha Oliver  
1219 Trailhead  
New Braunfels, TX 78132  
 Agency: Comal  
 County: Comal  
 Permit No: 111438

Tech: Nyssa  
 Phone: (281) 467-6661 Date: 2023-12-20  
 Alt Ph: \_\_\_\_\_ Service \_\_\_\_\_  
 Due: \_\_\_\_\_

Inspection Type: \_\_\_\_\_

Item	Operational	Inoperative	N/A
<b>Aerator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Irrigation pump:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Air compressor:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Disinfection device:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Chlorine supply:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Spray field vegetation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sprinkler / Drip backwash:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Controls / Electric Circuits:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Air Pressure: 100**

**Test Results and Observations: (As Required)**

Chlorine Residual: 0.09  
 Test Method: \_\_\_\_\_  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_

Mixed Liquor  
 Aeration: 36

**Sludge Levels**

Clarifier: 36  
 Pump: 0

Access Ports Secured: Yes  / NO   
 Repairs Made: Yes  / NO

**Repairs and Comments:**

Inspector: \_\_\_\_\_ Date: 2023-12-20

Tom Hampton, VP  
 MP349/OS24597

**Aerobic Services**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



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To: Gregory & Retha Oliver  
1219 Trailhead  
New Braunfels, TX 78132  
 Agency: CCEO  
 County: Comal  
 Permit No: 111438

Tech: Nyssa  
 Phone: (281) 467-6661 Date: 2024-05-21  
 Alt Ph: \_\_\_\_\_ Service \_\_\_\_\_  
 Due: \_\_\_\_\_

Inspection Type: \_\_\_\_\_

Item	Operational	Inoperative	Not Present
<b>Aerator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Irrigation Pump:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Air Compressor:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pump Screen:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Chlorinator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Spray Field Vegetation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Filters:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sprinkler / Drip Backwash:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Controls / Electric Circuits:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Air Pressure: 80**

**Test Results and Observations: (As Required)**

Chlorine Residual (ppm): 0.09  
 Test Method: \_\_\_\_\_  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Tank Lids Secured: Yes  / NO   
 Pump Out Needed: Yes  / NO   
 Repairs Made Yes  / NO

Mixed Liquor: all measurements in inches

Aeration: 48

**Sludge Levels**

Clarifier: 30

Pump: 1

**Repairs and Comments:**

*Nyssa*

Inspector: \_\_\_\_\_ Date: 2024-05-21

Tom Hampton, VP  
 MP349/OS24597

# ROUTINE MAINTENANCE AND INSPECTION AGREEMENT



**Gregory & Retha Oliver**  
1219 Trailhead  
New Braunfels, TX 78132  
P: (281) 467-6661

**COUNTY: Comal**

**PERMIT: 111438**

**AGREEMENT LENGTH: 12 mos.**

DESCRIPTION	TERM	AMOUNT	TAX	TOTAL
Residential Service Contract	04/20/24 - '25	370.00		370.00

## GENERAL

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between the client named above (referred to as to "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

- 3 inspections per year (1 every 4 months), for a total of 3 over the one year period including inspection**, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
- An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
- If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
- The client is responsible for chlorine. Must be filled before or during the service visit.
- Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

The property owner's manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

## ACCESS BY CONTRACTOR

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

## Termination of Agreement

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

**Limit of Liability**

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

**Dispute Resolution**

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

**Entire Agreement**

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

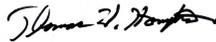
**Severability**

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

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**SERVICE PROVIDER**

Aerobic Services of South Texas LLC  
15188 FM 306  
Canyon Lake, TX 78133



Signature

Tom Hampton VP

**License # OS0024597 / MP 349**

PLEASE REMIT	370.00
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Customer Signature

**\*\*\*To pay online, proceed to the "Billing" section in your Customer Portal**

**IF MAILING YOUR RENEWAL: PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT  
For Service at: 1219 Trailhead, New Braunfels, TX 78132**

**Signed on: Friday, 02/02/2024**



**Gregory & Retha Oliver**

**PERMIT: 111438**

**COUNTY: Comal**

**TERM: 04/20/24 - '25**

**AGREEMENT LENGTH: 12 mos.**

PLEASE REMIT	370.00
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**Aerobic Services**  
 15188 FM 306  
 Canyon Lake, TX 78133



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To: Gregory & Retha Oliver  
1219 Trailhead  
New Braunfels, TX 78132  
 Agency: Comal  
 County: Comal  
 Permit No: 111438

Tech: Marc  
 Phone: (281) 467-6661 Date: 2024-09-20  
 Alt Ph: \_\_\_\_\_ Service \_\_\_\_\_  
 Due: \_\_\_\_\_

Inspection Type: Scheduled

Item	Operational	Inoperative	Not Present
<b>Aerator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Irrigation Pump:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Air Compressor:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pump Screen:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Chlorinator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Spray Field Vegetation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Filters:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sprinkler / Drip Backwash:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Controls / Electric Circuits:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Air Pressure: 75**

**Test Results and Observations: (As Required)**

Chlorine Residual (ppm): 0.10  
 Test Method: Dpd  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Tank Lids Secured: Yes  / NO   
 Pump Out Needed: Yes  / NO   
 Repairs Made: Yes  / NO

Mixed Liquor: all measurements in inches

Aeration: 42

**Sludge Levels**

Clarifier: 12

Pump: 2

**Repairs and Comments:**

Did full inspection. No issues found.

Inspector: \_\_\_\_\_

Date: 2024-09-20

Tom Hampton, VP  
 MP349/OS24597