COMAL COUNTY
ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **05/16/2022** Permit Number: **112856**

Location Description: 1210 TRAILHEAD
NEW BRAUNFELS, TX 78132

Subdivision:	Vintage Oaks at the Vineyard
Unit:	25
Lot:	1931
Block:	0
Acreage:	0.0000

Type of System: Aerobic
Surface Irrigation

Issued to: Aaron W. and Tangela D. Matthews

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

Cory Aller OS0036769
ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: JB **OSSF Installer #:** OS0003914

1st Inspection Date: 05/11/22 **2nd Inspection Date:** 5/16/22 **3rd Inspection Date:**

Inspector Name: J. Aguirre **Inspector Name:** Corey Allen **Inspector Name:**

Permit#: 112856 **Address:** 1210 trailhead

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	X	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)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
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)				

Inspector Notes: **05/11/22 JA: Purple pipe sleeved where water line crosses. System operational,tank level no leaks. Sanitary tee installed. Cover all. Revision needed for new driveway. 5/16/22 CA: 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 SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum 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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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 providedSEPTIC 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	X		600	X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Clearstream	X X		
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)(4) 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)	x	285.33(d)(6) 285.33(c)(4)	Surface Application	x		
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.	X	285.32(c)(1)		X		
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	X X X			X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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	X			X		

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	X	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)		X		
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	X X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X		
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:	112856
Issued This Date:	07/02/2021
This permit is hereby given to:	Aaron W. and Tangela D. Matthews

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

1210 TRAILHEAD
NEW BRAUNFELS, TX 78132

Subdivision:	Vintage Oaks at the Vineyard
Unit:	25
Lot:	1931
Block:	0
Acreage:	0.0000

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
By KG at 2:17 pm, Jun 30, 2021

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number
		112856

Instructions:

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

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - 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.

L. Mathews Angela Mathews 28 MAY 2021
(Signature of Applicant) Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refeused)

Revised: September 2019

RECEIVED
By KG at 2:17 pm, Jun 30, 2021

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

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

Date _____ Permit # 112856

Owner Name	Aaron Wayne Matthews and Tangela Danean Matthews	Agent Name	JB Septic Systems, Inc
Mailing Address	10232 Colonel Ridge	Agent Address	P.O. Box 1609
City, State, Zip	Schertz, Texas 78154	City, State, Zip	Helotes, Texas 78023
Phone #	210-709-2932	Phone #	830-931-0292
Email	aaron@homekorr.com	Email	info@jbsepticsystemsinc.com

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

Subdivision Name Vintage Oaks at the Vineyard Unit 25 Lot 1931 Block _____

Acreage/Legal _____

Street Name/Address 1210 Trailhead City New Braunfels Zip 78132

Type of Development:

☐ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3,067

☐ 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: $ _____ (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 Date 28 MAY 2021

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

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

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

Planning Materials & Site Evaluation as Required Completed By Jim W. Blake, Sr. #2289

System Description Aerobic Treatment with Spray Irrigation

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

Tank Size(s) (Gallons) 400/600/700 Absorption/Application Area (Sq Ft) 4,922

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

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

Signature of Designer _____ Date 6-27-2021

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

2/CB

AFFIDAVIT TO THE PUBLIC

The County of Comal §
State of Texas §

202106034048 06/24/2021 10:36:10 AM 1/2

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 285.91(12) will be installed on the property described as Lot 1931, 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 is owned by AARON WAYNE MATTHEWS and TANGELA DENEAN MATTHEWS

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 28 Day of May, 2021

Aaron Wayne Matthews
AARON WAYNE MATTHEWS

Tangela DeNean Matthews
TANGELA DENEAN MATTHEWS

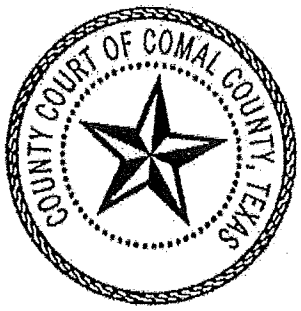
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28
DAY OF May, 2021

Notary Public, State of Texas

ARIANA TORRES
Notary Public, State of Texas
My Comm. Exp. 06-20-2022
ID No. 13161354-7

Comal County Clerk Office Only

Notary/s Printed Name: Ariana Torres
My Commission Expires: 06-20-2022



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

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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/24/2021 10:36:10 AM
NANCY 2 Page(s)
202106034048

Bobbie Koepp

J.B. Septic Systems, Inc.
Two-Year Initial Service Policy

System Owner:
Aaron W. and Tangela D. Matthews

Brand Name: Clearstream Wastewater System
System Name: Primary
Serial Number: _____
Model Number: _____
Permit Number: _____

Site: Legal Description: 1210 Trailhead, Lot 1931, Unit 25
Vintage Oaks at the Vineyard, Comal County

J. B. Septic Maintenance, Inc. will inspect and service your Clearstream Aerobic Treatment Plant once every four months for a period of two years. The effective date of this initial maintenance contract shall be the date the License to Operate is issued.

Before this initial two-year service policy expires, JB Septic Maintenance, Inc will notify you. Upon renewal of the contract, a copy of the new contract shall be submitted to the permitting authority. If the property owner or maintenance company desire to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease.

Testing and Reporting

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

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

The owner is responsible for keeping chlorine (Bleach) in the chlorinator as well as the cost of the chlorine.

J.B. Septic Maintenance, Inc. has been certified by the manufacturer of your system, and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any alarms and/or addressing any concerns by the owner of the system. Alarms and/or concerns will be addressed within 48 hours of the initial contact.

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

This Policy Does Not Include;

1. **Cost of Pumping Sludge From Unit If Necessary.**
2. **Cost of System Repair Due to Damage or Parts Failure Due to Neglect.**
3. **Cost of Replacement of "Normal Wear & Tear" Items During Routine Maintenance Visits.**

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

MAINTENANCE COMPANY:
J.B. Septic Maintenance, Inc.
P.O. Box 1609
Helotes, Texas 78023
(830) 931-0292
(210)414-6289

MANUFACTURER:
Clearstream Wastewater Systems, Inc.
P.O. Box 7568
Beaumont, Texas 77726-7568
(409) 755-1500

Installation Company:
J.B. Septic Systems, Inc.
P.O. Box 1609
Helotes, Texas 78023
(830) 931-0292

Permitting Authority:
Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, TX 78132-3760
(830) 608-2094

Jim Blake, J.B. Septic Systems, Inc.

Authentisign
Aaron Matthews 06/17/2021
06/17/2021 03:44 PM CDT
System Owner

Authentisign
Tanglea Matthews 06/17/2021
06/17/2021 1:32:05 PM CDT
System Owner

Service Company Operator License Number: MP0000892

J. B. Septic Systems, Inc.

Jim Blake Sr.
Registered Sanitarian
P.O. Box 1609
Helotes, Texas 78023

Telephone (830) 931-0292
Fax (830) 931-0409

SITE EVALUATION

LOCATION: Lot 1931, Vintage Oaks at the Vineyard, Unit 25
(1210 Trailhead) Comal County

I. USDA County Soils Survey Classification: (DtD) Comfort-Rock Outcrop Complex

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

III. Soil Profile: 0 – 10″ clay soil with stones underlain by limestone
(Describe sample)

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

V. Soil Structure: Blocky

VI. Restrictive Horizons (Note any dense clay sub-soils, rock or fractured rock, depth of groundwater etc.): Rock at approximately 10”

VII. Topography: 2-3 % slope

VIII: Flood Hazard: No

IX. Overall Site Suitability: The site is Suitable for Aerobic Treatment with Spray Irrigation.

X. Recharge Zone: Yes. No recharge features found within 150 Ft. of OSSF site.

Signature

May 28, 2021
Date

OS0010832
Registration #

STATE OF TEXAS
JIM BLAKE
2289
REGISTERED
PROFESSIONAL SANITARIAN

STATE MANDATED REGULATION CONCERNING AEROBIC SYSTEMS

NAME: Aaron W. and Tangela D. Matthews
LOCATION: 1210 Trailhead, New Braunfels Texas 78132
DATE: May 28, 2021

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

1. The property owner and the aerobic system maintenance contractor shall enter into a 2 year (minimum) full service maintenance contract in which the company will provide periodic inspections for system compliance with effluent standards. This contract will authorize the maintenance company to operate, maintain, and repair the system as needed. The costs of this service will be paid by the system's owner and may be included with the installation of the system. (See the attached Service Policy.)

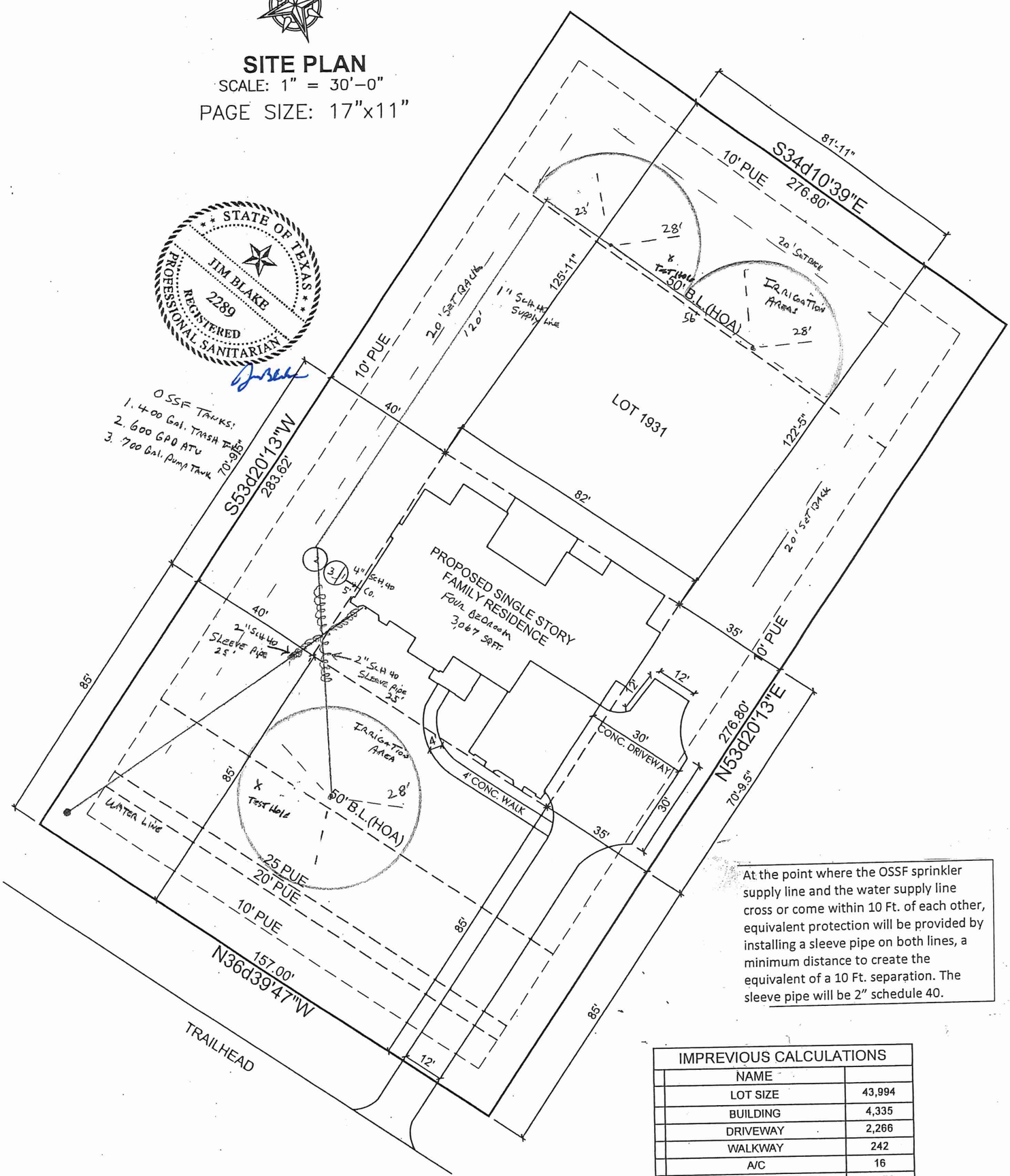
2. The property owner shall submit an affidavit to the County Clerk's Office to be added to the Real Property Deed on which the surface application system is installed. (See the attached AFFIDAVIT TO THE PUBLIC.)

3. The maintenance company shall inspect this system as directed in the Service Policy and shall keep accurate records of their findings. These records shall be submitted to the County at the end of the first 2-year service life of the system.

SITE PLAN

SCALE: 1" = 30'-0"

PAGE SIZE: 17"x11"



At the point where the OSSF sprinkler supply line and the water supply line cross or come within 10 Ft. of each other, equivalent protection will be provided by installing a sleeve pipe on both lines, a minimum distance to create the equivalent of a 10 Ft. separation. The sleeve pipe will be 2" schedule 40.

IMPREVIOUS CALCULATIONS	
NAME	
LOT SIZE	43,994
BUILDING	4,335
DRIVEWAY	2,266
WALKWAY	242
A/C	16
TOTAL IMPERVIOUS COVERAGE: %	15.59
ADDITIONAL DRIVEWAY	261

SHEET SITE		**MATTHEWS** 1210 TRAILHEAD LOT 1931 / UNIT 25 VINTAGE OAKS AT THE VINEYARD, COMAL COUNTY, TEXAS.	GRAND ENDEAVOR HOMES 4411 SOUTH IH-35 #100 GEORGETOWN , TX 78626 G12.930.0370 -512.930.0358 FAX

APRIL , 08, 2021

J.B. Septic Systems, Inc.

Jim Blake Sr.
Registered Sanitarian
P.O. Box 1609
Helotes, Texas 78023

Telephone (830) 931-0292
Fax (830) 931-0409

ON-SITE SEWAGE FACILITY DESIGN

FOR: Aaron W. and Tangela D. Matthews
10232 Colonel Ridge
Schertz, Texas 78154

LOCATION: 1210 Trailhead
Lot 1931, Unit 25
Vintage Oaks at the Vineyard
Comal County

DEVELOPMENT: Proposed Four-bedroom residence with 3,067 sq. ft. living area.

ESTIMATE OF WATER CONSUMPTION: **300** gallons per day.

SEWAGE FACILITY DESCRIPTION: Clearstream Aerobic Treatment System with timer, chlorinator, sprinkler pump, and sprinkler heads covering a surface application area of 4,922 square feet. The timer is set for spray between midnight and 5:00 A.M.

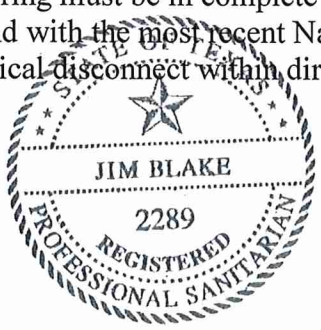
CALCULATION:

Application Area
Required = $\frac{\text{Flow}}{\text{Soil Appl. Rate}} = \frac{\text{300 Gals. /Day}}{\text{.064 Gals./Sq.Ft./Day}} =$ 4,688 Sq. Ft.

ACTUAL APPLICATION AREA TO BE COVERED:

(Radius of Sprinkler Head) X (Radius of Sprinkler Head) X 3.14	=	Sq. Ft.
One Full circle sprinkler heads, with a 28 foot radius	=	2,461 Sq. Ft.
Two ½ circle sprinkler heads, each with a 28 foot radius	=	2,461 Sq. Ft.
Total	=	4,922 Sq. Ft.

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



AEROBIC TREATMENT SYSTEM COMPONENTS AND REQUIREMENTS:

1. Minimum 400 gallon **Pre-Treatment Tank**.
2. **Aerobic Treatment Unit** – 600 gallon TCEQ approved unit.
3. **Liquid Chlorinator** – Only E.P.A. approved chlorine (Bleach) for use with wastewater shall be used. It is the owner's responsibility to ensure that it is functioning properly and has chlorine **IN IT AT ALL TIMES.**
4. 700 gallon **Pump Tank** with a minimum ½ horsepower, 18 GPM well pump (Clearstream P-20 pump or approved equivalent.)
5. **Sprinkler heads** the area to be sprayed shall have enough topsoil in place to cover the force lines and to support the growth of vegetation. This vegetation shall consist of grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed flora. Exposed surface rock in the application area shall be removed or covered with soil and seeded or grassed laid. Sloped land is acceptable if properly landscaped and terraced to minimize run-off. Distribution pipes and sprinkler heads must provide uniform distribution of treated effluent. The application rate must be adjusted so as to not produce run-off. Owners shall not allow driveways, fences, storage buildings, or other structures to be constructed over the treatment or disposal systems. Land that is used for growing food, gardens, orchards, or crops that may be used for human consumption, as well as unseeded bare ground, shall not be used for surface application. Exposed surface rock in the application area shall be removed or covered with soil and seeded or grassed laid.
6. **SURFACE APPLICATION AREA** -The area to be sprayed shall have enough topsoil in place to cover the force lines and to support the growth of vegetation. This vegetation shall consist of grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed flora. Sloped land is acceptable if properly landscaped and terraced to minimize run-off. Distribution pipes and sprinkler heads must provide uniform distribution of treated effluent. The application rate must be adjusted so as to not produce run-off.
7. **AFFIDAVIT** (signed and notarized) included with this design should be a permanent part of the real property deed. TCEQ requires that it give proper notification to future owners of the continuous maintenance and administrative requirements of this OSSF system.
8. **MAINTENANCE CONTRACT:**
   At the time of system installation, the contractor will submit to the authorized agent, (County Inspector) a copy of the 2-Year Service Policy as required by the TCEQ. Maintenance Company will file a detailed report of the dates and findings of these inspections to the Authorized Agent. This will ensure periodic inspections (at least every 4 months) for system compliance with effluent standards. Correct testing/evaluation of the unit will include periodic measuring of residual chlorine levels and/or fecal coliform analysis, as required by TCEQ. Sludge accumulation will be monitored and the system owner will be notified when tanks require pumping.

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

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

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

DATE: May 28, 2021

Jim Blake, Professional Sanitarian #2289

J. B. Septic Systems, Inc.

Jim W. Blake, Sr., RS 2289
P. O. Box 1609
Helotes, TX 78023

Telephone (830) 931-0292
Fax (830) 931-0409

May 28, 2021

Comal County Environmental Office
195 David Jonas Drive
New Braunfels, TX 78132-3760

RE: Lot 1931, Unit 25, Vintage Oaks at the Vineyard
(1210 Trailhead)

To Whom It May Concern:

I hereby certify that the On-Site Sewage Facility (OSSF) design for the above referenced property complies with all provisions of the proposed Water Protection Abatement Plan (WPAP), as approved by the Texas Commission on Environmental Quality (TCEQ).

Please contact me at the number listed above if you should have any desire to discuss this matter.

Sincerely,

Jim W. Blake, Sr.
JB Septic Systems, Inc.

CLEARSTREAM®
WASTEWATER SYSTEMS, INC.

OWNER'S MANUAL

SERIES P20 4" SUBMERSIBLE PUMP

Two Wire, 1/2 HP, 115 Volt, 60 Hz

Installation • Operation

LIMITED WARRANTY

Clearstream warrants to the original consumer of the products listed below, that they will be free from defects in material and workmanship for the Warranty Period from the date of installation as noted.

Product	Warranty Period
4" Submersible Pump	2 year

Our warranty will not apply to any product that has been subject to negligence, misapplication, improper installation or maintenance.

Buyer's only remedy and Clearstream's only duty is to repair or replace defective products (at Clearstream's choice). Buyer agrees to pay all labor and shipping charges associated with this warranty and to request warranty service through the installing dealer as soon as a problem is discovered. If warranty service is requested after the Warranty Period has ended, it will not be honored.

CLEARSTREAM SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, OR CONTINGENT DAMAGES WHATSOEVER.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS WARRANTIES. IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, SHALL NOT EXTEND BEYOND THE WARRANTY PERIOD PROVIDED HEREIN.

Certain states do not permit the exclusion or limitation of incidental or consequential damages or the placing of limitations on the duration of an implied warranty, therefore, the limitations or exclusions herein may not apply. This warranty sets forth specific legal rights and obligations, however, additional rights may exist, which may vary from state to state.

Supersedes all previous publications.

Clearstream, P.O. Box 9337, Beaumont, TX 77709

CLEARSTREAM
P.O. Box 9337, Beaumont, TX 77709

PRINTED IN U.S.A.

CL370 (12/14/95)

open. Start pump. *Slowly* open valve until the desired flow rate is reached. Final setting *must* be within pump's recommended operating range.

OPERATION

1. The pump must be submerged at all times during normal operation. Do not run pump dry.
2. Make sure that the float switches are set so that the pump stops before the pump runs dry or breaks suction. If necessary, adjust float switches to achieve this.
3. The motor bearings are lubricated internally. No maintenance is required or possible on the pump or the motor.

Table 1: Recommended Fusing Data

115 Volt/60 Hz/1 Phase 2-Wire Cable

HP	Volts/Hz/ Phase	Motor Winding Resistance Ohms	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
1/2	115/60/1	1.0-1.3	12.0	64.8	30/15

Table 2: Power Supply Wire (Cable) Length in Feet

1 Phase, 2 Wire Cable, 60 Hz (Copper Wire Size - Service to motor)

Volts	HP	14 AWG	12 AWG	10 AWG	8 AWG	6 AWG	4 AWG	3 AWG	2 AWG	1 AWG	0 AWG
115	1/2	100	160	250	390	620	960	1190	1460	1780	2160

1. Maximum wire lengths shown maintain motor voltage at 95% of service entrance voltage, running at maximum nameplate amperes. If service entrance voltage will be at least motor nameplate voltage under normal load conditions, 50% additional length is permissable for all sizes.
2. Sizes given are for copper wire. For aluminum wire go two sizes larger (i.e., if table lists #12 copper wire, use #10 aluminum wire.)

Motor Insulation Resistance Readings

Normal Ohm/Megohm readings for all motors, between all leads and ground. Set ohmmmeter to 100K scale.

Condition of Motor and Leads	Ohm Value	Megohm Value
New motor, without power cable	20,000,000 (or more)	20.0
Used motor, which can be reinstalled in tank	10,000,000 (or more)	10.0
Motor in Tank – Readings are Power Cable plus Motor		
New Motor	2,000,000 (or more)	2.0
Motor in *reasonably good condition*	500,000 to 2,000,000	0.5–2.0
Motor which may be damaged or have damaged power cable *Do not pull motor for these reasons*	20,000 to 500,000	0.02–0.5
Motor definitely damaged or with damaged power cable *Pull motor and repair*	10,000 to 20,000	0.01–0.02
Failed motor or power cable — *Pull motor and repair*	Less than 10,000	0–0.01

Important Electrical Grounding Information

⚠WARNING Hazardous voltage. Can shock, burn, or kill. To reduce the risk of electrical shock during pump operation, ground and bond the pump and motor as follows:

A. To reduce risk of electrical shock from metal parts of the assembly other than the pump, bond together all metal parts accessible at the tank top (including metal discharge pipe, metal tank top, and the like). Use a metal bonding conductor at least as large as the power cable conductors running down the well to the pump's motor.

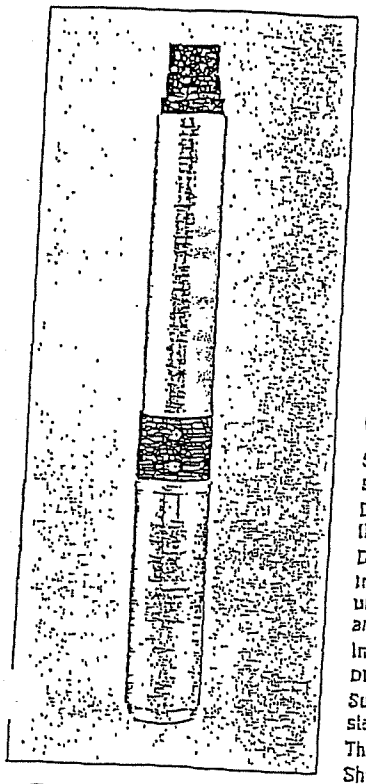
B. Clamp or weld (or both if necessary) this bonding conductor to the grounding means provided with the pump, which will be the equipment-grounding terminal, the grounding conductor on the pump housing, or an equipment-grounding lead. The equipment-grounding lead, when provided, will be the conductor having green insulation; it may also have one or more yellow stripes.

C. Ground the pump, motor, and any metallic conduit that carries power cable conductors. Ground these back to the service by connecting a copper conductor from the pump, motor, and conduit to the grounding screw provided within the supply-connection box wiring compartment. This conductor must be at least as large as the circuit conductors supplying the pump.

Save these instructions.

CLEARSTREAM®
WASTEWATER SYSTEMS, INC.

P20 Submersible Effluent Pump



GENERAL DESCRIPTION

The P20 multistage submersible effluent pump constructed from precision-engineered, corrosion-resistant materials, is an industry leader in high pressure effluent removal. The floating stack design resists abrasion wear and reduces motor bearing thrust loading. These pumps feature the patented Signa-Seal™ design, which provides dry running capability in the event of a system failure. This patented Signa-Seal design has no industry equal.

APPLICATIONS

Designed for pumping filtered effluent.

SPECIFICATIONS

Shell: stainless steel
Discharge: fiberglass-reinforced thermoplastic
Discharge bearing: Nylatron®
Intermediate bearing: (on larger units) polycarbonate, nitrile rubber, *and stainless steel*
Impellers: Delrin®
Diffusers: Lexan®
Suction caps: Lexan® with stainless steel insert
Thrust pads: proprietary spec.
Shaft and coupling: stainless steel
Intake: fiberglass-reinforced thermoplastic
Intake screen: polypropylene
Cable guard: stainless steel
Agency Listings: UL 778

FEATURES

- Patented Staging System – Our proven Signa-Seal™ staging system incorporates a harder-than-sand ceramic wear surface that when incorporated with our floating stack design, greatly reduces problems with abrasives, sand lock-up and running dry.
- Discharge – Fiberglass-reinforced thermoplastic material for durability in aggressive water. Octagon-shaped to fit pipe wrench.
- Discharge Bearing – Exclusive self-lubricating Nylatron® bearing resists wear from sand.
- Intake – Fiberglass-reinforced thermoplastic material for durability in aggressive water.
- Shaft – Positive drive from hexagonal heavy-duty 300 grade stainless steel.
- Coupling – Stainless steel press fit to pump shaft. Couples to all standard NEMA motors.
- Shell – Highest grade, heavy-walled corrosion-resistant stainless steel. Threaded for easy servicing.
- Hardware – All screws, washers and nuts are corrosion-resistant 300 grade stainless steel.
- Check Valve – Durable internal check valve.
- Cable Guard – Corrosion-resistant stainless steel guard protects motor leads. Tapered ends prevent pump from catching on well.
- Corrosion-proof intake screen
- Franklin Electric Motor – 100% corrosion-resistant stainless steel construction. Constant lubrication through water-filled design. Hermetically-sealed stator assures moisture-free windings. Built-in surge arrester provided on 1/2 HP through 1-1/2 HP, single-phase pumps for added protection. All thrust absorbed by durable Kingsbury-type thrust bearing. Replaceable motor lead assembly. NEMA standard motors, 2- and 3-wire.

ORDERING INFORMATION

Model No.	HP	Max. Load Amps	Volts	Phase/Cycles	Cord Length
P20	1/2	12	115	1/60	100'

PERFORMANCE

Discharge Pressure PSI	57	52	44	33	19
Gallons Per Minute	10	15	20	25	30

This product is Listed to UL Standards for Safety by Underwriters Laboratories Inc. (UL).

® Nylatron is a registered trademark of Polymer Corp.
® Lexan is a registered trademark of General Electric Co.
® Delrin is a registered trademark of E.I. DuPont de Nemours and Co.

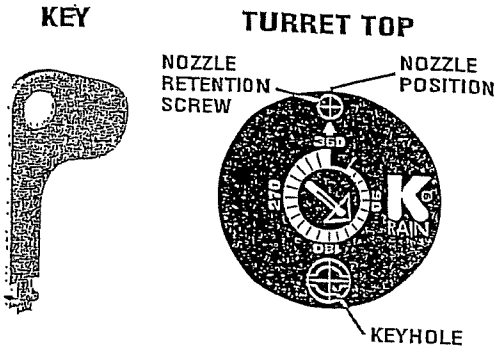
Specifications are subject to change without notice.

— NOTE —

We have a wide range of sump/sewage/effluent pumps to offer. If you need a catalog showing other available units, please contact your Clearstream representative.

PRO*PLUS*® GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

NOTE: All of our sprinklers are preset for you with a 90° arc setting, and include a pre-installed #2.5 nozzle.



CHANGING A NOZZLE

1 USE YOUR K-KEY

After you remove the nozzle retention screw with your K-Key, insert the K-Key into the keyhole on the top of the turret. Then, turn the K-Key 1/4 turn so it doesn't slip out of the hole when you pull it up.

2 PULL UP THE RISER

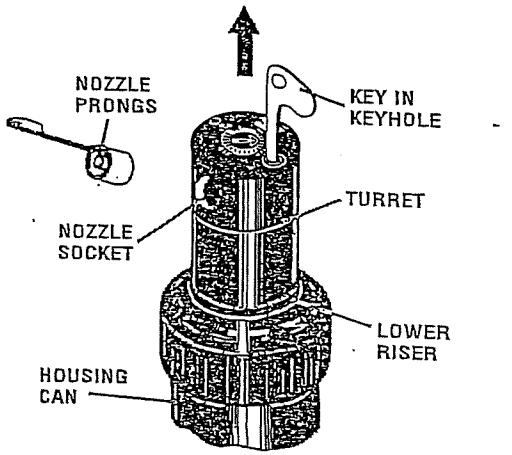
Firmly pull the entire spring loaded riser up with the K-Key to access the nozzle socket. Hold the riser up with one hand.

3 REMOVE THE NOZZLE

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

4 INSTALL A NOZZLE

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

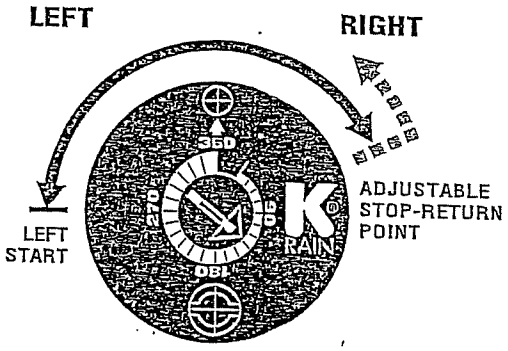


PRO*PLUS* IS ADJUSTABLE AND CONTINUOUS 360° ALL IN ONE MODEL

SETTING THE ARC ADJUSTMENT (PRESET AT 90°)

5 FIND THE LEFT START POSITION

First, rotate the turret with your fingers around to the RIGHT (clockwise) until it stops. Then, rotate the turret around to the LEFT until it stops again. This is the LEFT START position. The sprinkler will begin spraying from this point and will rotate clockwise.



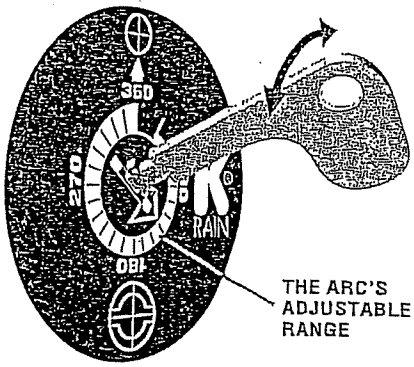
6 TO CHANGE THE ARC SETTING BEFORE INSTALLATION

Follow step 5 above to find the LEFT START as a reference point. To INCREASE THE ARC, insert the K-Key into the arc indication ARROW SLOT at the center of the turret. While holding the turret with your fingers, turn the K-Key CLOCKWISE until the arc INDICATION ARROW POINTS TO the RIGHT STOPPING POINT.

WHEN SET AT 360°, PRO*PLUS* WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.

To DECREASE THE ARC, hold the turret steady and turn the K-Key COUNTERCLOCKWISE to the desired setting.

ARC SELECTION: 35° TO 360°



WITH THE SPRINKLER RUNNING

Follow step 2, hand-spinning the turret gently in the direction it is spraying. Once you have found the LEFT START as a reference point, following the directions to INCREASE THE ARC or DECREASE THE ARC as shown above.

§285.37. On-Site Sewage Facilities and Water Treatment Equipment and Appliances

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

(1) alter the mineral content of water;

(2) alter the microbiological content of water;

(3) alter other substances found in water; or

(4) purify water.

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

(1) Water softener.

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

(i) the label shall be affixed to the outside of the water softener so the label can be easily inspected and read; and

(ii) the label shall provide the name of the company that installed the water softener.

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

(i) bypasses the treatment system; and

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

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

(i) an owner replaces the existing water softener; or

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

(2) Reverse osmosis system.

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

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

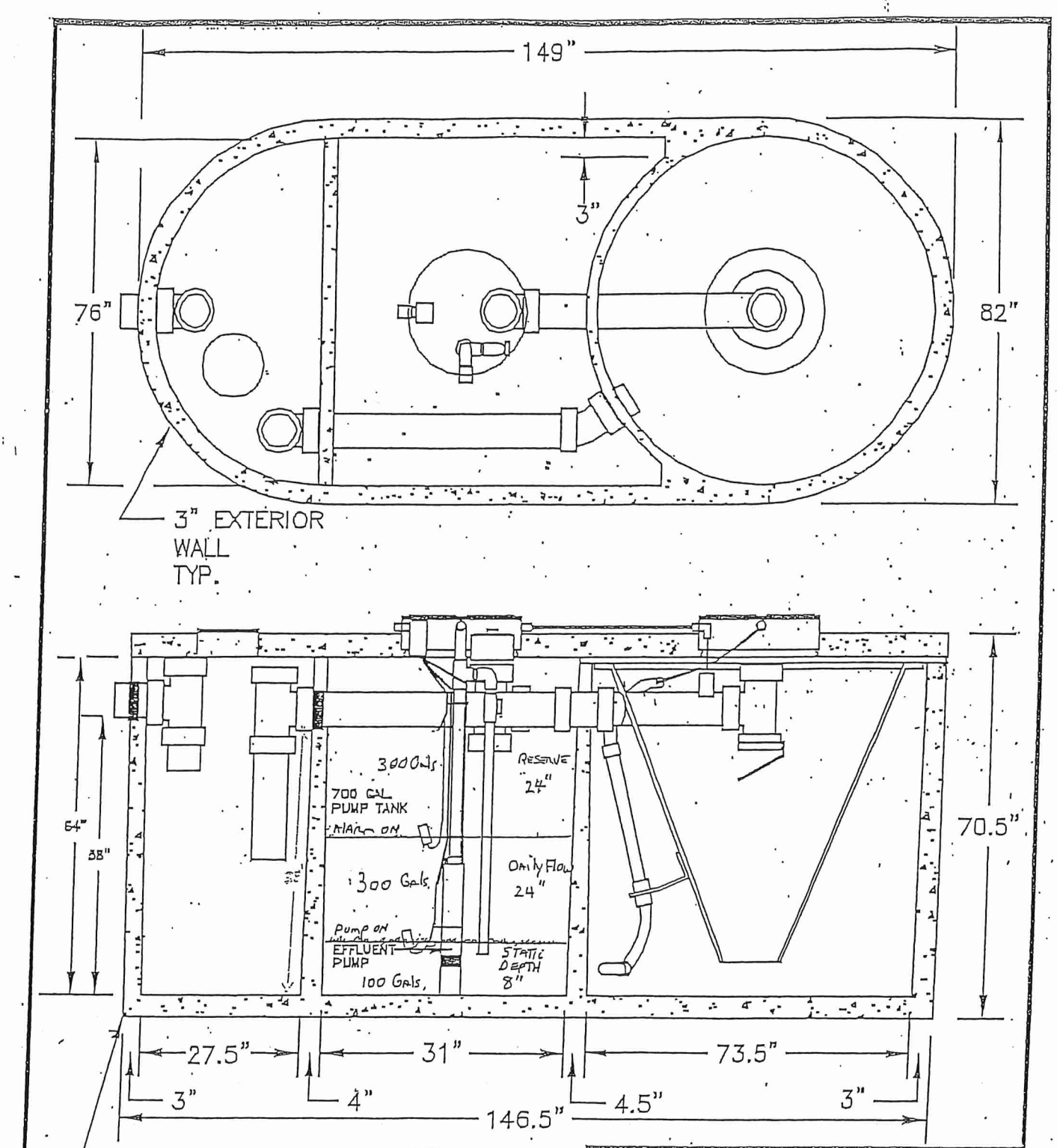
(i) the owner can demonstrate that the point-of-entry reverse osmosis system does not cause hydraulic overloading of the OSSF; or

(ii) the water volume from the point-of-entry reverse osmosis system is accounted for (added to the usage rate in §285.91(3) of this title (relating to Tables)) by providing calculations of the increase in wastewater volume with the OSSF planning materials.

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

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

Adopted April 7, 2004 Effective April 28, 2004



CLEARSTREAM®

WASTEWATER SYSTEMS, INC.

P.O. Box 7588 Beaumont, Texas 77726-7588

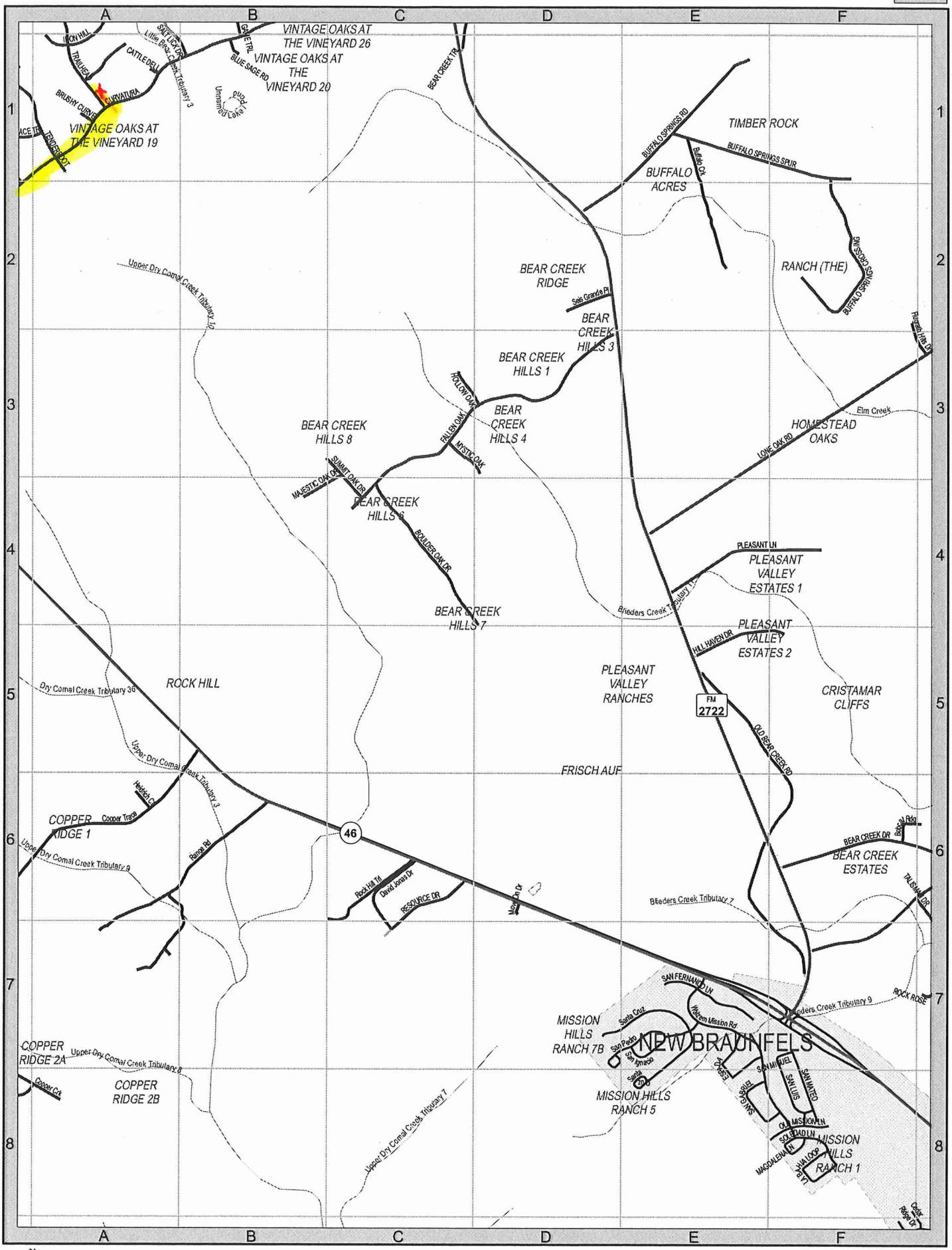
MODEL 600NC3T

600 G.P.D. TREATMENT SYSTEM

DRAWN:	CHKD:	DATE:	REV.	REV. DATE	NUMBER:
CWP	JM	07/04	0		10000385

1210 Trailhead

SEE PAGE 43



SEE PAGE 56

SEE PAGE 68

N W E S

0 1,250 2,500
Feet

0 0.25 0.5
Miles

Produced by the Comal County Engineer's Office - 5/1/2021

After Recording Return To:
AARON WAYNE MATTHEWS and TANGELA DANEAN MATTHEWS
10232 COLONEL RIDGE
SCHERTZ, TEXAS 78154

TEXAS GENERAL WARRANTY DEED

21020435 With Vendor's Lien

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.

Effective Date: **May 17, 2021**

Grantor (whether one or more): **CANNATA CAPITAL, LLC**

Grantee (whether one or more): **AARON WAYNE MATTHEWS AND TANGELA DANEAN MATTHEWS**

Grantee's Mailing Address: **10232 COLONEL RIDGE**
SCHERTZ, TEXAS 78154

Consideration:

Ten and no/100 Dollars ($10.00) and other good and valuable consideration, including a note of the same date in the principal amount of **SIX HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 Dollars ($688,000.00)** (the "Note"), executed by the Grantee and payable to the order of **GROTHUES FINANCIAL, LTD.** (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to **KEVIN P. SULLIVAN**, Trustee for the benefit of the Lender.

Property (including improvements):

That certain property located in **COMAL** County, Texas to-wit: **VINTAGE OAKS AT THE VINEYARDS UNIT 25, LOT 1931**

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 wise belonging; To Have and To Hold unto Grantee, and Grantee's heirs, successors and assigns, forever. Grantor, and Grantor's heirs, successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS. GRANTOR HAS NOT MADE, DOES NOT MAKE AND HEREBY NEGATES AND DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, EITHER UNDER COMMON LAW, STATUTE OR OTHERWISE, AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, ACREAGE, EXPENSES, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY. TO THE MAXIMUM EXTENT PERMITTED BY LAW THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY INCLUDING WITHOUT LIMITATION, (I) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY, (II) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE PROPERTY AND (III) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY

Executed to be effective as of the Effective Date.
CANNATA CAPITAL, LLC

BY _____ 5-17-21
Date

Title: MANAGING MEMBER
Name: Mark Cannata

_____
Date

Acknowledgements

Individual

STATE OF TEXAS
COUNTY OF Collin

This instrument was acknowledged before me on _____, by

_____
Notary Public
Printed Name:

(Seal)

Individual

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, by
_____.

_____
Notary Public
Printed Name:

(Seal)

Corporate/Partnership

STATE OF TEXAS
COUNTY OF Collin

This instrument was acknowledged before me on May 17, 2021, by
Mark Cannata, Managing Member of CANNATA CAPITAL, LLC, on its behalf.

_____
Notary Public
Printed Name:

(Seal)

MARK WALKER
Notary Public, State of Texas
Comm. Expires 02-24-2023
Notary ID 7125023

MARK WALKER
Notary Public, State of Texas
Comm. Expires 02-24-2023
Notary ID 7125023

Escrow File No.: 21020435

EXHIBIT "A"

Lot 1931, 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.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/25/2021 08:02:06 AM
NANCY 3 Pages(s)
202106027985

Bobbie Koepp

J.B. Septic Systems, Inc.
Two-Year Initial Service Policy

System Owner:
Aaron W. & Tangela D. Matthews

Brand Name: Clearstream Wastewater System
System Name: Primary
Serial Number: 29853-06
Model Number: 600 NC 3T
Permit Number: 112856
Effective: 03/22/2023 thru 03/22/2025

Site Legal Description **1210 Trailhead, Lot 1931, Unit 25**
Vintage Oaks at the Vineyard, Comal County

J. B. Septic Maintenance, Inc. will inspect and service your Clearstream Aerobic Treatment Plant once every four months for a period of two years. The initial two-year service policy shall be effective for two years from the date the OSSF is first used. This initial two-year Service Policy will be at no additional charge to the property owner as required by State guidelines.

Before this initial two-year service policy expires, JB Septic Maintenance, Inc will notify you. Upon renewal of the contract, a copy of the new contract shall be submitted to the permitting authority. If the property owner or maintenance company desire to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease.

Testing and Reporting

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

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

The owner is responsible for keeping chlorine (Bleach) in the chlorinator as well as the cost of the chlorine.

J.B. Septic Maintenance, Inc. has been certified by the manufacturer of your system, and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any alarms and/or addressing any concerns by the owner.

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

This Policy Does Not Include;

1. **Cost of Pumping Sludge From Unit If Necessary.**
2. **Cost of System Repair Due to Damage or Parts Failure Due to Neglect.**
3. **Cost of Replacement of "Normal Wear & Tear" Items During Routine Maintenance Visits.**

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

MAINTENANCE COMPANY:
J.B. Septic Maintenance, Inc.
P.O. Box 1609
Helotes, Texas 78023
(830) 931-0292
(210) 414-6289

MANUFACTURER:
Clearstream Wastewater Systems, Inc.
P.O. Box 7568
Beaumont, Texas 77726-7568
(409) 755-1500

Installation Company:
J.B. Septic Systems, Inc.
P.O. Box 1609
Helotes, Texas 78023
(830) 931-0292

Permitting Authority:
Comal County Office of Environment Health
195 David Jonas Drive
New Braunfels, TX 78132-3760
(830) 608-2094

Jim Blake, Sr. J. B. Septic Maintenance, Inc.

System Owner

Service Company Operator License Number: MP0000892

2615

Aerobic Septic System Inspection Report

Submitted by:

J. B. Septic Maintenance, Inc.

MAR 20 2024

PLANNED

Contact: Jim Blake

Installation Date: **Scheduled Report** Permit Number: 112856

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every 4 months. Date of inspection visit: 3/13/2024

2. System inspected:

System Name: Primary
Serial Num: 29853
Brand Name: Clearstream
Model Num: 600 NC 3T

Owner: Aaron & Tangela Matthews
Property Address: 1210 Trailhead
City, State., ZipCode: New Braunfels, TX 78132
Inspected by: Jose J Roman

(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	☑	☐	☐
Filters	☑	☐	☐
Irrigation Pumps	☑	☐	☐
Recirculation Pumps	☐	☐	☑
Disinfection Device	☑	☐	☐
Chlorine Supply	☑	☐	☐
Electrical Circuits	☑	☐	☐
Distribution System	☑	☐	☐
Sprayfield Vegetation/Seedir	☑	☐	☐
Other Item (Specify)		☐	

3. Repairs to system (list all components replaced):
   Adjusted Spray on sprinkler

4. Tests required and results:

Test	Required Check if YES	Results mg/l, mpn/100 ml, or trace	Test Method
BOD (Grab)	☐		
TSS (Grab)	☐		
Cl_2 (Grab)	☐		
Fecal Coliform	☐		

5. Comments:
   PT=0"
   ATU= 25%
   TT= 2" Lids secured at departure

Aerobic Septic System Inspection Report

#2615
AUG 2 8 2024
SCANNED

Submitted by:

J. B. Septic Maintenance, Inc.

Contact: Jim Blake

Installation Date:

Scheduled Report

Permit Number: 112856

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for services by the maintenance company.

1. Required frequency of visits is every 4 months. Date of inspection visit: 8/19/2024

2. System inspected:

System Name: Primary
Serial Num: 29853
Brand Name: Clearstream
Model Num: 600 NC 3T

Owner: Aaron & Tangela Matthews
Property Address: 1210 Trailhead
City, State., ZipCode: New Braunfels, TX 78132
Inspected by: Jose J Roman JBSM
(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	☑	☐	☐
Filters	☑	☐	☐
Irrigation Pumps	☑	☐	☐
Recirculation Pumps	☐	☐	☑
Disinfection Device	☑	☐	☐
Chlorine Supply	☑	☐	☐
Electrical Circuits	☑	☐	☐
Distribution System	☑	☐	☐
Sprayfield Vegetation/Seedir	☑	☐	☐
Other Item (Specify)		☐	

3. Repairs to system (list all components replaced):

4. Tests required and results:

Test	Required (Check if YES)	Results (mg/l, mpn/100 ml, or trace)	Test Method
BOD (Grab)	☐		
TSS (Grab)	☐		
Cl_2 (Grab)	☐		
Fecal Coliform	☐		

5. Comments:

PT= 0"
ATU=20 %
TT= 1" lids secured at departure