



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 03/27/2023 Permit Number: 112897

Location Description: 1227 TRAILHEAD
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks @ the Vineyard
Unit: 20
Lot: 1775R
Block: n/a
Acreage: 0.0000

Type of System: Aerobic
Surface Irrigation

Issued to: John C & Kimberly K Williams

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

Assistant
OS0034792

ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:		Address:					
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
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)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 112897
Issued This Date: 07/13/2022
This permit is hereby given to: John C & Kimberly K Williams

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

1227 TRAILHEAD
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks @ the Vineyard
Unit: 20
Lot: 1775R
Block: n/a
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.

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

Date 7/6/22

Permit # 112897

Owner Name John C & Kimberly K Williams

Agent Name South Texas Wastewater Treatment

Mailing Address 4107 Churchill Plact Ct

Agent Address PO Box 1284

City, State, Zip Fulshear TX 77441

City, State, Zip Boerne TX 78006

* Phone # 832 586 6650

Phone # 830 249 8098

* Email williamsfinance@yahoo.com

Email bonnie@stwastewater.com

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

Subdivision Name Vintage Oaks @ the Vineyard Unit 25 Lot 2032 Block _____

Acreage/Legal _____

Street Name/Address 1227 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 3973

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: \$ 940,000. (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

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

* Kimberly K Williams
Signature of Owner

7/6/22
Date



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: 112897
Issued This Date: 07/13/2021
This permit is hereby given to: John C & Kimberly K Williams

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

1227 TRAILHEAD
NEW BRAUNFELS, TX 78132

Subdivision: Vintage Oaks @ the Vineyard
Unit: 20
Lot: 1775R
Block: n/a
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 2:44 pm, Jul 08, 2021



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

[Shaded Box]

Date Received

[Shaded Box]

Initials

112897

Permit Number

Instructions:

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

OSSF Permit

- 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.

Lannie Bellquist

Signature of Applicant

06 July 2021

Date

COMPLETE APPLICATION

Check No. 141143 Receipt No. _____

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

RECEIVED

By KG at 2:45 pm, Jul 08, 2021

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

Date 7-1-21 Permit # 112897

Owner Name <u>John C & Kimberly K Williams</u>	Agent Name <u>South Texas Wastewater Treatment</u>
Mailing Address <u>4107 Churchill Plact Ct</u>	Agent Address <u>PO Box 1284</u>
City, State, Zip <u>Fulshear TX 77441</u>	City, State, Zip <u>Boerne TX 78006</u>
* Phone # <u>832-580-1000</u>	Phone # <u>830 249 8098</u>
* Email <u>Williamsfinance@yahoo.com</u>	Email <u>bonnie@stwastewater.com</u>

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

Subdivision Name Vintage Oaks @ the Vineyard Unit 25 Lot 2032 Block _____

Acreage/Legal _____

Street Name/Address 1227 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 3973

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: \$ 940,000 (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

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

* [Signature]
Signature of Owner

7/1/21
Date

* * * **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 South Texas Wastewater Trmt

System Description aerobic spray

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

Tank Size(s) (Gallons) 750 - 1000 Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 360

(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.)

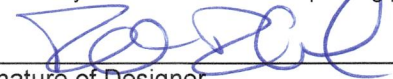
Is this property within an incorporated city? Yes No

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

1/c



202106036112 07/07/2021 10:03:30 AM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas. 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 (TVVC), 5.012 and 5.013, gives the TCEQ 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 TVVC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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):

Lot 2032 Block Subdivision Vintage Oaks @ the Vineyard Unit 25

not in Subdivision: Acres Survey

The property is owned by (insert owner's name(s)) John C Williams & Kimberly K Williams

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.

JCW John C Williams _____ Owner Name John C Williams _____ Owner Signature

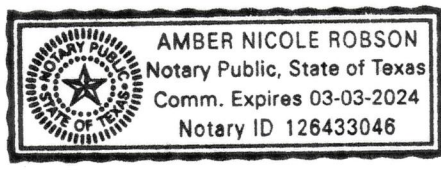
KKW Kimberly K Williams _____ Owner Name Kimberly K Williams _____ Owners Signature

This instrument was acknowledged before me on: 1 Day of July, 2021

Amber Nicole Robson Notary's Printed Name

[Signature] Notary Public, State of Texas

Commission Expires: 03-03-2024



Affix Notary Stamp Above

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
07/07/2021 10:03:30 AM
CASHFOUR 1 Page(s)
202106036112



Bobbie Koepf

**South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006**

Phone: (830) 249-8098

Date: 6/15/2021

bruce@stwastewater.com

**To: John C & Kimberly K Williams
4107 Churchill Place Ct
Fulshear, TX 77441**

Contract Period

Start Date:

End Date:

Phone: _____ Subdivision: Vintage oaks @ the Vineyard 25

Site: 1227 Trailhead, New Braunfels, TX 78132

County: Comal

Installer: Ronald R Graham

Agency: Comal County Environmental

Mfg/Brand: Jet, Inc. / J-750- 2 yr

South Texas Wastewater Treatment

3 visits per year - one every 4 months

360 gallons per day

Map Key: 388 A8

ID: 7573

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, South Texas Wastewater Treatment and its' employees (hereinafter referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Dates: This agreement commences and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty as stated in our PROPOSAL AND CONTRACT FOR SERVICES.

III. Renewal: This Agreement shall automatically renew for an additional period of two (2) years at the same terms and conditions unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.

IV Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. NO REFUNDS. If this Agreement is so terminated, Contractor will be paid at the rate of \$85.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

V. Services: Contractor will:

- A. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations approximately every four months.
- B. Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.
- C. Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. **If the technician receives approval after he leaves the property, a service call charge of \$85.00 to return to the property will be added to the final bill.** If warranted items are required to be replaced within 30days of installation, labor will not be charged; after

30

days, labor will be charged according to the service agreement.

D. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.).

E. Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.

F. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request.

Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

VI. Disinfection: Not Required. Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it, Contractor will add 12 tablets of chlorine at routine services (See Section V Sub-section A) SCW INITIAL *

VII. Electronic Monitoring is is not included in this Agreement.

VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:

A. **If this is an initial agreement (new installation):**

1. Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
2. Contractor providing the equipment and installation for this OSSF.
3. Contractor's receipt of payment in full for the equipment and installation.
4. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.

B. If this is not an initial agreement (existing system):

1. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
2. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement

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

IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :

A. **DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.**

- B. Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
- C. Protect equipment from physical damage including but not limited to that damage caused by insects.
- D. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's
- E. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
- F. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- G. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section. Sub-section D above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$65.00 per hour plus the associated fees for laboratory testing.
- H Prevent the backwash or flushing of water treatment of conditioning equipment from entering the OSSF.
- I. Prevent the condensate from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- J. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- K. Maintain site drainage to prevent adverse effects on the OSSF.
- L. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

X. **Access by Contractor:** Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. **IF SPECIAL ARRANGEMENTS ARE REQUESTED (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates, biting dogs, appointment to enter, to call on the way, etc.) or if any part of the system is located behind a locked door (garage, etc.) -THERE IS AN ADDITIONAL CHARGE.** Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$85.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water air or gas lines, etc.), or for the uneven settling of the soil.

XI. Limit of Liability: Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XII. Severability: If any provision of this "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of 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.

XIII. Fee for Services: The fee for the basic Services described in this Agreement is _____. This fee does not include any equipment, materials, or labor necessary for non-warranty repairs or for **unscheduled, Customer requested visits to the site which will incur a service call fee of \$85.00, plus parts and labor.**

XIV. Payment: Payment of Fee for Services for the original term as stated above is to be made as follows:
 X Included in PROPOSAL AND CONTRACT
 Full amount due upon signature (Required of new Customer)
 Payments of \$_____ due upon receipt of invoice. (Payment terms for renewal of agreement.)

Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Any check returned to Contractor for any reason will be assessed a \$30.00 returned check fee.

XV. Application of Transfer of payment: The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this agreement. See Section IV.

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

R. Bruce Cobabe 08 July 2021 OSSF Installer II, Lic OS0004815, and, OSSF Site Evaluator, Lic OS0012360
 Name Date exp 1/31/2024 exp 12/31/2023

Certified Service Provider for: Jet Inc. Member: Texas On-Site Wastewater Association and National On-site Wastewater Recycling
 Acceptance of Agreement: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the Services as specified. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this "Agreement" is accepted in writing AND payment is made as outlined above.

[Signature] 7-1-21 Williamsfinance@yahoo.com
 Customer Date E-Mail

* CONTACT PHONE NUMBERS: * Gate Codes for:
 #1 832-580-6650 SubDivision _____
 #2 _____ Property _____



South Texas Wastewater Treatment

PO Box 1284
Boerne, TX 78006
830-249-8098

15 June 2021

1227 Trailhead
Vintage Oaks @ the Vineyard
Lot 2032 Unit 25
Comal Co. Texas

I, Ronald R. Graham have reviewed the WPAP 13000039 for this location and certify that this design meets all of the requirements of the Texas Commission of Environmental Quality OSSF regulations, all provisions of the existing WPAP and the orders of Comal County.

Ronald R. Graham, RS 3741

SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86 WASTE

SITE EVALUATION INFORMATION SHEET

John C & Kimberly K Williams
4107 Churchill Place Ct
Fulshear TX 77441
c/o T A French Custom Builder

Site: 1227 Trailhead
Lot 2032 Unit 25
Vintage Oaks @ The Vineyard
Comal County Texas

Date Site Evaluation Performed: 2021

Within 100 year Flood zone No, FIR Map 48091C0265F
Edwards Recharge Zone: Yes, USGS map Index map

Profile Holes: 10-18" medium brown silty clay w/scattered flint & limestone from surface.

Soil Texture Analysis: Class _____ suitable NO

Soil Structure Analysis: _____ suitable X unsuitable for conventional septic
Structureless _____

Weak _____ Moderate _____ Strong _____

Blocky _____

Platy _____ (unsuitable)

Massive _____ (unsuitable)

Restrictive Horizon: None found: _____ Depth: surface

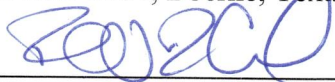
Rock or Fractured Rock: x

Clay 40% or more _____

Ground Water N/A

Brief Description: No physical drainage feature on lot or sensitive features noted @ time of site evaluation within 150' of proposed system location.

This site evaluated by:
South Texas Wastewater Treatment
Ronald R. Graham, Site Evaluator
Registration Number 19772, State of Texas
PO Box 1284, Boerne, Texas



Ronald R. Graham, SE

7/2/21

Date

SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86-WASTE

15 June 2021

JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

John C & Kimberly K Williams
4107 Churchill Place Ct
Fulshear TX 77441
c/o T A French Custom Builder

Site: 1227 Trailhead
Lot 2032 Unit 25
Vintage Oaks @ The Vineyard
Comal County Texas

This design includes an attached drawing No. 7573R dated 28 JUN 2021

Design Specifications:

Estimated average daily wastewater flow: 4 Bedroom [3973sf] (360 GPD)

Treatment of 600 GPD

Pump tank/chlorine contact chamber capacity: 1000 gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 120-130 gallons

Number of dosing cycles per day: three (3)

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Dosing pump capacity: Little Giant WE20G05P4-20 20.0 GPM

NSF Certified Tablet Chlorinator: installed at inlet of pump tank

Maximum slope of the field: <15 percent

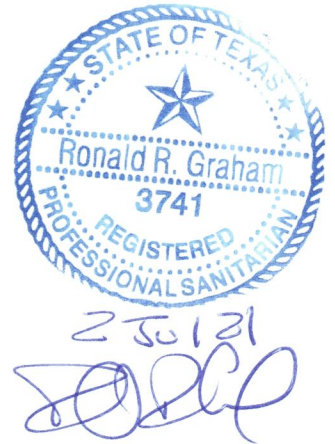
Means of preventing syphoning: gravity

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Safety Lid installed on Clarifier

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds,
etc shall be strictly adhered to as required by latest Texas Commission on
Environmental Quality OSSF Regulations.



Pump controls must have NEMA (National Manufacturing Association) approval. A PVC union shall be placed above the pump to allow for easy pump removal.

Calculation of field Size

Four bedroom house, 3973sf, allow 360 GPD effluent flow

Assume an application rate of 15.6 square feet per gallon per day.

$$360 \div 0.064 = 5,625 \text{ sq ft}$$

We are installing 2 sprinkler heads, capable of 2gpm each, both with a 30' radius, both spraying a full circle. The area as measured by autocad is:

$$A = 5,654 \text{ sq ft}$$

Pipe and fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1 inch in diameter. A Little Giant WE20G05P4-22 or equivalent high head submersible pump capable of providing at least 20 gpm and providing a 25-40 psi head shall be utilized for pumping effluent.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system shall have a 24 month service agreement which includes emergency service.

Flood Prone Areas

The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C0265F. This lot is located over the Recharge Zone of the Edwards Aquifer. WPAP 1300039 has been reviewed.

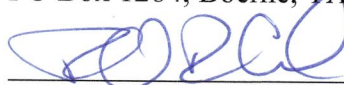
Tank Sizes

The system shall have a JET Model J-750 extended aeration plant with external NSF Certified tablet chlorinator. The pump tank shall have a capacity of 1000 gal. This tank will not need tees on inlet. Safety Lid installed on clarifier.



This system designed by:

South Texas Wastewater Treatment
Ronald R. Graham, Registered Sanitarian
Registration Number 3741, State of Texas
PO Box 1284, Boerne, TX



Ronald R. Graham, RS

July 2, 2021
Date

Attachments:

Drawing No. 7573R0 dated 28 JUN 2021

REVISED

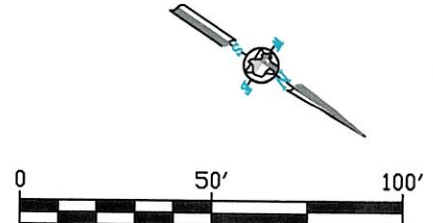
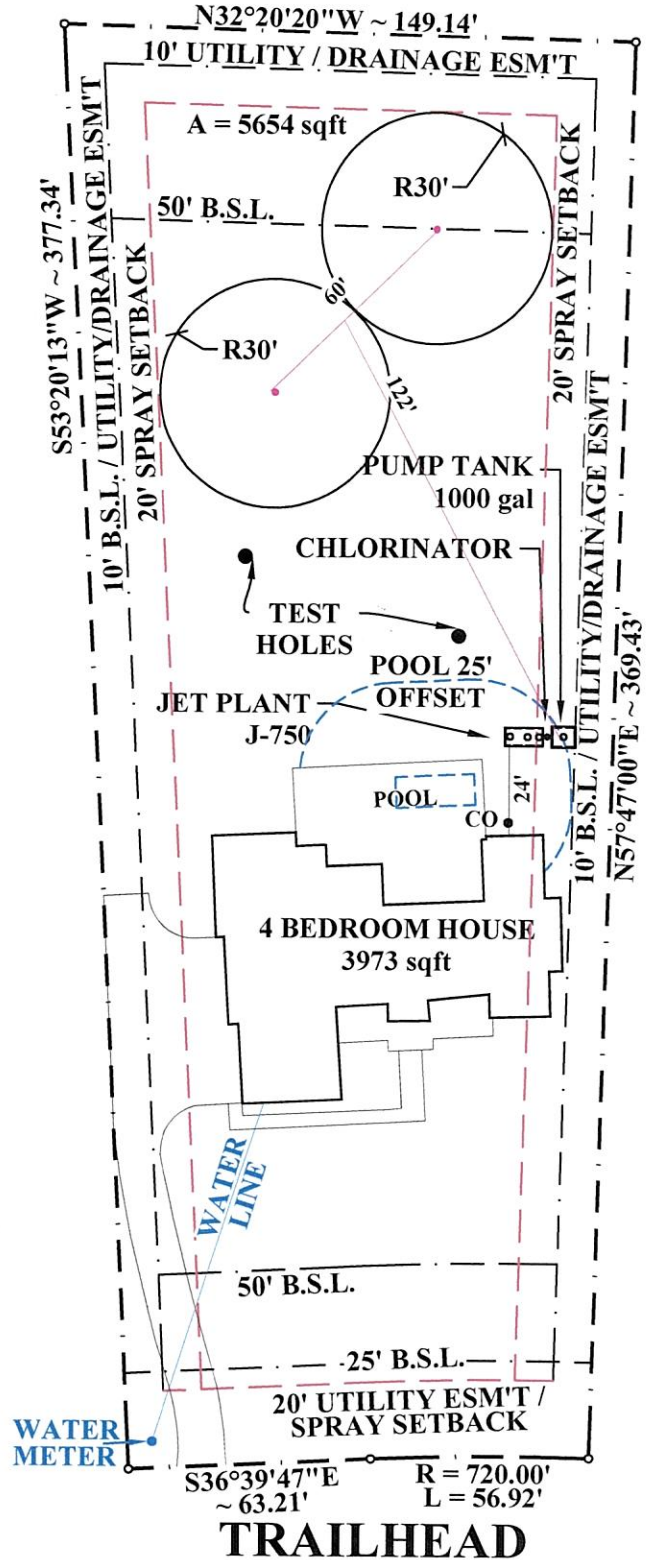
11:57 am, Sep 22, 2022

NOTES:

1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE
4. NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES
5. NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK



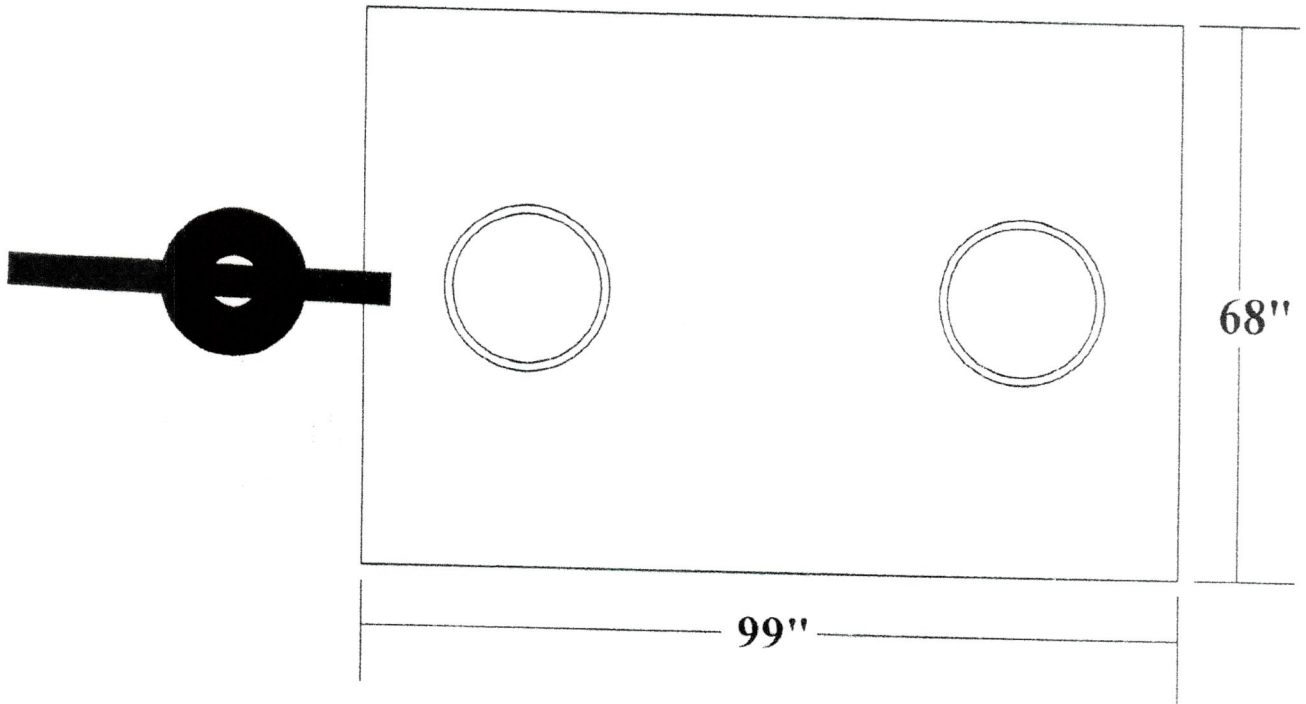
22 Sep 22
[Signature]



SOUTH TEXAS WASTEWATER TREATMENT
P.O. BOX 1284
BOERNE, TX 78006
830-249-8098
BY RONALD R. GRAHAM R.S. 3741

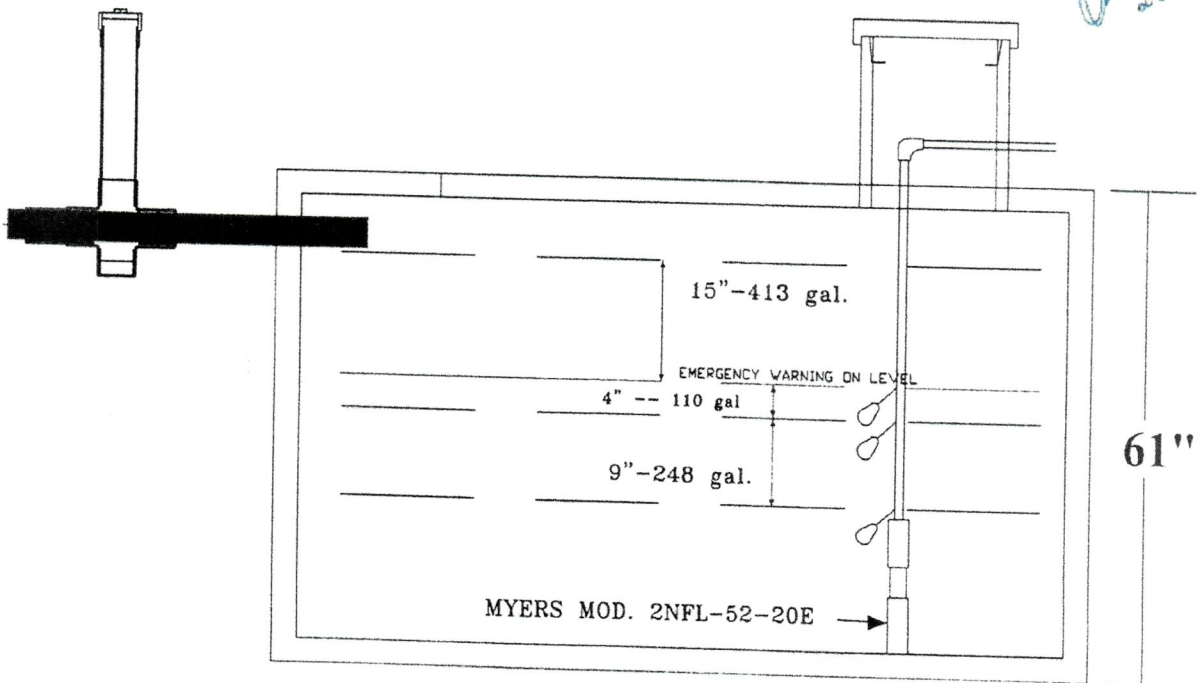
1227 Trailhead
Lot 232
Vintage Oaks at the Vineyard 25
COMAL COUNTY, TEXAS

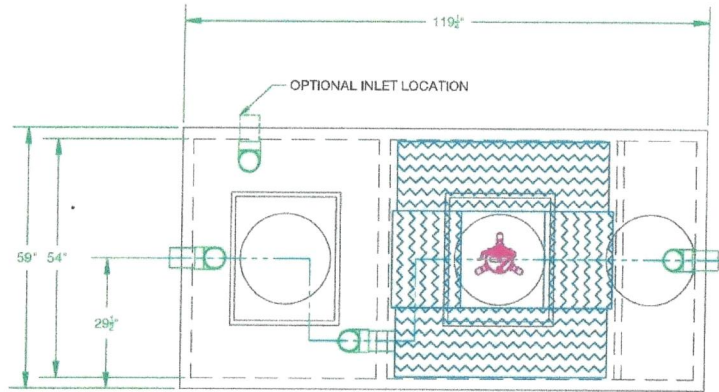
Rev	Date	By	DRAWING NO.	
0	JUN 28 2021	RCC	7573R1	
			DATE	SEP 21 2022
			SCALE	1" = 50'



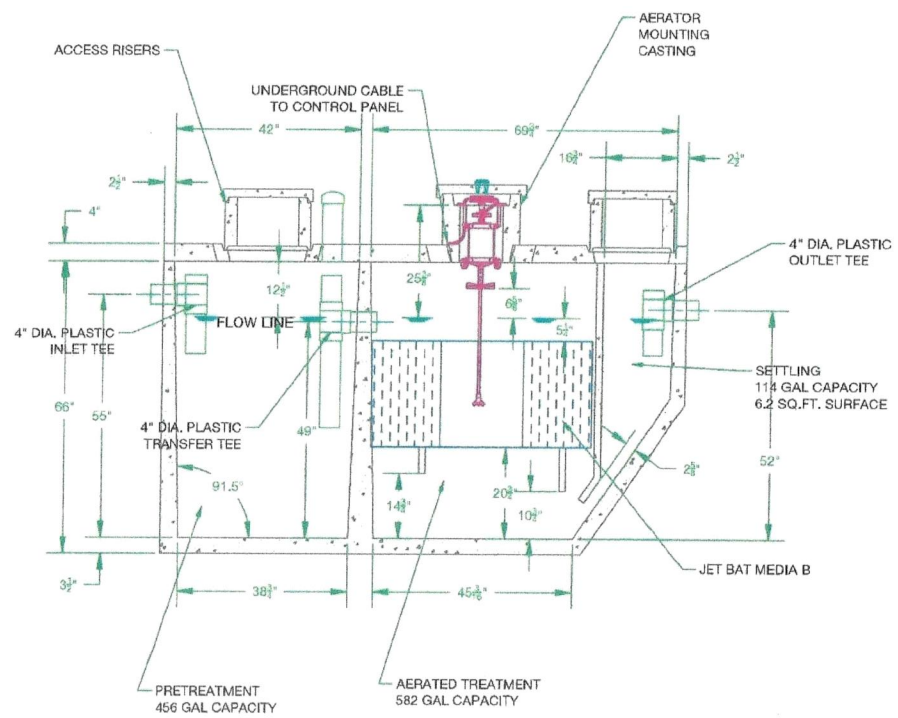
PUMP TANK
1000 gal.

Handwritten signature and date:
25 Aug 2015





- NOTES:
1. AERATOR MODEL 700LL MUST BE USED IN CONTINUOUS OPERATION
 2. DEVELOP RISERS TO GRADE OR WITHIN 12" BELOW GRADE
 3. PLASTIC RISERS CAST INTO THE TANK LID MAY BE USED IN PLACE OF CONCRETE RISERS



- 140708/14/14 REDRAWN		N J K	
REVIECN	DATE	DESCRIPTION	DRFTAPRV
 <small>Wastewater Treatment Solutions</small> <small>Founded on Innovation. Anchored by Service.</small>		DRAWN BY: N J K	DATE 08/14/14
TITLE J-750 RESIDENTIAL WWTP ONE PIECE TANK CASTING		APPROVED BY:	DATE:
USED ON:		MATERIAL:	SCALE: 1 : 20
<small>UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS ARE IN INCHES DECIMAL: ±.005 FRACTIONAL: ±1/64 DEGREE: ±1°</small>		SIZE: C	
<small>PROPRIETARY PROPERTY: THIS DRAWING IS THE PROPERTY OF JET INC. AND MAY NOT BE REPRODUCED, COPIED OR USED WITHOUT WRITTEN PERMISSION.</small>		DRAWING NUMBER: J-750	REV: -

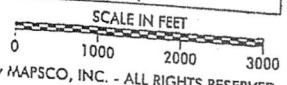
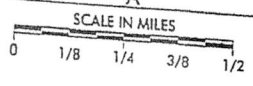
CONTINUED ON MAP 356

Directions Made by
www.mapsco.com



CONTINUED ON MAP 389

CONTINUED ON MAP 422



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COMAL COUNTY

ENGINEER'S OFFICE

June 15, 2021

John C. and Kimberly K. Williams
4107 Churchill Place Ct
Fulshear, TX 77441

Re: Address Verification

To Whom It May Concern:

Please be advised the assigned address associated with the following property is:

Property ID	Legal Description	Assigned Address
423621	VINTAGE OAKS AT THE VINEYARD 25, LOT 2032	1227 TRAILHEAD NEW BRAUNFELS, TX 78132

Please display this address where it is visible from the road with 6" or larger reflective numbers so emergency personnel can easily locate the property should there be an emergency. Please check with your local post office to verify the correct city and zip code before using the assigned address for mailing purposes.

Should you have any questions or require additional information, please contact our office at any time.

Sincerely,

Holly Braun
GIS Technician - Address Coordinator

From: [Ritzen, Brenda](#)
To: ["Bonnie Billquist"](#); [Olvera,Brandon](#); [Allen,Corey](#); [Connor,James F](#); [Griffin, Kathy](#)
Subject: RE: 1227 Trailhead
Date: Thursday, September 22, 2022 12:02:00 PM

Bonnie,

The permit file has been updated and the inspection scheduled for Monday, September 26th.

Thank you,

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

-----Original Message-----

From: Bonnie Billquist <bonnie@stwastewater.com>
Sent: Thursday, September 22, 2022 11:30 AM
To: Olvera,Brandon <Olverb@co.comal.tx.us>; Allen,Corey <Allenc@co.comal.tx.us>; Connor,James F <connoj@co.comal.tx.us>; Griffin, Kathy <griffk@co.comal.tx.us>; Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: 1227 Trailhead

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

To: Comal County <ComalCounty@co.comal.tx.us>
Subject: 1227 Trailhead

Please see attached 'Revised Drawing' for 1227 Trailhead. I would like to get this scheduled for 1st Inspection.

Thank you,

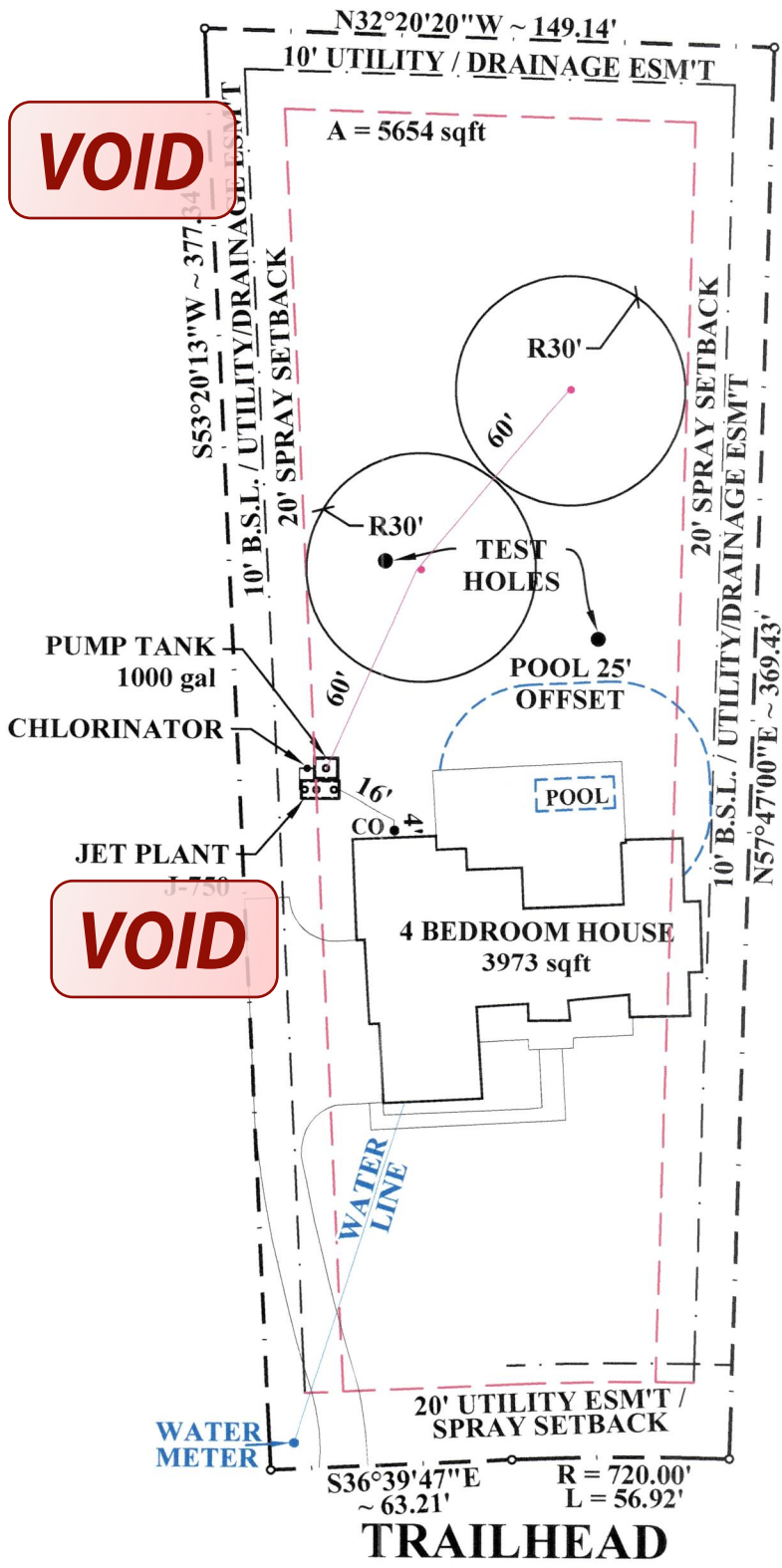
Lisa Waggoner
South Texas Wastewater Treatment

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

VOID

NOTES:

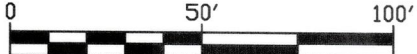
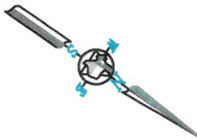
1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE
4. NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES
5. NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK



VOID



2/21/21
[Signature]



SOUTH TEXAS WASTEWATER TREATMENT
P.O. BOX 1284
BOERNE, TX 78006
830-249-8098
BY RONALD R. GRAHAM R.S. 3741

1227 Trailhead
Lot 2032
Vintage Oaks at the Vineyard 25
COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	
0	JUN 28 2021	RCC		7573R0
			DATE	JUN 28 2021
			SCALE	1" = 50'

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

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

GRANTEE: JOHN C. WILLIAMS and KIMBERLY K. WILLIAMS
4107 Churchill Place Court
Fulshear, Texas 77441

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 2032, 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 5 day of May, 2019.

SOUTHSTAR AT VINTAGE OAKS, LLC

By: 

Thad Rutherford, Senior Vice President-
Operations

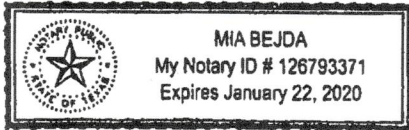
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF TRANS

This Special Warranty Deed was acknowledged before me on the 8 day of May, 2019, by Thad Rutherford, Senior Vice President-Operations of SOUTHSTAR AT VINTAGE OAKS, LLC, Grantor in the above instrument on behalf of said entity.



Mia Bejda
NOTARY PUBLIC, STATE OF TEXAS

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/10/2019 11:51:10 AM
TERRI 3 Pages(s)
201906016001



Bobbie Koepf

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

To: John C & Kimberly K Williams
1227 Trailhead
New Braunfels, TX 78132

Printed:8/10/2023
Site: 1227 Trailhead
New Braunfels, TX 78132
(832) 586-6650

Permit #: **112897**

Agency: Comal County Environmental
County: Comal
Mfg / Brand: Jet, Inc. - J-750- 2 yr
Treatment Type: Aerobic
Disposal: Surface Application

Sub: Vintage oaks @ The Vineyard 25

Customer ID: 7573
Contract Dates: 3/14/2023 - 3/14/2025
Scheduled Date: 7/14/2023 Inspection 1 of 6
Installed: 3/14/2023
Aerator S/N: FEB2300385 Warranty End: 3/14/2024

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **7/19/2023**

Time In: 1:15

Out: 1:56

Entered By: Lynn

Method: Grab

Maint. Provider: Ronnie Squyres

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.4

Sludge Levels

For Tank 3: 0-1"

Added Chlorine Amount: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

Serviced - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 8/10/2023.

Insp ID #:529398

Provider: *Ronald Squyres*
Ronald Squyres

License Info: MP0000587 Expires: 11/30/2023