



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **03/22/2022** Permit Number: **113425**

Location Description: 1155 IMHOFF LN
NEW BRAUNFELS, TX 78132

Subdivision: Doehne Oaks
Unit: 1
Lot: 11
Block: 2
Acreage: 0.0000

Type of System: Aerobic
Surface Irrigation

Issued to: Manuel Ramos, Jr & Kaylyn Ramos

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

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

Alterations to this permit including, but not limited to:


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

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

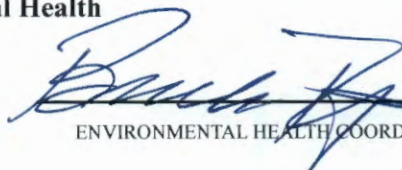
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

Licensing Authority
Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0034792


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

FINAL

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**

FINAL

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
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: 113425
Issued This Date: 10/14/2021
This permit is hereby given to: Manuel Ramos, Jr & Kaylyn Ramos

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

1155 IMHOFF LN
NEW BRAUNFELS, TX 78132

Subdivision: Doehne Oaks
Unit: 1
Lot: 11
Block: 2
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

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

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Date Received

Initials

113425

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.


Signature of Applicant

9/27/21
Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refeused)

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

Date 1/24/2021

Permit # 113425

Owner Name Manuel Ramos, Jr./Kaylyn Ramos
Mailing Address 2617 Fairwood Drive
City, State, Zip New Braunfels, Texas 78132
Phone # 210-232-6695
Email info@septictex.com

Agent Name Brian Erxleben, R.S.
Agent Address 562 S. Hwy 123 Bypass #128
City, State, Zip Seguin, Texas 78155
Phone # 830-660-9133
Email bandverx@gmail.com

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

Subdivision Name Doehne Oaks Unit 1 Lot 11 Block 2

Acreage/Legal _____

Street Name/Address 1155 Imhoff Lane City New Braunfels Zip 78132

Type of Development:

Single Family Residential

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

Number of Bedrooms 5

Indicate Sq Ft of Living Area 3297

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: \$ 480,000 (Structure Only)

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

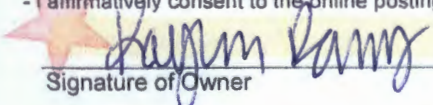
Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well

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

By signing this application, I certify that:

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


Signature of Owner

9/27/21
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 Brian Erxleben, R.S. 3637

System Description Aerobic Treatment/Surface Application

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

Tank Size(s) (Gallons) 600 gpd Absorption/Application Area (Sq Ft) 5652

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

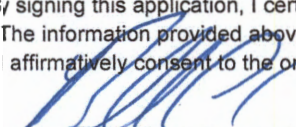
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

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.
- affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.


Signature of Designer

1-24-21
Date

Page 2 of 2



202106053546 10/13/2021 02:13:08 PM 1/1

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.

I

The Texas Health and 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 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 TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of 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 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:

UNIT 1 BLOCK 2 LOT 11 SUBDIVISION *Doehne Oaks*
IF NOT IN SUBDIVISION: ACRES SURVEY

The property is owned by Manuel Ramos, Jr. & Kaylyn Ramos.

This OSSF shall 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 Environmental Health Department**.

WITNESS MY HAND ON THIS 12th DAY OF October, 2021.

Kaylyn Ramos
OWNER/AGENT NAME (SIGNATURE)

Kaylyn Ramos
OWNER/AGENT NAME (PRINTED)

Manuel Ramos Jr.
Signature

Manuel Ramos Jr.
Print

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 12th DAY OF October, 2021

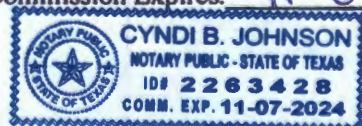
Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
10/13/2021 02:13:08 PM
CASHFOUR 1 Page(s)
202106053546



Bobbie Koepf

Cyndi B. Johnson
Notary Public, State of Texas
Notary's Printed Name: CYNDI B. JOHNSON

Commission Expires: 11-07-2024



Central Texas Aerobics, Inc.
2918 Dauer Ranch Rd.
New Braunfels, TX 78130

Civil Mail to CO _____
EMail Mail to CUST _____
SAFE _____ QB
Received \$ _____ Sk# _____
NEW RENEWAL _____

Phone: (830) 303-4065

Date: 8/31/2021

www.septictex.com info@septictex.com

To: Josh & Kaylyn Ramos
2617 Fairwood Drive
New Braunfels, TX 78132

Contract Period

Start Date:
End Date:

Phone: (210) 232-6695 Subdivision: Doehne Oaks
Site: 1155 Imhoff, New Braunfels, TX 78132
County: Comal County Office of Enviro
Installer: Central Texas Aerobics, Inc.
Agency: Comal County Office of Environmental Health
Mfg/Brand: Clearstream 600-Clearstream 600-

Central Texas Aerobics, Inc.
3 visits per year - one every 4 months

Map Key: ID: 899

CENTRAL TEXAS AEROBICS, INC.
2918 Dauer Ranch Rd. New Braunfels, Texas 78130
Phone (830)303-4065

INITIAL State Maintenance and Inspection Agreement (2 YEARS)

This contract (herein referred to as this "Agreement") is entered into by above customer (hereinafter referred to as the "Customer") and Central Texas Aerobics, Inc. By this agreement Central Texas Aerobics, Inc. agrees to render professional service, as described herein, and the Customer agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service on your Aerobic Treatment System. Central Texas Aerobics, Inc. does not set up individual appointments for routine maintenance. (An appointment can be set up for an additional fee.) The policy will include the following:

1. 3 inspections a year (at least one every 4 months), over the one year period including inspection, adjustment, and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspection of control panel, air pumps, air filter, diffuser operation and replacing or repairing any component not found to be operating correctly. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48 hour time frame.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and Ph will be taken and reported as necessary.
3. If any improper operation is observed which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date and cost of correction.
4. Any additional visits, inspections, or sample collections required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.
5. Pumping of sludge build-up is NOT covered by this contract and will result in additional charges. Replacing of parts due to misuse/abuse will not be covered under this contract. ~~The Owner assumes full responsibility for the cost of parts and labor.~~
6. With STANDARD MAINTENANCE the customer is responsible for the chlorine tablets/liquid chlorine. The chlorine chamber must be filled before the service visit. If not, the service representative will add chlorine and you will be charged. The use of improper chlorine (such as swimming pool tablets) will VOID all warranties. Grass must be mowed around the aerobic system and the sprinkler heads in order to perform the maintenance inspection. If we cannot get to the system because of high grass, you will be charged a service call to come back out and inspect the system and the regulating authorities will be notified. The Owners Manual must be strictly followed or warranties are subject to invalidation.

Initials of Central Texas Aerobics, Inc. X WES

Initials of Owner X KR

Initials of Owner X MSR

7. At the conclusion of the initial service policy, our Company will make available for purchase on an annual basis, a continuing service policy to cover normal maintenance inspections.

ACCESS BY CENTRAL TEXAS AEROBICS, Inc.

Central Texas Aerobics, Inc. or anyone authorized by them may enter the property at reasonable times without prior notice for the purpose of the above described Services. Central Texas Aerobics, Inc. May access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible. IF YOU REQUIRE US TO MAKE AN APPOINTMENT

TO PERFORM INSPECTIONS, there will be a \$150.00 additional charge ANNUALLY for this service. If we go out to perform an inspection and we cannot gain access, there will be a service call of \$100.00 charged to come back and inspect.

PAYMENT FOR SERVICES

The initial (first two years) of STATE MAINTENANCE, the fee of \$600.00 (six hundred dollars) is included in the price of the septic system.

Payments not received within 30 days of the due date will be subject to a \$20.00 late penalty or 15% per month carrying charge, whichever is greater.

TERMINATION OF AGREEMENT:

This agreement may be terminated by either party with ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this agreement is so terminated, Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY:

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

DISPUTE RESOLUTION:

If a dispute between the Customer and Central Texas Aerobics, Inc. arises that cannot be settled in good faith negotiations, then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

ENTIRE AGREEMENT:

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

SEVERABILITY:

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

APPOINTMENTS:

If we have to call to set up an appointment (to put dogs up, open gates, etc.) there will be an additional \$150.00 charge per year.

The effective date of this initial maintenance contract shall be the date the License to Operate is issued.

OWNER NAME:

Josh & Kaylyn Romas
1155 Imhoff
Address
New Braunfels, Tx 78132
City, State & Zip

SERVICE PROVIDER:

Central Texas Aerobics, Inc.
2918 Dauer Ranch Rd.
New Braunfels, Tx 78130

(Area, Code) Phone

x William Johnson 9/27/21
Signature of Owner(s) DATE

(830)303-4065

Wm. Kyle Johnson
WM. KYLE JOHNSON MP0001058 DATE

x Maria Romas 9/27/21
Signature of Owner(s) DATE

MAILING ADDRESS: 1155 Imhoff New Braunfels TX 78132

Home Phone: () WORK Phone: 210, 232-6695 CELL phone: 210, 827-9979

EMAIL: Kaylynm88@gmail.com

Brand _____ Model# _____ SERIAL# _____

CT Aerobics, Inc. Installation Date Installed _____

INSTALLER: _____ GATE CODE # _____

DIRECTIONS TO PROPERTY: (Continue on back) If DOGS, please explain:

www.septicex.com Email: info@septicex.com PHONE: 830-303-4065

Cyndi Johnson

OSSF SOIL EVALUATION REPORT INFORMATION
COMAL COUNTY

DATE: 1-24-21

Applicant Information:

Name: Manuel Ramos, Jr & Kaylyn Ramos
Address: 2617 Fairwood Drive
City: New Braunfels State: Texas Zip: 78131
Ph: (210) 232-6695 Fax:

Site Evaluator Information:

Name: Brian Erxleben
Address: 562 S. Hwy 123 Bypass #128
City: Seguin State: Texas Zip: 78155
Ph: (830) 660-9133 E-mail: bandverx@gmail.com

Property Location:

Lot: 11 Block: 2
Subdivision: Doehne Oaks, Unit 1
Street/Road Address: Doehne Oaks
City: New Braunfels State: TX Zip: 78132
Additional:

Installer Information:

Name: Kyle Johnson, OS0005796
Company: Central Texas Aerobics
Address: 2918 Dauer Road
City: New Braunfels State: TX Zip: 78130
Ph: (830) 303-4065 Fax:

SCHEMATIC of LOT of TRACT

Show:

North arrow, adjacent streets, property lines, dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known.

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or provide contour lines from the structure to the farthest location for the proposed soil absorption or irrigation area.

Location of soil boring or dug pits (show with respect to a known reference point).

Location of drainage ways, water impoundment areas, cut or fills bank, sharp slopes and breaks.

Lot Size: 7.425 acres

SITE DRAWING

SEE SITE PLAN

FEATURES OF SITE AREA

Presence of 100 year flood zone	YES ___ NO <u>X</u>	Presence of upper water shed	YES ___ NO <u>X</u>
Existing or proposed water well in nearby area	YES <u>X</u> NO ___	Organized sewage service available to lot	YES ___ NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES ___ NO <u>X</u>		

Site Evaluator:

NAME: BRIAN ERXLEBEN Signature:  License No: 11458

COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OSSF SOIL EVALUATION FORM

Owners Name: Manuel Ramos, Jr & Kaylyn Ramos
 Physical Address: 1155 Imhoff Lane New Braunfels, Texas 78132
 Name of Site Evaluator: Brian Erxleben, S.E. #11458
 Date Performed: 1-24-21 Proposed Excavation Depth: NA

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's site drawing
 For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER <u>1 & 2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0 <u>↓ 6"</u> 1 2 3 4 5	Type 3 Rock	Clay loam	No gravel	None	None Yes	Aerobic Spray

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

FEATURES OF SITE AREA

Presence of 100 year flood zone	YES <u>NO</u> <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES <u>NO</u> <u>X</u>
Existing or proposed water well in nearby area	YES <u>X</u> NO <u> </u>
Organized sewage available to lot or tract	YES <u>NO</u> <u>X</u>
Recharge features within 150 feet	YES <u>NO</u> <u>X</u>

I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator

Date

1-24-21

Brian Erxleben, R.S., S.E.
562 S. Hwy 123 Bypass #128
Seguin, Texas 78155
Mobile (830) 660-9133 bandverx@gmail.com

OSSF DESIGN

Owner: **Manuel Ramos, Jr. & Kaylyn Ramos**
Location: **1155 Imhoff Lane New Braunfels, Texas 78132**
Phone: **(210) 232-6695**
Date: **1-24-21**

Development: **Residence with water saving devices** Bedrooms: **5** Sq. Ft: **3297**

Q: **360 gpd** Soil: **N/A** R_i: **0.064 gall/ft²/day**

System Type: **Aerobic/Surface Application (Clearstream 600 NC3T)**

Minimum Required ATU Treatment Capacity: **600 gpd**

Trash Tank: 350 gall Aerobic Tank: 600 gpd Pump Tank: 700 gall

Supply Line: **Sch 40, 1" purple (~220')** Check Valve Required: **No**

Minimum Application Area (A): **5625 ft²** (A = Q/R_i)

Sprinklers: **K-Rain Proplus Low Angle**

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R _i
S1	#4	30	180°	30 ft	1413 ft ²	3.4	0.064
S2	#4	30	180°	30 ft	1413 ft ²	3.4	0.064
S3	#4	30	180°	30 ft	1413 ft ²	3.4	0.064
S4	#4	30	180°	30 ft	1413 ft ²	3.4	0.064

Overlap Area: 0 Actual Application Area: **5652 ft²** GPM: **13.6 GPM**

TDH Calculations:

$$\text{Friction Head (H}_f\text{)} = \frac{1.2(10.4397)(L)(Q)^{1.85}}{(C)^{1.85}(D)^{4.8655}} = 25 \text{ ft}$$

L = Length of equivalent pipe length (D) in feet

C = Hazen - Williams flow coefficient (150 for schedule 40)

Q = Flow rate, gpm

D = Internal pipe diameter, inches

Pressure Head (H_p) = 70 ft (2.31)(psi) Elevation Head (H_e) = 5 ft

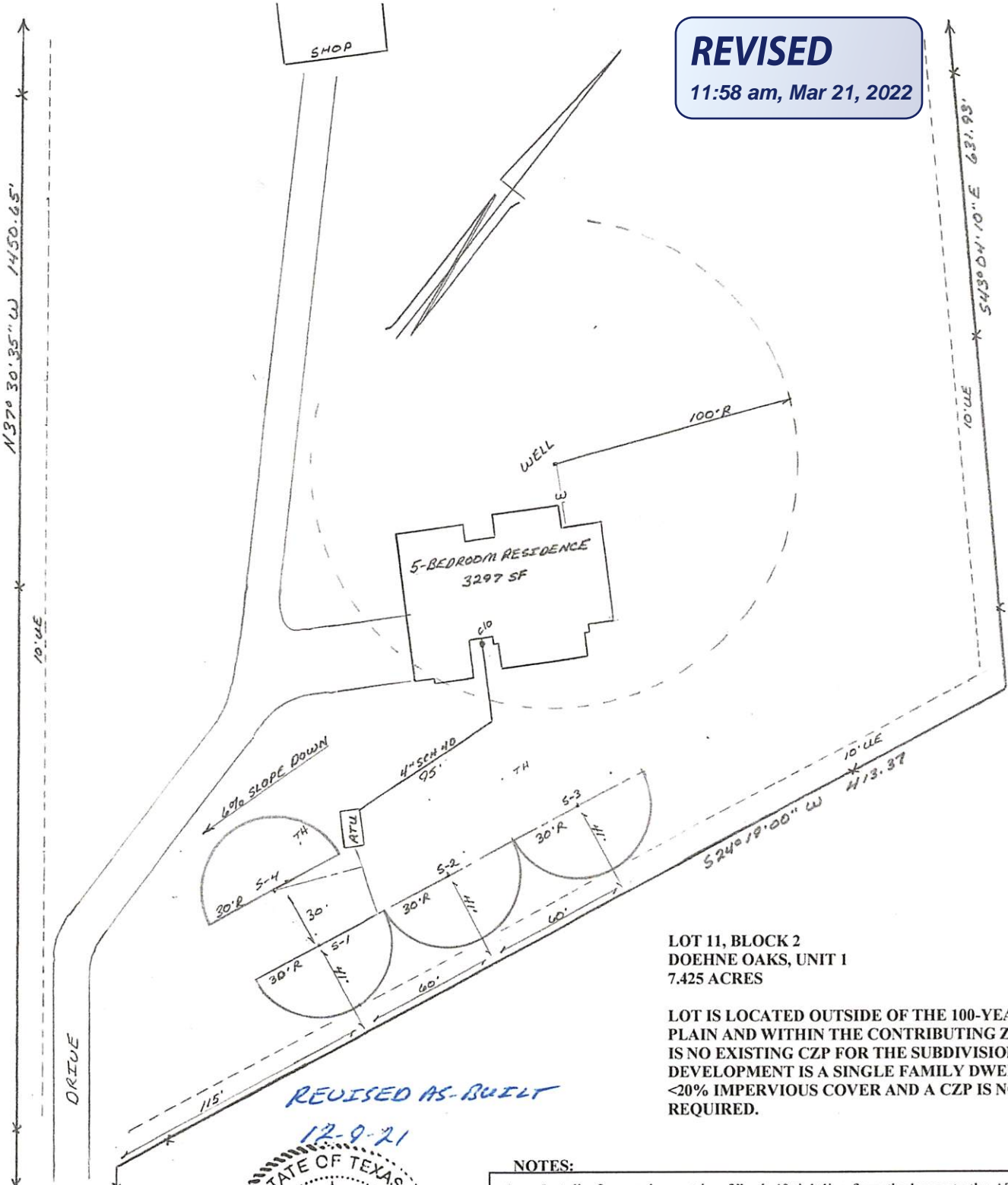
TDH = **100 ft** (H_f + H_p + H_e)

Pump Requirements: **13.6 GPM @ 100 ft TDH** Pump Used: **Hydromatic HE20-51 ½ HP**



- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Tablet or liquid chlorinator**

REVISED
11:58 am, Mar 21, 2022



LOT 11, BLOCK 2
DOEHNE OAKS, UNIT 1
7.425 ACRES

LOT IS LOCATED OUTSIDE OF THE 100-YEAR FLOOD-PLAIN AND WITHIN THE CONTRIBUTING ZONE. THERE IS NO EXISTING CZP FOR THE SUBDIVISION. THE DEVELOPMENT IS A SINGLE FAMILY DWELLING WITH <20% IMPERVIOUS COVER AND A CZP IS NOT REQUIRED.



NOTES:

1. Install a 2-way cleanout in a 3" sch 40 tightline from the house to the ATU, minimum slope 1/8 in/ft. Additional cleanouts to be located at intervals not to exceed 100'.
2. ATU is a minimum 600 gpd.
3. Supply line to the sprinklers is purple 1" sch 40.
4. S1-4 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 30 psi, 180° pattern, 30' radius. *Adequate space is not available to provide a 20' setback between the spray area and the property line. A variance is requested to locate the spray area 10' from the property line. A battery backup shall be installed in the control panel to insure that the timer does not lose power and that the system sprays only between the hours of 12:00 AM & 5:00 AM providing the equivalent protection of a 20' separation between the spray area and the property line.*
5. There shall be no obstruction within 10' of the sprinkler heads.
6. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
7. Timer set to spray between 12:00 AM & 5:00 AM.
8. Tablet or liquid chlorinator.
9. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion.

AS-BUILT DESIGN :

MANUEL RAMOS, JR/KAYLYN RAMOS 1155 IMHOFF LANE NEW BRAUNFELS, TEXAS 78132	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 12-9-21 SCALE: 1" = 60'

N 52° 53' 15" E 343.18'

N 37° 30' 35" W 1450.65'

S 43° 04' 10" E 631.93'

S 24° 19' 00" W 413.87'

S 37° 30' 35" E 616.20'

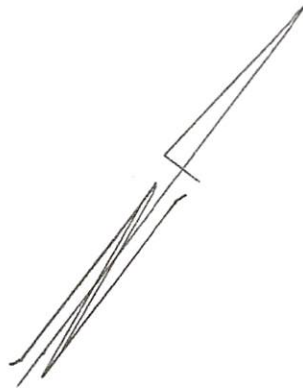
N 59° 59' 37" W 499.94'

N 54° 56' 34" W 493.28'

IMHOFF

REVISED

11:58 am, Mar 21, 2022



REVISED

12-10-21



LOT 11, BLOCK 2
DOEHNE OAKS, UNIT 1
7.425 ACRES

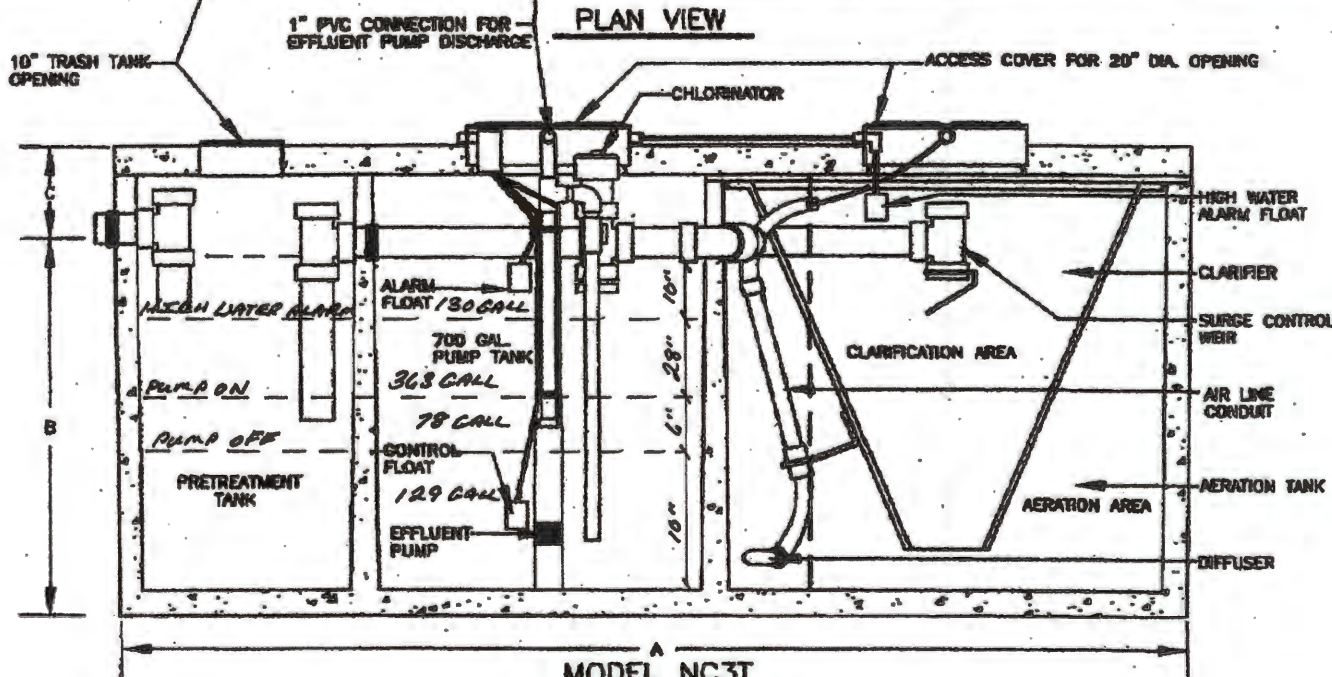
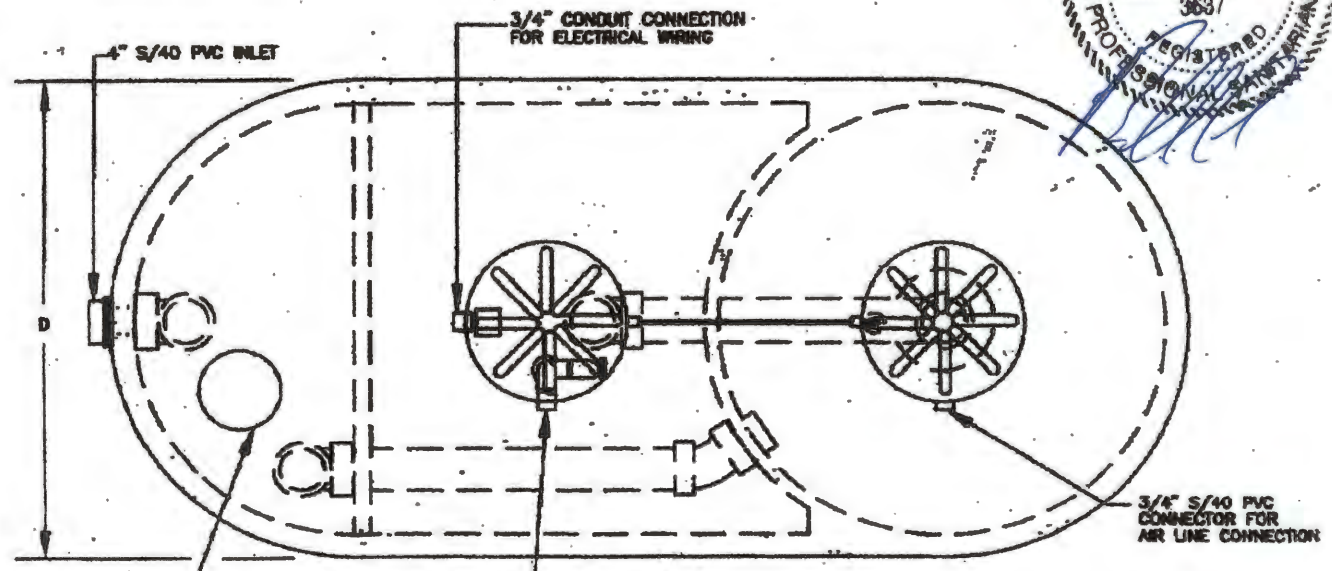
SITE PLAN:

MANUEL RAMOS, JR/KAYLYN RAMOS 1155 IMHOFF LANE NEW BRAUNFELS, TEXAS 78132	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 12-10-21 SCALE: 1" = 200'

Clearstream 600 gpd



DESIGN DRAWINGS



MODEL NC3T SECTION

DIMENSIONAL DATA

MODEL	A	B	C	D
600 NC3T	12'-7"	60"	10-1/2"	82"

SPECIFICATIONS

TREATMENT CAPACITY	600 G. P. D.
BOD LOADING	1.5 lbs. BOD
AERATOR (MODEL CS-103ED)	2.8 SCFM, 115V./60HZ/1.9 AMPS
*AERATOR (MODEL CS-103EL)	2.8 SCFM, 115V./60HZ/.75 AMPS
*AERATOR (MODEL CS-103EB)	2.8 SCFM, 115V./60HZ/1.7 AMPS
CONTROL PANEL (MODEL CS-116)	NEMA 4X

* ALTERNATE AERATOR OPTION

$Q = 360 \text{ gpd}$ Liquid Depth = 54" 12.96 gail 1/2

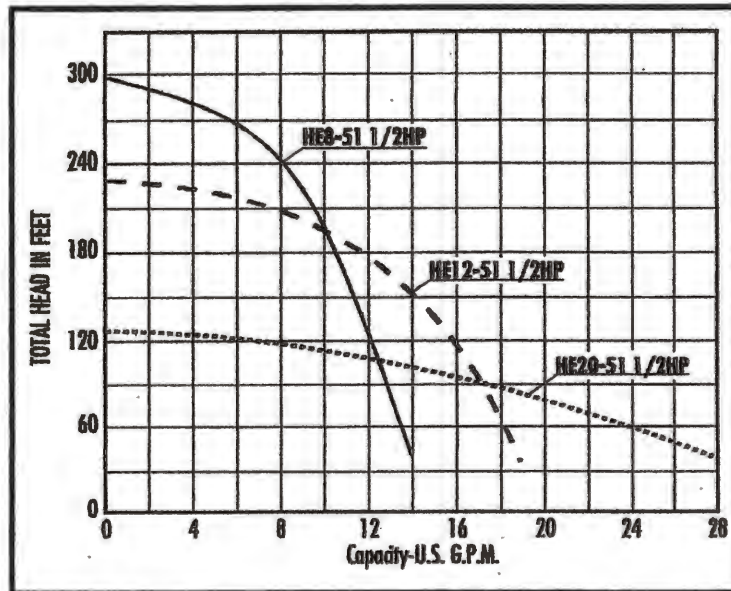
HE8/HE12/HE20-51 - High Head Filtered Effluent Pumps

Details

Pump Characteristics

Pump/Motor Unit	High Head Filtered Effluent Pump
Capacities To	28 GPM
Heads To	290 Feet
Max. Spherical Solids	1/16" Diameter
Liquids Handling	Filtered Effluent
Max Liquid Temp.	122° F
Motor Electrical Data	1/2 HP, 115 volts, 1 ph. 60 Hz/ 3450 RPM
Motor Rating	Continuous Duty
Max. Motor Starts/24 Hours	300 (1/2 HP)
Third Party Listings	UL, CSA
Specific Gravity	.9 - 1.1
Viscosity	28 - 35 SSU
Discharge, NPT	1-1/4" (8, 12, & 20 GPM)
Shell	300 Series SST
Shaft and Coupling	300 Series SST
Section Bowl 8, 12, 20 GPM	Chemically Resistant Reinforced Nylon

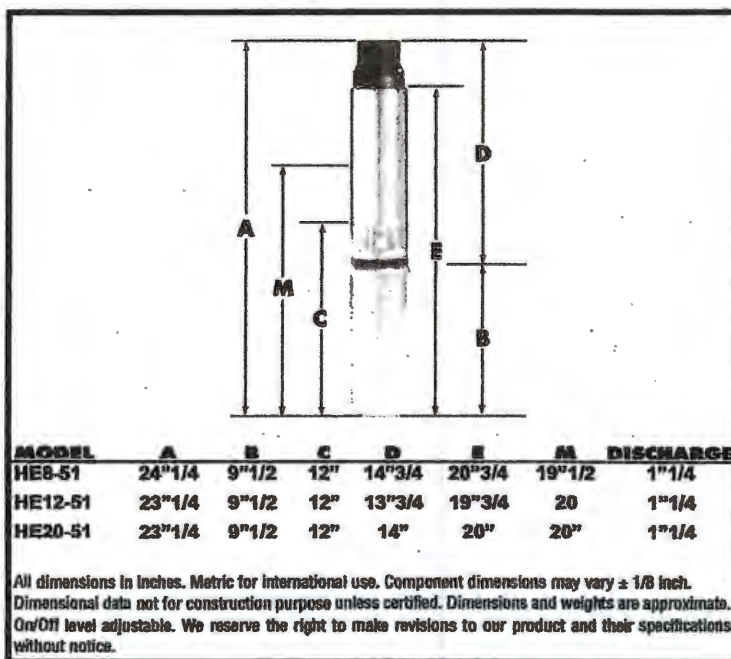
Performance Data



Materials of Construction

Discharge Bowl 8, 12, 20 GMP	Corrosion Resistant Reinforced Polycarbonate
Staging 8, 12, 20 GMP	Premier Teflon Reinforced Polyester
Built-in Check Valve 8, 12, 20 GMP	Premier Teflon Reinforced Polyester
Thrust Washer	Phenolic
Fasteners	300 Series SST
Impeller Wear Ring	300 Series SST
Shell and End Caps	SST
Sealless Shaft	SST
Electrical Protection	Built-in Overload and Surge Arrestor
Third Party Listings	UL, CSA
Replaceable Motor	14-3 Jacketed Type SJOW-A
Lead Wire Assembly	UL and CSA Recognized
Windings	Hermetically
Motor Mounting	NEMA

Dimensional Data



HYDROMATIC®
Pentair Pump Group

USA

1840 Boney Road Ashland, Ohio 44805
Tel: 419-289-3042 Fax: 419-281-4087

www.hydromatic.com
ISO 9001 Registered Quality System

— Your Authorized Local Distributor —

CANADA

269 Trillium Drive Kitchener, Ontario, Canada N2G 4W5
Tel: 519-896-2163 Fax: 519-896-6337

K-KIT 11

SPECIFICATIONS

- 3/4" Threaded NPT Inlet
- Arc Adjustment Range 40° to 360°
- Pop-Up Height: 5 inches
- Overall height (popped down): 7 1/2 inches

MODELS

Plastic Riser:

11003 - Both adjustable and full, continuous circle heads in one rotor.

LOW ANGLE DATA

Nozzle	Pressure PSI	Radius Ft.	Flow GPM
#1	30	22'	1.5
	40	24	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

METRIC

Nozzle	Pressure kPa	Pressure Bars	Radius Meters	Flow Rate L/M	Flow Rate M ³ /H
#1	207	2.04	6.71	5.67	.34
	275	2.72	7.32	6.43	.39

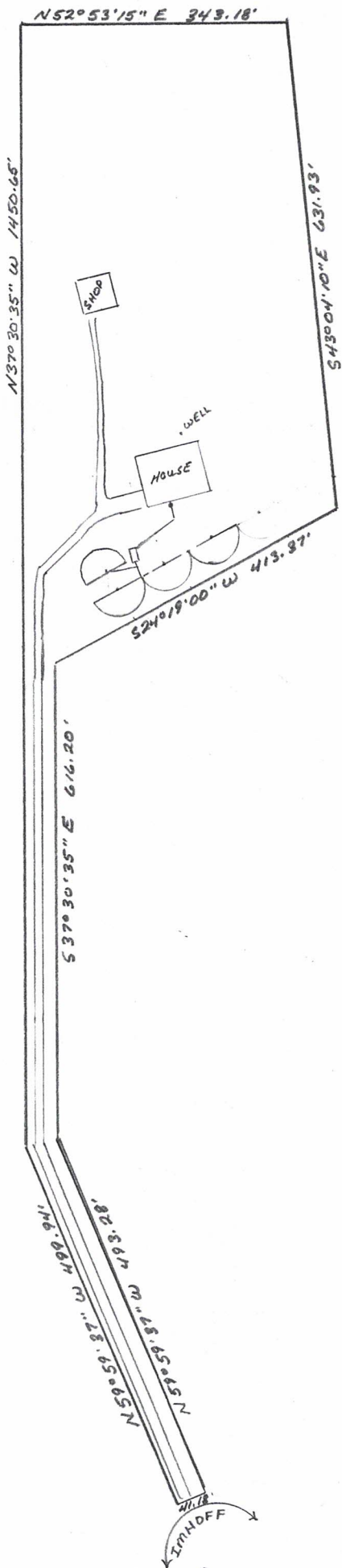
REVISED

8:41 am, Dec 10, 2021

VOID



VOID



REVISED

12-10-21



LOT 11, BLOCK 2
DOEHNE OAKS, UNIT 1
7.425 ACRES

SITE PLAN:

MANUEL RAMOS, JR/KAYLYN RAMOS
1155 IMHOFF LANE
NEW BRAUNFELS, TEXAS 78132

BRIAN C. ERXLEBEN, R.S.
562 S. HWY 123 BYPASS #128
SEGUIN, TEXAS 78155
(830) 660-9133

DATE: 12-10-21
SCALE: 1" = 200'

From: Ritzen, Brenda
To: ["Brian and Vickie Erxleben"](#)
Cc: [Cyndi Johnson](#)
Subject: RE: 1155 Imhoff Lane Revised As-Built Design
Date: Friday, December 10, 2021 7:57:00 AM
Attachments: [image001.png](#)
[Page from 113425.pdf](#)

Brian,

Please  remove 2nd cleanout from this drawing also.

Thank you,



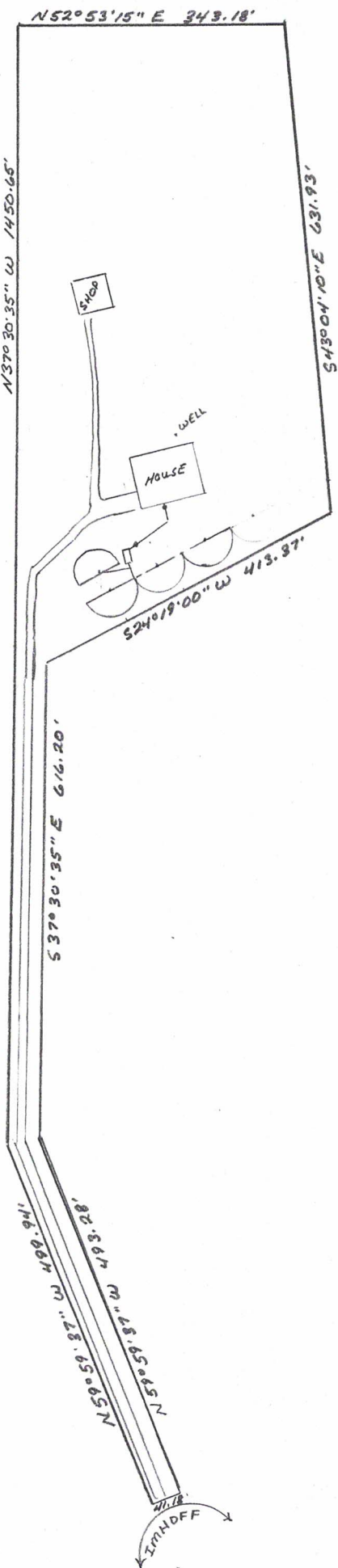
Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Brian and Vickie Erxleben <bandverx@gmail.com>
Sent: Thursday, December 9, 2021 9:39 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: Cyndi Johnson <info@septictex.com>
Subject: 1155 Imhoff Lane Revised As-Built Design

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

Removed the second cleanout.



VOID

VOID

REVISED
1:39 pm, Dec 02, 2021



LOT 11, BLOCK 2
DOEHNE OAKS, UNIT 1
7.425 ACRES

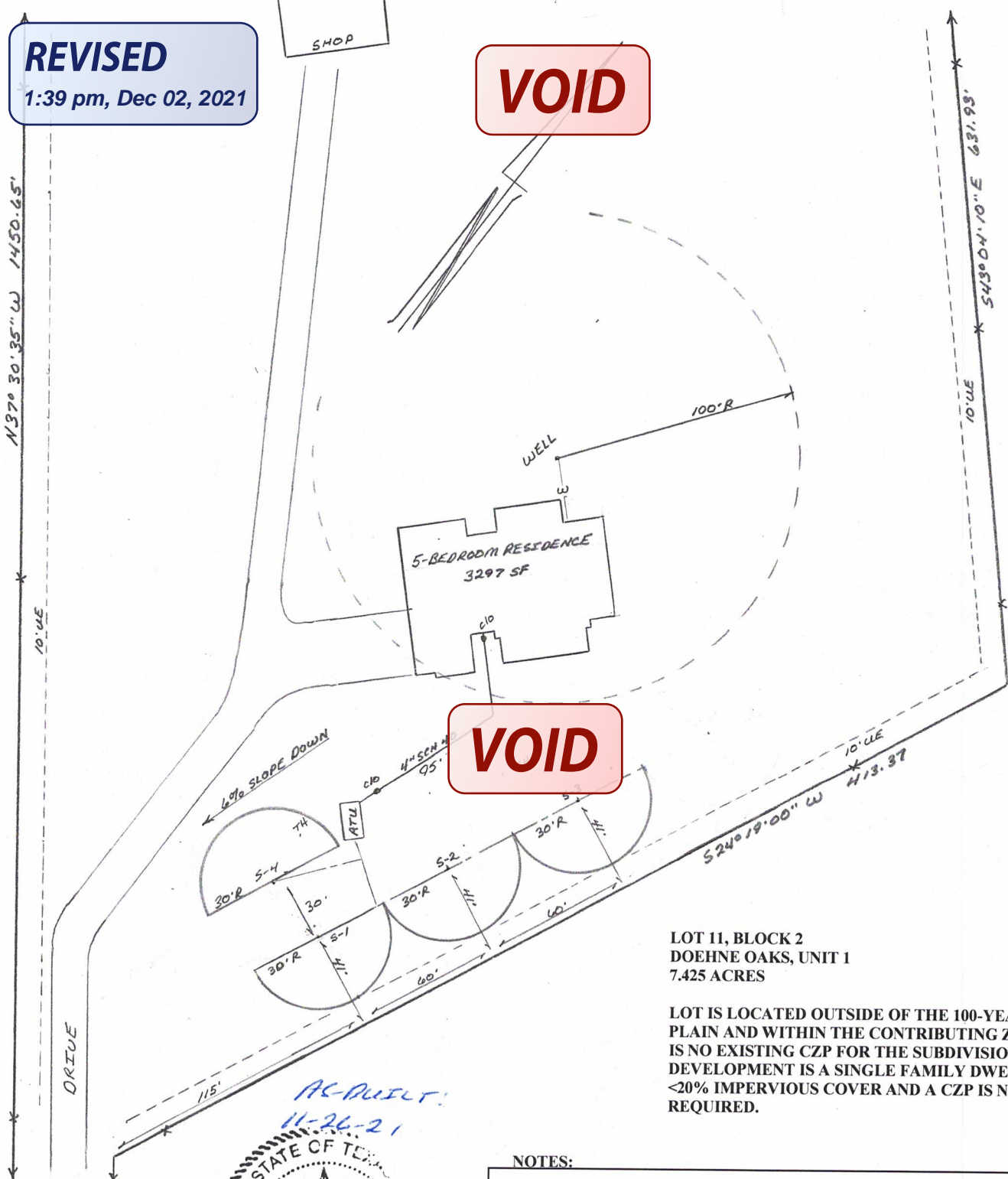
SITE PLAN:

MANUEL RAMOS, JR/KAYLYN RAMOS 1155 IMHOFF LANE NEW BRAUNFELS, TEXAS 78132	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 11-26-21 SCALE: 1" = 200'

REVISED
1:39 pm, Dec 02, 2021

VOID

VOID



LOT 11, BLOCK 2
DOEHNE OAKS, UNIT 1
7.425 ACRES

LOT IS LOCATED OUTSIDE OF THE 100-YEAR FLOOD-PLAIN AND WITHIN THE CONTRIBUTING ZONE. THERE IS NO EXISTING CZP FOR THE SUBDIVISION. THE DEVELOPMENT IS A SINGLE FAMILY DWELLING WITH <20% IMPERVIOUS COVER AND A CZP IS NOT REQUIRED.

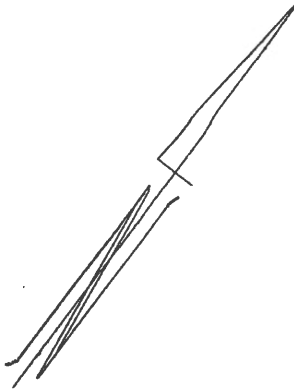
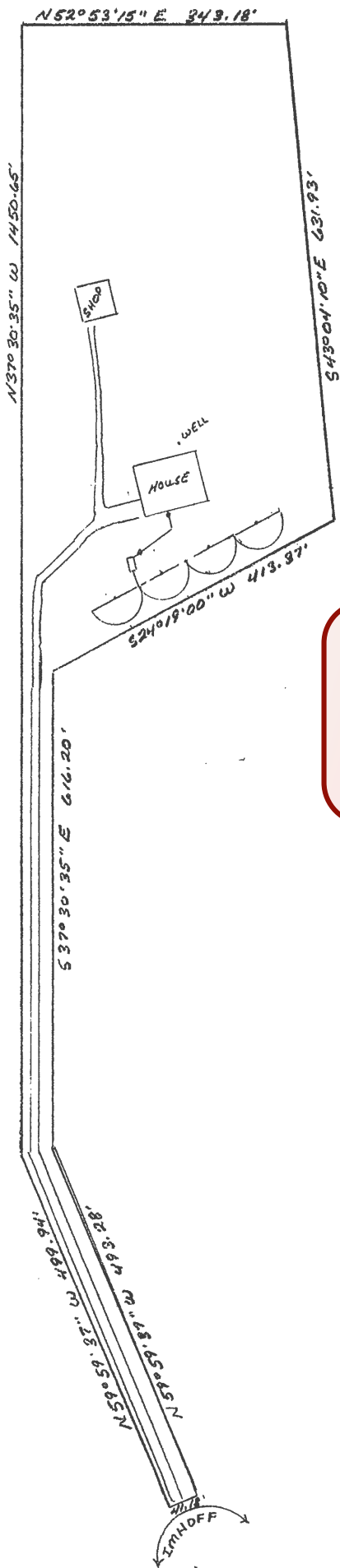
AS-BUILT
11-26-21
STATE OF TEXAS
BRIAN C. ERXLEBEN
3637
REGISTERED PROFESSIONAL SANITARIAN

NOTES:

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8. Tablet or liquid chlorinator.
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AS-BUILT DESIGN :

MANUEL RAMOS, JR/KAYLYN RAMOS 1155 IMHOFF LANE NEW BRAUNFELS, TEXAS 78132	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 11-26-21 SCALE: 1" = 60'



VOID



LOT 11, BLOCK 2
DOEHNE OAKS, UNIT 1
7.425 ACRES

SITE PLAN:

MANUEL RAMOS, JR/KAYLYN RAMOS 1155 IMHOFF LANE NEW BRAUNFELS, TEXAS 78132	
BRIAN C. ERXLEBEN, R.S. 562 S. HWY 123 BYPASS #128 SEGUIN, TEXAS 78155 (830) 660-9133	DATE: 1-24-21 SCALE: 1" = 200'



3/12

WARRANTY DEED

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.

Date: February 15, 2020

Grantor: **PHILLIP K. PATIN, JR. AND SPOUSE, SHELI L. PATIN**

Grantor's Mailing Address: *1185 Homestead Ridge
New Braunfels Tx 78132*

Grantee: **KAYLYN QUINBY RAMOS AND SPOUSE, MANUEL JOSHUA RAMOS, JR.**

Grantee's Mailing Address: *2617 Fairwood Dr.
New Braunfels, Tx. 78132*

Consideration: TEN AND NO/100.-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

Property (including any improvements):

LOT 11, BLOCK 2, DOEHNE OAKS UNIT ONE, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200806024124 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED

EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and 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 hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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 Exceptions to Conveyance and Warranty.

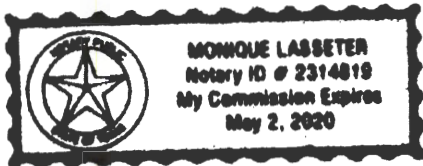
When the context requires, singular nouns and pronouns include the plural.

Phillip K. Patin, Jr.
PHILLIP K. PATIN, JR.
Sheli L. Patin
SHELI L. PATIN

(Acknowledgement)

THE STATE OF TEXAS
COUNTY OF COMAL

This instrument was acknowledged before me on the 8 day of APRIL, 2020,
by PHILLIP K. PATIN, JR. AND SPOUSE, SHELI L. PATIN.



Monique Lasseter
Notary Public, State of Texas
Notary's Name (Printed): MONIQUE LASSETER
Notary's commission expires: MAY 2, 2020

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
KAYLYN QUINBY RAMOS AND SPOUSE,
MANUEL JOSHUA RAMOS, JR.

PREPARED IN THE LAW OFFICE OF
MARTIN, CUKJATI & TOM, LLP
1802 BLANCO ROAD,
SAN ANTONIO, TEXAS 78212

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/29/2020 04:33:13 PM
JESSICA 3 Page(s)
202006015793



Bobbie Koepf

Central Texas Aerobics, Inc.

2918 Dauer Ranch Rd.
New Braunfels, TX 78130

Phone: (830) 303-4065

www.septictex.com info@septictex.com

To: **Josh & Kaylyn Ramos**
2617 Fairwood Drive
New Braunfels, TX 78132

Printed: 8/10/2022 Main Phone: (210) 232-6695
Insp ID #: 15989 Work:
Cell Phone: (210) 232-6695
Alt Cell:

Permit #: **113425**

Customer ID: 899

Agency: Comal County Office of Environmental Health
County: Comal County Office of Enviro Sub: Doehne Oaks
Mfg / Brand: Clearstream 600 - Clearstream 600
Treatment Type: Aerobic System S/N: 28176 06
Disposal: Spray

Contract Dates: 3/22/2022 - 3/22/2024
Scheduled Date: 7/22/2022 Inspection 1 of 6
Aerator: Clearstream 600 Installed: 12/9/2021
Aerator S/N: 621050285 Warranty End: 12/9/2023

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Tamara Martin

Visit Date: 7/29/2022 Time In:

Method: Grab

Technician: Not Assigned

Maint. Provider: Wm. Kyle Johnson #MP1058

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1

Floats: OP

Timer: OP

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- STATE MAINTENANCE INSPECTION

C1=(GRAB) STRIP/DPD C12 - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Site: 1155 Imhoff, New Braunfels, TX 78132

Provider: *Wm. Kyle Johnson*

Wm. Kyle Johnson

Central Texas Aerobics, Inc.

License Info: MP0001058 Expires: 12/31/2023

Central Texas Aerobics, Inc.

2918 Dauer Ranch Rd.
New Braunfels, TX 78130

Phone: (830) 303-4065

www.septictex.com info@septictex.com

To: **Josh & Kaylyn Ramos**
2617 Fairwood Drive
New Braunfels, TX 78132

Printed: 11/16/2022 Main Phone: (210) 232-6695
Insp ID #: 17160 Work:
Cell Phone: (210) 232-6695
Alt Cell:

Permit #: **113425**

Agency: Comal County Office of Environmental Health
County: Comal County Office of Enviro Sub: Doehne Oaks
Mfg / Brand: Clearstream 600 - Clearstream 600
Treatment Type: Aerobic System S/N: 28176 06
Disposal: Spray

Customer ID: 899
Contract Dates: 3/22/2022 - 3/22/2024
Scheduled Date: 11/22/2022 Inspection 2 of 6
Aerator: Clearstream 600 Installed: 12/9/2021
Aerator S/N: 621050285 Warranty End: 12/9/2023

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Tamara Martin

Visit Date: 11/15/2022 Time In:

Method: Grab

Technician: Not Assigned

Maint. Provider: Wm. Kyle Johnson #MP1058

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.2mg/L

Floats: OP

Timer: OP

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Alarm: Operational

Comments

Service Completed

- STATE MAINTENANCE INSPECTION
C1=(GRAB) STRIP/DPD C12

All tanks @ normal levels. System working properly. AD - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Site: 1155 Imhoff, New Braunfels, TX 78132

Provider: *Wm. Kyle Johnson*

Wm. Kyle Johnson

Central Texas Aerobics, Inc.

License Info: MP0001058 Expires: 12/31/2023

Central Texas Aerobics, Inc.

2918 Dauer Ranch Rd.
New Braunfels, TX 78130

(830) 303-4065
www.septicex.com
info@septicex.com

Printed:1/5/2024

Permit: 113425

Site: 1155 Imhoff, New Braunfels, TX 78132

Main Phone: 2102326695
Cell Phone: 2102326695

Josh & Kaylyn Ramos
2617 Fairwood Drive
New Braunfels, TX 78132

Agency: Comal County Office of Environmental Health

Subdivision: Doehne Oaks

System Info: MFG: <u>Clearstream 600</u> Brand: <u>Clearstream 600</u>	Aerator: <u>Clearstream 600</u>	Customer ID: <u>899</u>
Treatment Type: <u>Aerobic</u> Disposal Type: <u>Spray</u>	Aerator S/N: <u>621050285</u>	Insp ID: <u>18294</u>
Installed: <u>12/9/2021</u> Warranty Expiration: <u>12/9/2023</u>	System S/N: <u>28176 06</u>	

Visit Details

Visit Date: 3/29/2023

Entered By: Tamara Martin

←-----→

Scheduled Date: 3/22/2023

Time In:

Contract Starts: 3/22/2022

Entered On:

Contract Ends: 3/22/2024

Agency Emailed: 1/5/2024

Visit Results

Service Type: Scheduled Inspection

Count: Inspection 3 of 6

Method: Grab

License #

Expires

Technician: Not Assigned

Provider: Wm. Kyle Johnson #MP1058

MP0001058

12/31/2023

Service Completed

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Floats: OP

Chlorine Residual: 0.2mg/L

Timer: OP

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

- STATE MAINTENANCE INSPECTION

C1=(GRAB) STRIP/DPD C12

All tanks @ normal levels. System working properly at the time of service - Technician Secured the Tank Lid and/or Riser prior to leaving location. -

The Agency was emailed a PDF Copy on 5/11/2023.

Provider: *Wm. Kyle Johnson*

Wm. Kyle Johnson

Central Texas Aerobics, Inc.

License: Number: MP0001058 Exp: 12/31/2023

Central Texas Aerobics, Inc.

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New Braunfels, TX 78130

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www.septicex.com
info@septicex.com

Printed:1/5/2024

Permit: 113425

Site: 1155 Imhoff, New Braunfels, TX 78132

Main Phone: 2102326695
Cell Phone: 2102326695

Josh & Kaylyn Ramos
2617 Fairwood Drive
New Braunfels, TX 78132

Agency: Comal County Office of Environmental Health

Subdivision: Doehne Oaks

System Info: MFG: <u>Clearstream 600</u> Brand: <u>Clearstream 600</u>	Aerator: <u>Clearstream 600</u>	Customer ID: <u>899</u>
Treatment Type: <u>Aerobic</u> Disposal Type: <u>Spray</u>	Aerator S/N: <u>621050285</u>	Insp ID: <u>18807</u>
Installed: <u>12/9/2021</u> Warranty Expiration: <u>12/9/2023</u>	System S/N: <u>28176 06</u>	

Visit Details <----->

Visit Date: <u>7/17/2023</u>	Entered By: Chasity Schneider		
Scheduled Date: <u>7/22/2023</u>	Time In:	Contract Starts: <u>3/22/2022</u>	Customer Emailed: <u>7/18/2023</u>
Entered On:		Contract Ends: <u>3/22/2024</u>	Agency Emailed: <u>1/5/2024</u>

Visit Results

Service Type: <u>Scheduled Inspection</u>	<input checked="" type="checkbox"/> Added Chlorine
Count: <u>Inspection 4 of 6</u>	
Method: <u>Visual</u>	
Technician: <u>Austin DeLaGarza</u>	License # Expires <input checked="" type="checkbox"/> Pumpout Needed
Provider: <u>Wm. Kyle Johnson #MP1058</u>	<u>MP0001058</u> <u>12/31/2023</u> <input checked="" type="checkbox"/> Service Completed

Aerators: Operational
 Filters: Operational
 Irrigation Pumps: Operational
 Disinfection Device: Operational
 Chlorine Supply: Operational Floats: OP
 Chlorine Residual: 1 Timer: OP
 Chloring Amount Added: 0

Tank Lid / Riser: Secured

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

Alarm: Operational

Comments

- STATE MAINTENANCE INSPECTION
 C1=(GRAB) STRIP/DPD C12 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - All tanks @ normal levels. System working properly at the time of service. Tank needs Pumping --- there are a lot of solids in the clarifier. - The Agency was emailed a PDF Copy on 7/18/2023. - - Copy emailed to the customer on 7/18/2023.

Provider: *Wm. Kyle Johnson*
Wm. Kyle Johnson
Central Texas Aerobics, Inc.
License: Number: MP0001058 Exp: 12/31/2023

Technician: Cyndi Johnson

License: Number: Exp: 10/24/2022

Central Texas Aerobics, Inc.

2918 Dauer Ranch Rd.
New Braunfels, TX 78130

(830) 303-4065
www.septicex.com
info@septicex.com

Printed:1/5/2024

Permit: 113425

Site: 1155 Imhoff, New Braunfels, TX 78132

Main Phone: 2102326695
Cell Phone: 2102326695

Josh & Kaylyn Ramos
2617 Fairwood Drive
New Braunfels, TX 78132

Agency: Comal County Office of Environmental Health

Subdivision: Doehne Oaks

System Info: MFG: <u>Clearstream 600</u> Brand: <u>Clearstream 600</u>	Aerator: <u>Clearstream 600</u>	Customer ID: <u>899</u>
Treatment Type: <u>Aerobic</u> Disposal Type: <u>Spray</u>	Aerator S/N: <u>621050285</u>	Insp ID: <u>19335</u>
Installed: <u>12/9/2021</u> Warranty Expiration: <u>12/9/2023</u>	System S/N: <u>28176 06</u>	

Visit Details

Visit Date: <u>11/8/2023</u>	Entered By: Chasity Schneider		
Scheduled Date: <u>11/22/2023</u>	Time In:	Contract Starts: <u>3/22/2022</u>	Customer Emailed: <u>11/9/2023</u>
Entered On:		Contract Ends: <u>3/22/2024</u>	Agency Emailed: <u>1/5/2024</u>

Visit Results

Service Type: Scheduled Inspection

Count: Inspection 5 of 6

Method: <u>Grab</u>	License #	Expires	
Technician: <u>Michael Casarez</u>			
Provider: <u>Wm. Kyle Johnson #MP1058</u>	<u>MP0001058</u>	<u>12/31/2023</u>	<input checked="" type="checkbox"/> Service Completed

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational Floats: OP
Chlorine Residual: 1 Timer: OP

Tank Lid / Riser: Secured

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

Alarm: Operational

Comments

- STATE MAINTENANCE INSPECTION
C1=(GRAB) STRIP/DPD C12. All tanks @ normal levels. System working properly at the time of service. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - The Agency was emailed a PDF Copy on 11/9/2023. - Copy emailed to the customer on 11/9/2023.

Provider: *Wm. Kyle Johnson*
Wm. Kyle Johnson
Central Texas Aerobics, Inc.
License: Number: MP0001058 Exp: 12/31/2023

Central Texas Aerobics, Inc.

2918 Dauer Ranch Rd.
New Braunfels, TX 78130

Phone: (830) 303-4065

www.septictex.com info@septictex.com

To: **Josh & Kaylyn Ramos**
2617 Fairwood Drive
New Braunfels, TX 78132

Printed: 5/11/2023 Main Phone: (210) 232-6695
Insp ID #: 18294 Work:
Cell Phone: (210) 232-6695
Alt Cell:

Permit #: **113425**
Agency: Comal County Office of Environmental Health
County: Comal County Office of Enviro Sub: Doehne Oaks
Mfg / Brand: Clearstream 600 - Clearstream 600
Treatment Type: Aerobic System S/N: 28176 06
Disposal: Spray

Customer ID: 899
Contract Dates: 3/22/2022 - 3/22/2024
Scheduled Date: 3/22/2023 Inspection 3 of 6
Aerator: Clearstream 600 Installed: 12/9/2021
Aerator S/N: 621050285 Warranty End: 12/9/2023

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Tamara Martin

Visit Date: 3/29/2023 Time In:

Method: Grab

Technician: Not Assigned

Maint. Provider: Wm. Kyle Johnson #MP1058

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.2mg/L

Floats: OP

Timer: OP

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Alarm: Operational

Comments

Service Completed

- STATE MAINTENANCE INSPECTION

C1=(GRAB) STRIP/DPD C12

All tanks @ normal levels. System working properly at the time of service - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Site: 1155 Imhoff, New Braunfels, TX 78132

Provider: *Wm. Kyle Johnson*

Wm. Kyle Johnson

Central Texas Aerobics, Inc.

License Info: MP0001058 Expires: 12/31/2023

Central Texas Aerobics, Inc.

2918 Dauer Ranch Rd.
New Braunfels, TX 78130

Phone: (830) 303-4065

Date Printed: 12/9/2024

www.septicex.com central@septicex.com

Customer ID: 899

Josh & Kaylyn Ramos
2617 Fairwood Drive
New Braunfels, TX 78132

1155 Imhoff, New Braunfels, TX 78132
County: Comal County Office of Enviro
Subdivision: Doehne Oaks
Main: (210) 232-6695
Cell: (210) 232-6695

Customer's Email: MRamos2@UR.com

Installed by: Central Texas Aerobics, Inc. Install: 12/9/2021
Contract with: Central Texas Aerobics, Inc. Warranty End: 12/9/2023
Treatment Type: Aerobic / Disposal: Spray
MFG: Clearstream 600 / Brand: Clearstream 600 / S#: 28176 06
Disinfectant: Liquid Bleach

Contract Period

1/1/2025

through

1/1/2026

Permit #: 113425

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

ON-GOING MAINTENANCE AND INSPECTION AGREEMENT

This contract will provide for all required inspections, testing and service on your Aerobic Treatment System. Central Texas Aerobics, Inc. does not set up appointments for routine maintenance. (An appointment can be set up for an additional fee.) The policy will include the following :

1. 3 inspections a year (at least one every 4 months), over the one year period including inspection, adjustment, and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspection of control panel, air pumps, air filter, diffuser operation and replacing or repairing (at the owner's expense at time of replacement/repair) any component not found to be operating correctly. ** Any septic problem that occurs between inspections will be billed a service call and labor. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48 hour time frame.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and Ph will be taken and reported as necessary.
3. If any improper operation is observed which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date and cost of correction.
4. Any additional visits, inspections, or sample collections required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.
5. Pumping of sludge build-up IS NOT covered by this contract and will result in additional charges. Replacing of parts during the warranty period due to misuse/abuse will not be covered under this contract. The owner assumes full responsibility for the cost of parts and labor. Payment in full for parts, labor and service call is required at the time of service.
6. STANDARD MAINTENANCE the customer is responsible for the chlorine tablets/liquid chlorine. The chlorine chamber must be filled BEFORE the service visit. If not, the service representative will add chlorine and you will be charged. The use of improper chlorine (such as swimming pool tablets) will VOID all warranties. Grass must be mowed around the aerobic system & the sprinkler heads in order to perform the maintenance inspection. If we cannot get to the system because of high grass, you will be charged a service call to come back out and inspect the system. The regulating authorities will be notified. The Owners Manual must be strictly followed or warranties are subject to invalidation.

Initials of Central Texas Aerobics, Inc. X WKO Initials of Owner X JR

7. At the conclusion of the initial and renewal service policy, Central Texas Aerobics, Inc. will make available for purchase on an annual basis, a continuing STANDARD Maintenance Policy to cover normal maintenance inspections .

ACCESS BY CENTRAL TEXAS AEROBICS, Inc.

Central Texas Aerobics, Inc. or anyone authorized by them may enter the property at reasonable times without prior notice for the purpose of the above described Services. Central Texas Aerobics, Inc. may access the system components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

PAYMENT FOR SERVICES

The Customer will pay compensation to Central Texas Aerobics, Inc. for the (on-going) 1 (one) year service contract in the amount of \$300.00 (Three Hundred Dollars & Zero Cent). This amount is to be paid before the contract is submitted to the respective County. Payments not received within 30 days of the due date will be subject to a \$20.00 late penalty or 15% per month carrying charge, whichever is greater.

TERMINATION OF AGREEMENT:

This agreement may be terminated by either party with ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this agreement is so terminated, Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY:

Should Central Texas Aerobics, Inc. damage the Customer's septic system, by direct or indirect cause through their own negligence while working directly on the septic system, repairs shall be instituted immediately to restore the system to full operational condition, at the expense of Central Texas Aerobics, Inc. Customer will not be financially responsible to Central Texas Aerobics, Inc. for any damages resulting from Central Texas Aerobics, Inc. negligence, and damage liabilities shall be limited only to the components and associated elements of the septic system. Customer shall not hold Central Texas Aerobics, Inc. Liable for damages to the septic system resulting from misuse, abuse, lack of prudent maintenance, acts of God, or other causes not directly associated with Central Texas Aerobics, Inc. scope of work as defined in this contract.

DISPUTE RESOLUTION:

If a dispute between the Customer and Central Texas Aerobics, Inc. arises that cannot be settled in good faith negotiations, then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

ENTIRE AGREEMENT:

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

SEVERABILITY:

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

NOTE: BASTROP COUNTY charges the owner a SEPARATE recording fee of \$10.00 (per year). Checks should be made out to BASTROP COUNTY and attached to this contract. We will forward the monies along with your maintenance contract to BASTROP COUNTY. BASTROP COUNTY will NOT ACCEPT a maintenance contract that is sent in without the additional \$10.00 recording fee.


NOTE: HAYS COUNTY charges the owner a SEPARATE fee of \$50.00 if your contract is received after the due date. Checks should be made out to HAYS COUNTY DEVELOPMENT SERVICES and attached to this contract. We will forward the monies along with your maintenance contract to HAYS COUNTY. HAYS COUNTY will NOT ACCEPT a maintenance contract that is late and not sent in without the additional \$50.00 fee.

APPOINTMENTS:

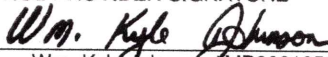
If we have to set up an appointment (dogs, locked gates, etc.) there will be an additional \$100.00 charge per year for your maintenance contract.

**With the passing of Texas State HB #2510, each regulating county/city wastewater authority in the state of Texas has the right to require more stringent ruling above and beyond what the TCEQ (Texas Commission on Environmental Quality) mandates. Central Texas Aerobics, Inc. keeps current with the new rulings and meets the higher requirements set by regulating county/city wastewater authorities.

OWNER(S) SIGNATURE

 Signed by: Joshua Ramos 12/9/2024
Date
X _____ Date

SERVICE PROVIDER SIGNATURE


Wm. Kyle Johnson #MP0001058

PRINTED NAME(s)

Model# _____ Serial# _____ Drip OR Spray Tablet OR Liquid Chlorinator
CTS Installation? Y ___ N ___ Name of Installer: _____ Date Installed _____

Mailing address if different from property address:

Home Phone:() _____ CELL:() _____ Work:() _____
EMAIL: _____

Please Print CLEAR DIRECTIONS TO YOUR PROPERTY: (Continue on Back)

If you have a GATE CODE or COMBINATION LOCK, please provide code or combination for access. If Central Texas Aerobics, Inc. comes out for an inspection and cannot get onto the property, we will charge a service call to come back out to perform the inspection. GATE CODE: _____
COMBINATION: _____ OTHER: _____ If key lock, please provide us with a key.

DOGS/Other Animals - Chained? Friendly? Please explain:



'Leading the Industry in Wastewater Management'

Central Texas Aerobics, Inc.

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www.SepticTex.com
Central@SepticTex.com

Owner Phone: (210) 232-6695
Cell Phone: (210) 232-6695

Josh & Kaylyn Ramos
2617 Fairwood Drive
New Braunfels, TX 78132

Agency: Comal County Office of Environmental Health
: Comal County Office of Enviro
Subdivision: Doehne Oaks

Site Address: 1155 Imhoff, New Braunfels Permit #: 113425

System Info: MFG: Clearstream 600 Brand: Clearstream 600 Aerator: Clearstream 600 ID: 899
Treatment Type: Aerobic Disposal Type: Spray Aerator S/N: 621050285 Insp ID: 21418
Installed: 12/9/2021 Warranty Expiration: 12/9/2023 System S/N: 28176 06
Visit Details _____ <----->

Visit Date: 5/7/2025 Entered By: Melanie Knebel
Scheduled Date: 5/31/2025 Contract Starts: 1/1/2025
Entered On: 5/8/2025 Contract Ends: 1/1/2026
Visit Results _____

Service Type: Scheduled Inspection Printed: 5/8/2025
Count: Inspection 2 of 3
Method: Grab License # Expires
Technician: Jeremiah Farias
Provider: Wm. Kyle Johnson #MP1058 MP0001058 12/31/2026 Service Completed

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational Floats: OP
Chlorine Residual: 0.2mg/L Timer: OP

Tank Lid / Riser: Secured
Electric Circuits: Operational
Distribution System: Operational
Drip/Sprayfield Veg: Operational
Alarm: Operational

Comments _____
- STATE MAINTENANCE INSPECTION
C1=(GRAB) STRIP/DPD C12. All tanks @ normal levels. System working properly at the time of service. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 5/8/2025.

Provider: *Wm. Kyle Johnson*
Wm. Kyle Johnson
Central Texas Aerobics, Inc.
License: Number: MP0001058 Exp: 12/31/2026