

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

12/29/23 JC no change

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:

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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)				

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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
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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: 115382
Issued This Date: 11/04/2022
This permit is hereby given to: Wayne A & Opereta I Cooper

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

1001 MYSTIC PKWY
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 19
Lot: 2138
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
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

8-30-2021	BB	115382 <u>113182</u>
Date Received	Initials	Permit Number
10-21-22	BB	

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.

Donnie Belquist
Signature of Applicant

30 August 2021
Date

COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

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

115382

Date _____ Permit # _____

Owner Name	<u>Wayne A & Opereta I Cooper</u>	Agent Name	<u>South texas wastewater Trmt</u>
Mailing Address	<u>1001 Mystic Pkwy</u>	Agent Address	<u>PO Box 1284</u>
City, State, Zip	<u>Spring Branch TX 78070</u>	City, State, Zip	<u>Boerne TX 78006</u>
Phone #	<u>830 969 3494</u>	Phone #	<u>830 249 8098</u>
Email	<u>w9cooper@sbcglobal.net</u>	Email	<u>bonnie@stwastewater.com</u>

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

Subdivision Name Mystic Shores Unit 19 Lot 2138 Block n/a

Acreage/Legal _____

Street Name/Address 1001 Mystic Pkwy City Spring Branch Zip 78070

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2786

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: \$ 750,000.00 (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.

Wayne A Cooper
Signature of Owner

10/21/22
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 Treatment

System Description aerobic spray

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

Tank Size(s) (Gallons) 750 - 550 Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

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


Signature of Designer

8/11/21
Date

Page 2 of 2

11c



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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 2138 Block Subdivision Mystic Shores Unit 19

not in Subdivision: Acres Survey

The property is owned by **Wayne A Cooper & Opereta I Cooper**

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.

Wayne A Cooper owner name Wayne A. Cooper Owner Signature

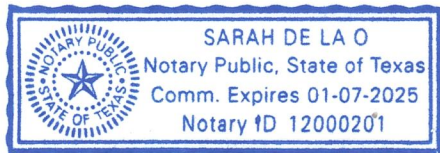
Opereta I Cooper owner name Opereta I Cooper Owners Signature

This instrument was acknowledged before me on: 18 Day of August, 2021

Sarah DeLaO Notary's Printed Name


Sarah DeLaO Notary Public, State of Texas

Commission Expires: 1/7/2025



Affix Notary Stamp Above

Office Filed and Recorded
 Official Public Records
 Bobbie Koepf, County Clerk
 Comal County, Texas
 08/26/2021 08:50:08 AM
 CHRISTY 1 Page(s)
 202106044936



Bobbie Koepf

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

Phone: (830) 249-8098

Date: 8/9/2021

bruce@stwastewater.com

**To: Wayne A & Operata I Cooper
1001 Mystic Pkwy
Spring Branch, TX 78070**

Contract Period

Start Date:
End Date:

Phone: Subdivision: Mystic Shores 19
Site: 1001 Mystic Pkwy, Spring Branch, TX 78070
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
300 gallons per day
Map Key: 320 C6 ID: 7598

- 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) 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.**



South Texas Wastewater Treatment

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

09 August 2021

1001 Mystic Pkwy
Mystic Shores
Lot 2138 Unit 19
Comal County Texas

I, Ronald R. Graham have reviewed the CZP# 1743.00 for this location and certify that this design meets all of the requirements of the Texas Commission of Environmental Quality OSSEF regulations, all provisions of the existing CZP and the orders of Comal County.

Ronald R. Graham, RS 3741

SITE EVALUATION INFORMATION SHEET

Wayne A & Opereta I Cooper
1001 Mystic Pkwy
Spring Branch TX 78070
c/o TA French Custom Builder

Site: 1001 Mystic Pkwy
Mystic Shores
Lot 2138 Unit 19
Comal County, Texas

Date Site Evaluation Performed: 30 July 2021

Within 100 year Flood zone No, FIR Map 48091C 0095F
Edwards Recharge Zone: No, USGS map Index map

Profile Holes: 10-12" medium brown silty clay w/fractured & some slab limestone from surface.
Deeper, caliche & more rock.

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: X
Ground Water

Brief Description: No evidence of sensitive features noted at time of site evaluation within 150 ft 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

8/11/21

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; www.stwastewater.com

08 March 2021

JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Wayne A & Opereta I Cooper
1001 Mystic Pkwy
Spring Branch TX 78070
c/o TA French Custom Builder

Site: 1001 Mystic Pkwy
Mystic Shores
Lot 2138 Unit 19
Comal County, Texas

This design includes an attached drawing No. 7598R0 dated 09 AUG 2021

Design Specifications:

Estimated average daily wastewater flow: 3 Bedroom house, 2786sq ft (300 GPD)

Effluent Treatment minimum capacity = 480gpd

Pump tank/chlorine contact chamber capacity: 550 gallons

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

Dosing cycle quantity: 00-110 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 WE20G05P4-22-20.0 GPM

NSF Certified tablet Chlorinator: installed at inlet of pump tank

Safety Lid installed on clarifier

Maximum slope of the field: <15 percent

Means of preventing syphoning: hose bib

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib required

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

Three bedroom house (2786sf) allow 300 GPD effluent flow

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

$$300 \div 0.064 = 4688 \text{ sq ft}$$

We are installing 2 spray heads that are capable of 2.0 gallons per minute, both with a 30' radius, both spraying a full circle. The area as measured by autocad is:

$$A = 5654 \text{ sq ft}$$

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 20gpm 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 has 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 48091C 0095F. This lot is in the Contributing Zone of the Edwards Aquifer. CZP 1743.00 has been reviewed.

Tank Sizes

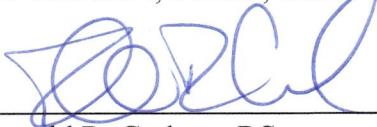
The system shall have a JET Model J-750 extended aeration plant external NSF Certified tablet chlorinator. The pump tank shall have a capacity of 550 gal. This tank will not need tees on inlet. Safety lid will be installed on clarifier.



11 Aug 21


This system designed by:

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



Ronald R. Graham, RS

August 11, 2021
Date

Attachments:

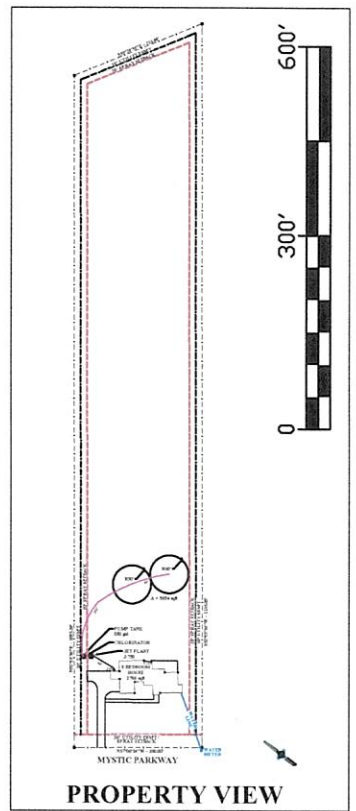
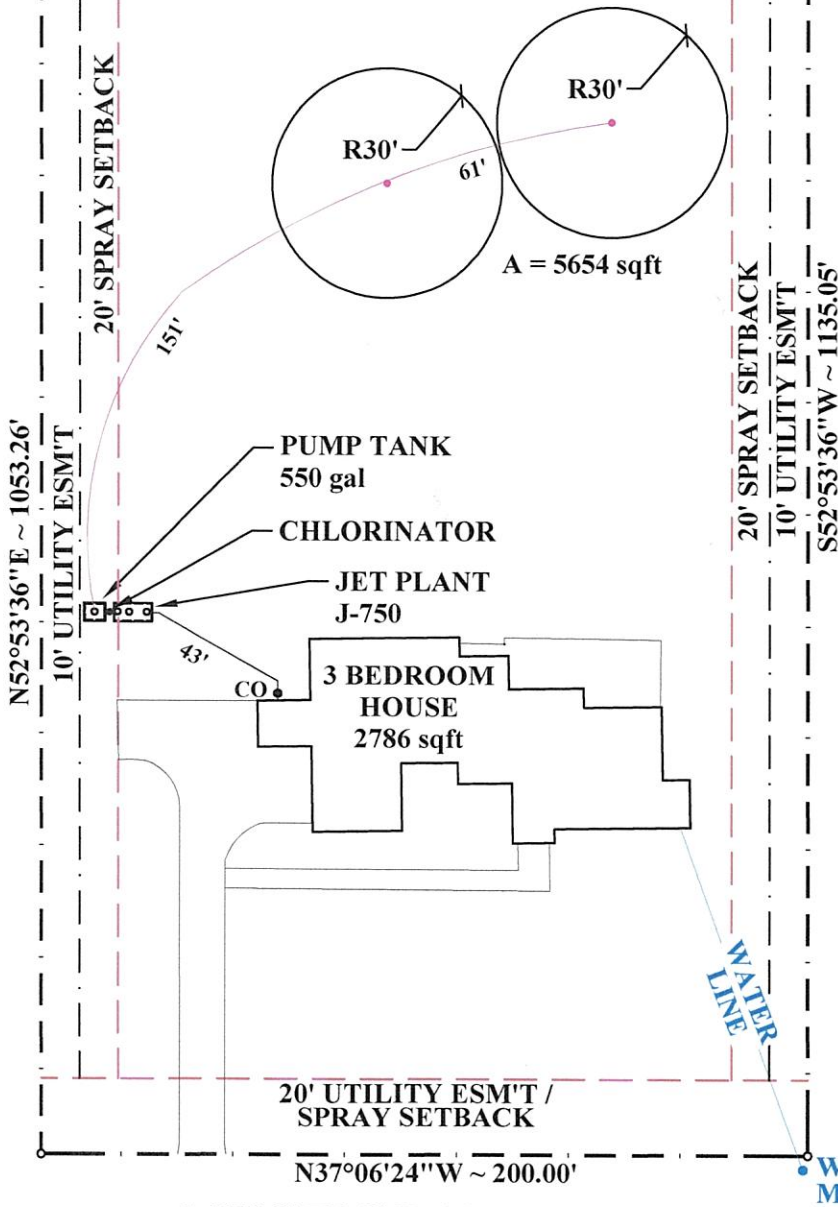
Drawing No.7598R0, dated 09 AUG 2021

REVISED

11:27 am, Feb 08, 2023

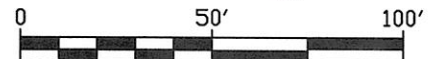


8 Feb 23
[Signature]



NOTES:

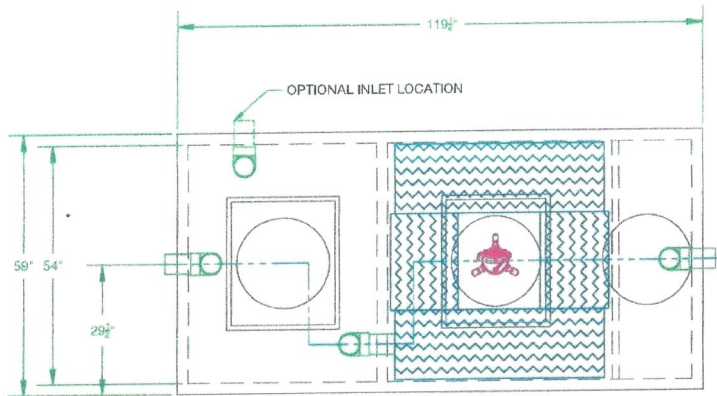
1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 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



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

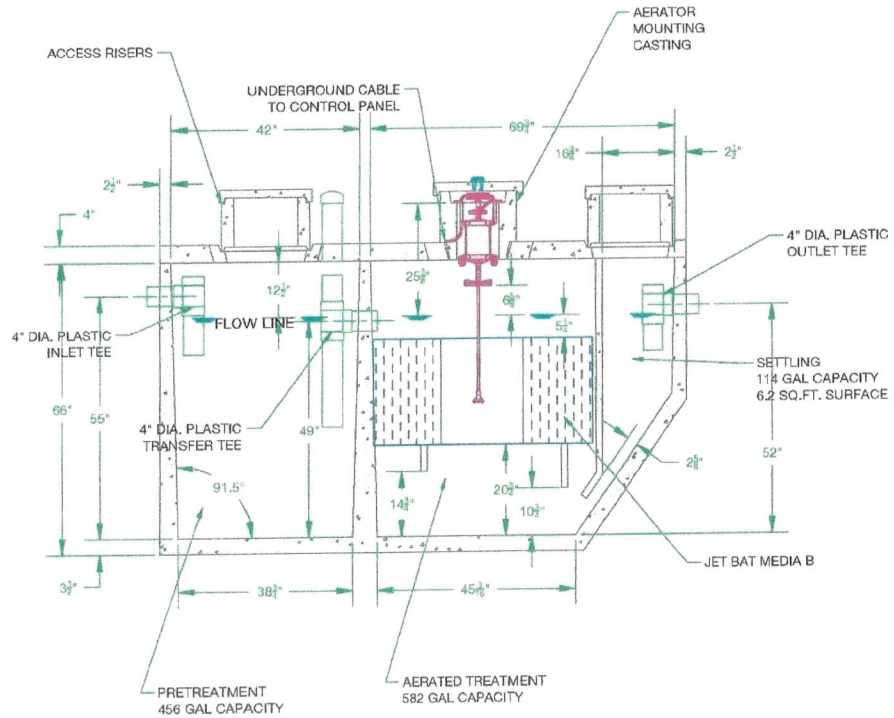
1001 Mystic Parkway
 Lot 2138
 Mystic Shores 19
 COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	7598R1
0	AUG 09 2021	RCC	DATE	FEB 08 2023
			SCALE	1" = 50'

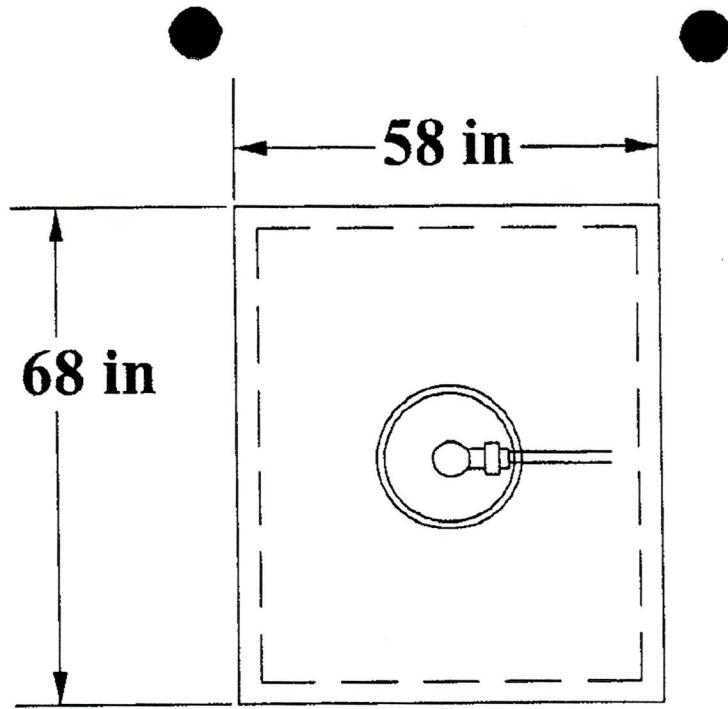


NOTES:

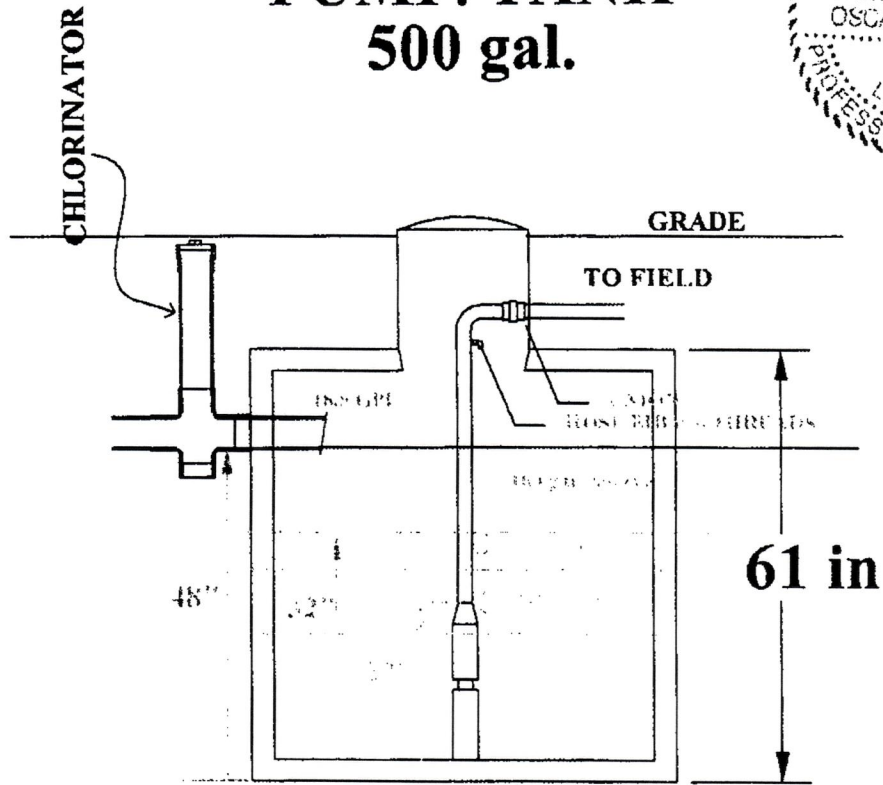
1. AERATOR MODEL 700LL MUST BE USED IN CONTINUOUS OPERATION
2. DEVELOP RISERS TO GRADE OR WITHIN 12" BELOW GRADE
3. PLASTIC RISERS CAST INTO THE TANK LID MAY BE USED IN PLACE OF CONCRETE RISERS

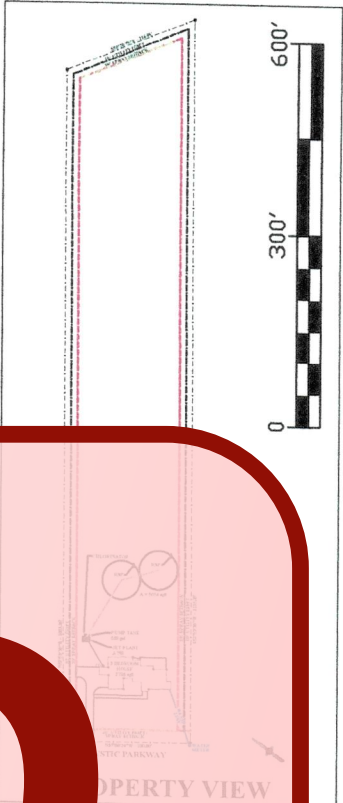


- 140708/14/14 REDRAWN		N J K	
REV	ECN	DATE	DESCRIPTION
 Wastewater Treatment Solutions <i>Founded on Innovation. Anchored by Service.</i>		DRAWN BY: N J K	DATE 08/14/14
TITLE: J-750 RESIDENTIAL WWTP ONE PIECE TANK CASTING		APPROVED BY:	DATE:
USED ON:		MATERIAL:	
PROPRIETARY PROPERTY: THIS DRAWING IS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

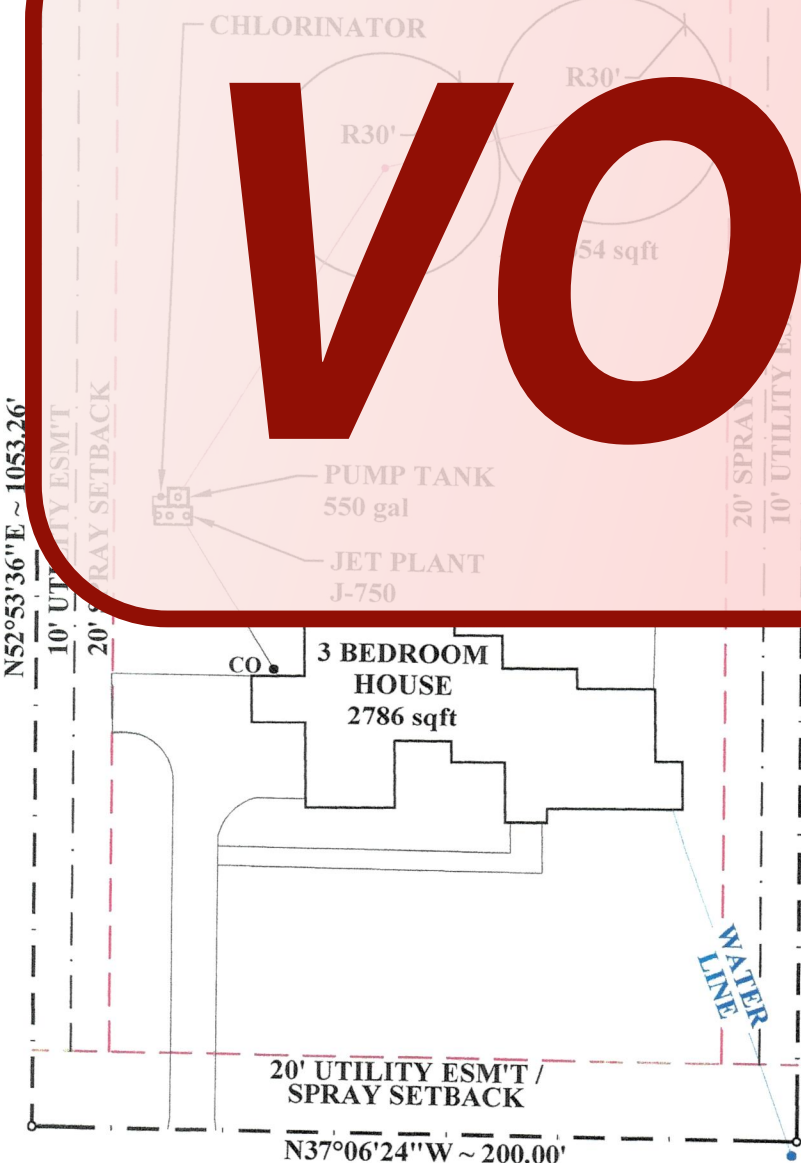


PUMP. TANK
500 gal.



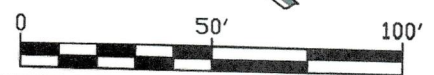
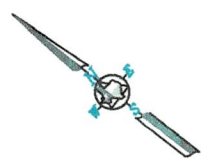


VOID



NOTES:

1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CROSSFED CHAPTER 261.001, SUBCHAPTER C, RULES OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
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5. NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK



MYSTIC PARKWAY

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

1001 Mystic Parkway
 Lot 2138
 Mystic Shores 19
 COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	
0	AUG 09 2021	RCC	7598R0	
			DATE	AUG 09 2021
			SCALE	1" = 50'

Olvera,Brandon

From: Olvera,Brandon
Sent: Wednesday, February 8, 2023 11:30 AM
To: 'Diandra Linares'; Allen,Corey; Connor,James F; Griffin, Kathy; Ritzen, Brenda
Subject: RE: 115382 - 1001 Mystic Parkway

Good Morning,
File has been updated.

Thank You,

Brandon Olvera | Designated Representative | Comal County | www.cceo.org

195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us

From: Diandra Linares <diandra@stwastewater.com>
Sent: Wednesday, February 8, 2023 9:47 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: 115382 - 1001 Mystic Parkway

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

Good Morning,

Can we get on the schedule for a tank inspection for 115382 – 1001 Mystic Parkway? Please let me know when we can get on for. Attached is an updated drawing.

Thanks!

Diandra Linares
South Texas Wastewater Trmt.
(830) 249-8098

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: November 24, 2020 (the "Effective Date")

Grantor: RONNY WILLIAM WUENSCHÉ and DARLENE HARRIS WUENSCHÉ

Grantee: WAYNE A. COOPER and OPERETA INDAY COOPER

Mailing Address: 1001 Mystic Parkway
Spring Branch, TX 78070

Consideration: Cash and other good and valuable consideration, the receipt of which is acknowledged.

Property (including any improvements):

LOT 2138, MYSTIC SHORES, UNIT NINETEEN, AN ADDITION TO COMAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORD IN DOCUMENT NO. 200606046241, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Any and all validly existing and recorded easements, rights-of-way, and prescriptive rights; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years, if any, due to change in land usage, ownership, or both, the payment which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural. This instrument may be executed in any number of multiple counterparts.

EXECUTED on the date(s) indicated in the below notary acknowledgment(s) and effective on the Effective Date.

GRANTOR:

Ronny William Wuensche

RONNY WILLIAM WUENSCHÉ

Darlene Harris Wuensche

DARLENE HARRIS WUENSCHÉ

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 24th day of November 2020, by: **RONNY WILLIAM WUENSCHÉ** and **DARLENE HARRIS WUENSCHÉ**.



Christina Villanueva

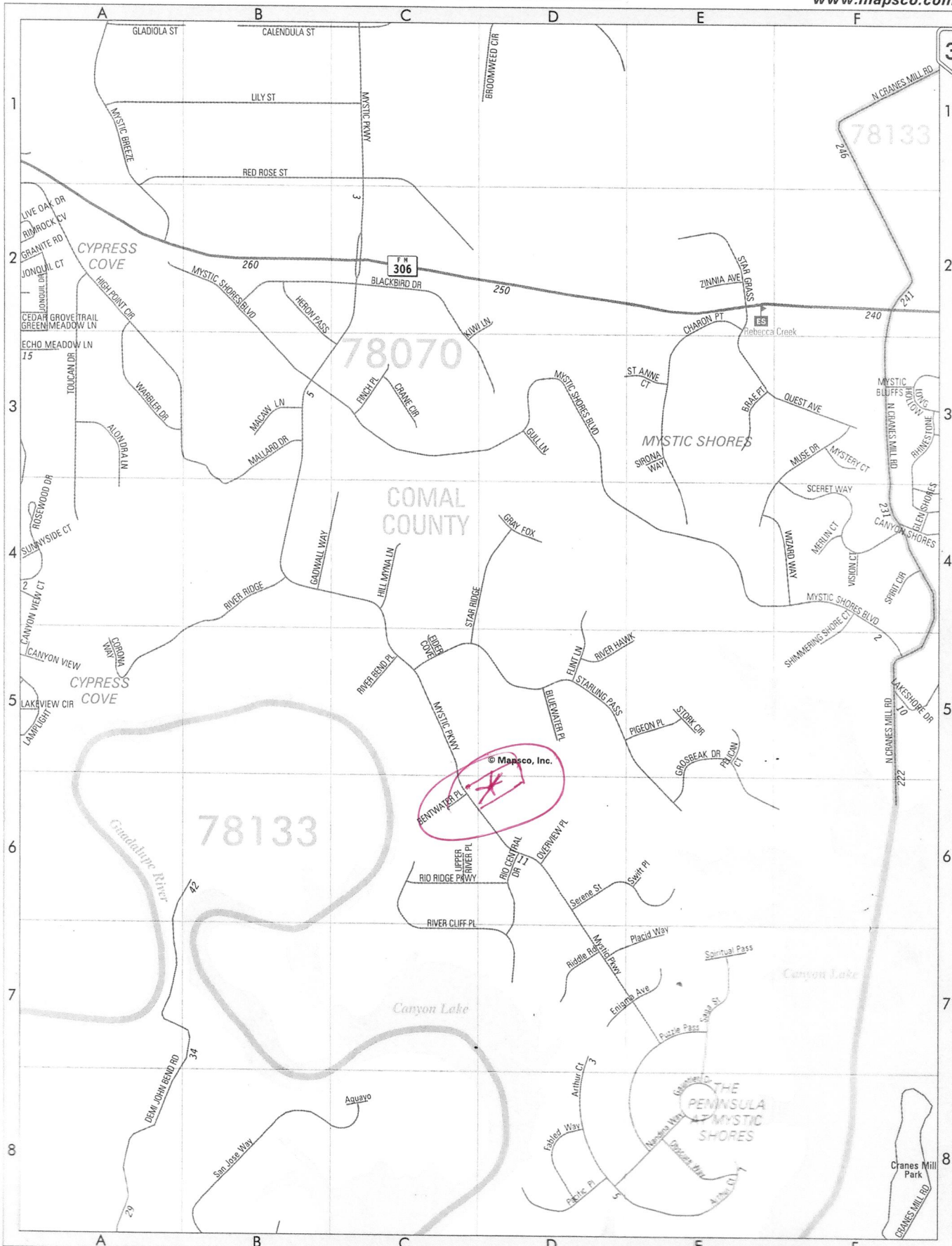
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Waync A. Cooper and Opereta Inday Cooper
1001 Mystic Parkway
Spring Branch, Tx 78070

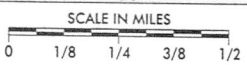
Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/25/2020 08:36:56 AM
LAURA 2 Pages(s)
202006053206

 *Bobbie Koepf*

320



CONTINUED ON MAP 321



South Texas Waste Water Treatment, LLC

(830) 249-8098

PO Box 1284
Boerne, TX 78006

Printed:3/12/2024

Permit: 115382

Site: 1001 Mystic Pkwy, Spring Branch, TX 78070

Main Phone: 8325243651
Cell Phone: 8329693494

Wayne A & Operata I Cooper

1001 Mystic Pkwy
Spring Branch, TX 78070

Agency: Comal County Environmental
County: Comal
Subdivision: Mystic Shores 19

System Info: MFG: Jet, Inc. Brand: J-750- 2 yr Customer ID: 7598
Treatment Type: Aerobic Disposal Type: Surface Application Aerator S/N: MAR2300557 Insp ID: 535047
Installed: 4/13/2023 Warranty Expiration: 4/13/2024

Visit Details <----->
Visit Date: 1/30/2024 Entered By: Lynn
Scheduled Date: 12/13/2023 Time In: 10:00 Contract Starts: 4/13/2023 Customer Emailed: 3/12/2024
Entered On: 3/12/2024 Time Out: 10:30 Contract Ends: 4/13/2025

Visit Results
Service Type: Scheduled Inspection Added Chlorine
Count: Inspection 2 of 6
Method: Grab License # Expires
Technician: Robert Williams-MT0001160 MT0001160 4/30/2025
Provider: R. Bruce Cobabe MP0000572 11/30/2026 Service Completed

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 1.6
Chloring Amount Added: 6

Tank Lid / Riser: Secured

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

Alarm: Operational

Comments
Serviced - Technician Secured the Tank Lid and/or Riser prior to leaving location. Tech located the sprinklers and flagged them. Replaced sprinkler # 2 due to no oscillation. - Invoice to follow in separate email. Thank you. - - Copy emailed to the customer on 3/12/2024.

Provider: *R. Bruce Cobabe*
R. Bruce Cobabe

License: Number: MP0000572 Exp: 11/30/2026