

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

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

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
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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: 115675
Issued This Date: 01/17/2023
This permit is hereby given to: Hearthside Homes Inc.

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

154 RESTLESS WIND
SPRING BRANCH, TX 78070

Subdivision: Serenity Oaks
Unit: 2
Lot: 33
Block: 0
Acreage: 1.1700

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

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Date _____ Permit Number 115675

1. APPLICANT / AGENT INFORMATION

Owner Name <u>Hearthside Homes, INC.</u>	Agent Name <u>South Texas Wastewater Treatment</u>
Mailing Address <u>2145 Zercher Ste. A</u>	Agent Address <u>PO Box 1284</u>
City, State, Zip <u>San Antonio, TX 78209</u>	City, State, Zip <u>Boerne, TX 78006</u>
Phone # <u>210 829 7379</u>	Phone # <u>(830) 249-8098</u>
Email <u>office@hearthsidehomessa.com</u>	Email <u>diandra@stwastewater.com</u>

2. LOCATION

Subdivision Name Serenity Oaks Unit 2 Lot 33 Block _____
 Survey Name / Abstract Number _____ Acreage 1.1700
 Address 154 Restless Wind City Spring Branch State TX Zip 78070

3. TYPE OF DEVELOPMENT

Single Family Residential
 Type of Construction (House, Mobile, RV, Etc.) Home
 Number of Bedrooms 4
 Indicate Sq Ft of Living Area 2,334

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: \$ 420,000.00 (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 Rainwater

4. SIGNATURE OF OWNER

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.

● Hearthside Homes, INC.
By: [Signature] Signature of Owner ● 12/14/22 Date

ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Ronald R. Graham - South Texas Wastewater Treatment

System Description Aerobic

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

Tank Size(s) (Gallons) 750/550 Absorption/Application Area (Sq Ft) 4688

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

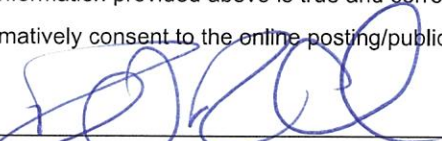
(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

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

1-5-23

Date



202306000293 01/03/2023 03:20:10 PM 1/1

1/3B

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 33 Block Subdivision Serenity oaks Unit 2
not in Subdivision: Acres 1.1700 Survey

The property is owned by

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.

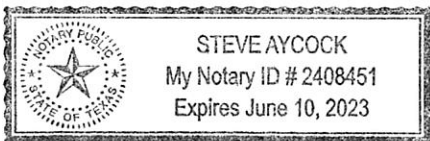
HERRINSIDE Homes, INC. Owner Name [Signature] Pres. Owner Signature ●
Herman F. Schimpff Owners Name Owners Signature ●

This instrument was acknowledged before me on: 16 Day of December, 2022

Steve Aycock Notary's Printed Name

[Signature] Notary Public, State of Texas ●

Commission Expires: June 10, 2023



Affix Notary Stamp Above

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
01/03/2023 03:20:10 PM
LAURA 1 Page(s)
202306000293



Bobbie Koepf

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

Phone: (830) 249-8098

Customer ID	Contract Period
7882	Start Date:
	End Date:

To: Hearthside Homes
2145 Zercher Rd. Ste A
San Antonio, TX 78209

Email: office@hearthsidehomessa.com

Site: 154 Restless Wind, Spring Branch, TX 78070
County: Comal County
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: 319 B7

- 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 \$95.00 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 \$95.00 to return to the property will be added to the final bill.** If warranted items are required to be replaced within 30 days 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 6 tablets of chlorine at routine services (See Section V Sub-section A) HW INITIAL
- VII. Electronic Monitoring is is not included in this Agreement.
- VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:
- A. **If this is an initial agreement (new installation):**
 - 1. Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
 - 2. Contractor providing the equipment and installation for this OSSF.
 - 3. Contractor's receipt of payment in full for the equipment and installation.
 - 4. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
 - B. If this is not an initial agreement (existing system):
 - 1. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
 - 2. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement
 - C. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.
- IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :
- A. **DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.**
 - B. Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to

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

SITE EVALUATION INFORMATION SHEET

Hearthside Homes, Inc.
2145 Zercher Ste. A
San Antonio, TX 78209

Site: 154 Restless Wind
Serenity Oaks
Unit 2 Lot 33
Comal County, Texas

Date Site Evaluation Performed: 6 December 2022

Within 100 year Flood zone No, FIR Map 48091C0090F
Edwards Recharge Zone: Yes, USGS map Index map

Profile Holes: 8"-10" Dark brown silty clay with areas of large slab and honeycomb limestone from surface. Caliche deeper with rock.

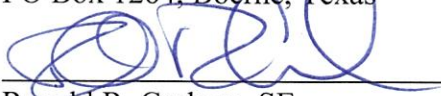
Soil Texture Analysis: Class _____ suitable NO
Soil Structure Analysis: _____ suitable X unsuitable for conventional septic

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 N/A

Brief Description: No sensitive features noted at time of site evaluation. No physical drainage features on lot.

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

15-23

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

4 January 2023

JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Hearthside Homes, Inc.
2145 Zercher Ste. A
San Antonio, TX 78209

Site: 154 Restless Wind
Serenity Oaks
Unit 2 Lot 33
Comal County, Texas

This design includes an attached drawing No. 7882R0 dated 19 DEC 2022

Design Specifications:

Estimated average daily wastewater flow: 4 Bedroom 2,334 sf - (300 GPD) - Treatment of
480 GPD

Pump tank/chlorine contact chamber capacity: 550 gallons

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

Dosing cycle quantity: 100-110 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 WE20G05P4-20 20.0 GPM

NSF Certified Tablet Chlorinator: installed at inlet of pump tank

Maximum slope of the field: <15 percent

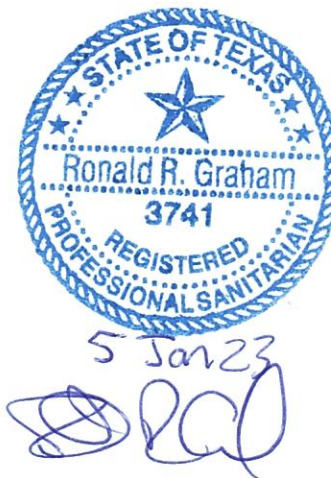
Means of preventing syphoning: gravity

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Safety Lid installed on Clarifier

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



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

Calculation of field Size

Four bedroom house 2,334 sf - allow 300gpd effluent flow

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

$$300 \div 0.064 = 4,688 \text{ sq ft}$$

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

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

Pipe and Fittings

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

Site Preparation

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

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system 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 48091C0090F. No sensitive features noted at time of site evaluation. No slope where seeps may occur, no flows w/velocity that would damage components. This lot is located over the Contributing Zone of the Edwards Aquifer. CZP 2919.00 has been reviewed.

Tank Sizes

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



5 Jan 23
[Handwritten signature]

This system designed by:

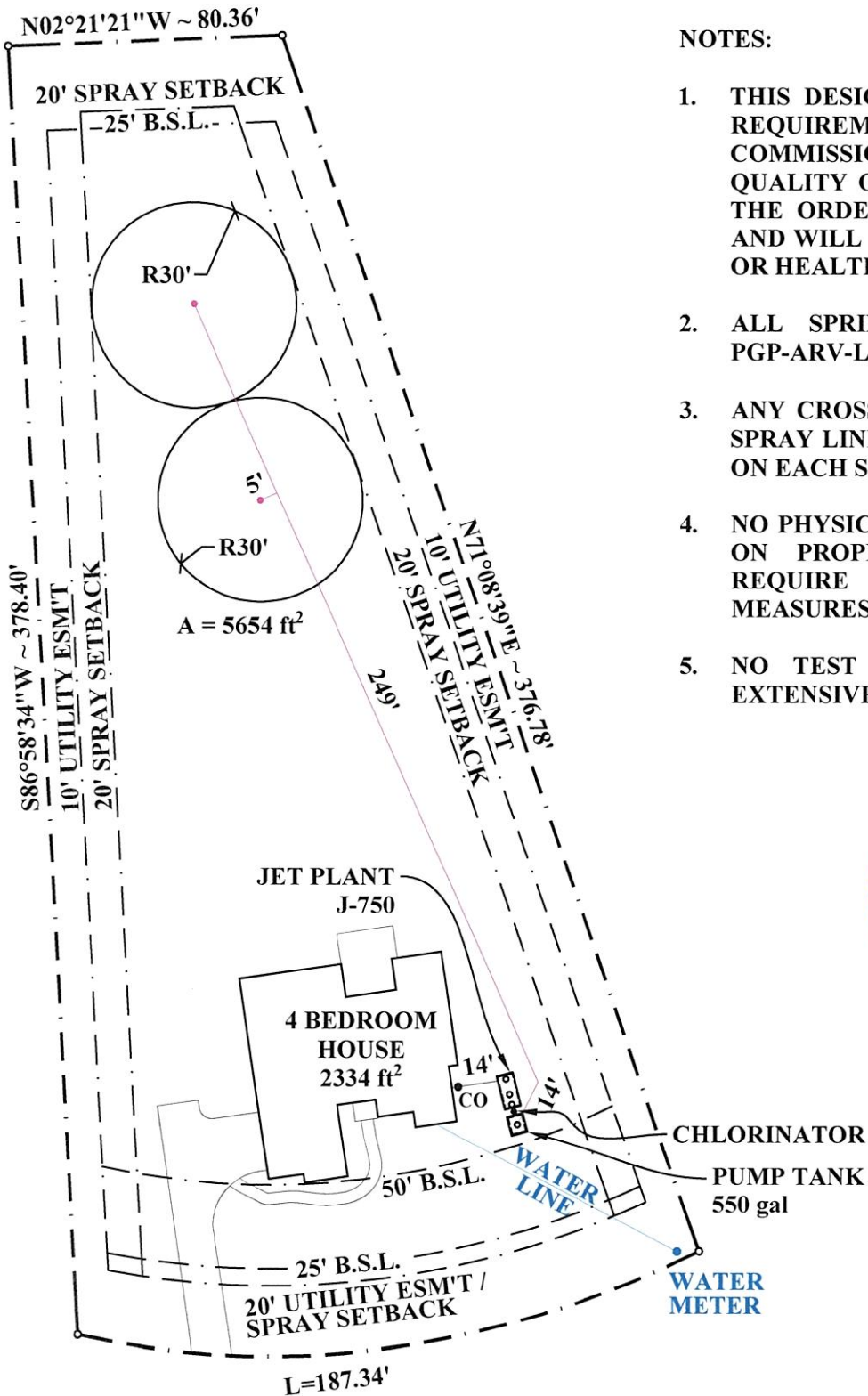
South Texas Wastewater Treatment
Ronald R. Graham, Registered Sanitarian
Registration Number 3741, State of Texas
PO Box 1284, Boerne, TX

[Handwritten signature]
Ronald R. Graham, RS

[Handwritten signature]
January 5, 2023
Date

Attachments:

Drawing No. 7882R0 dated 19 DEC 2022



NOTES:

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



5 Jan 23

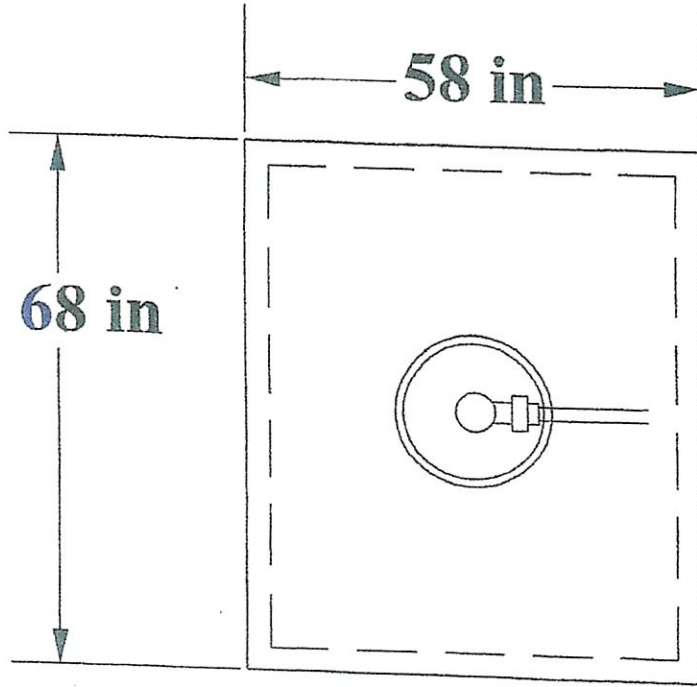
RESTLESS WIND



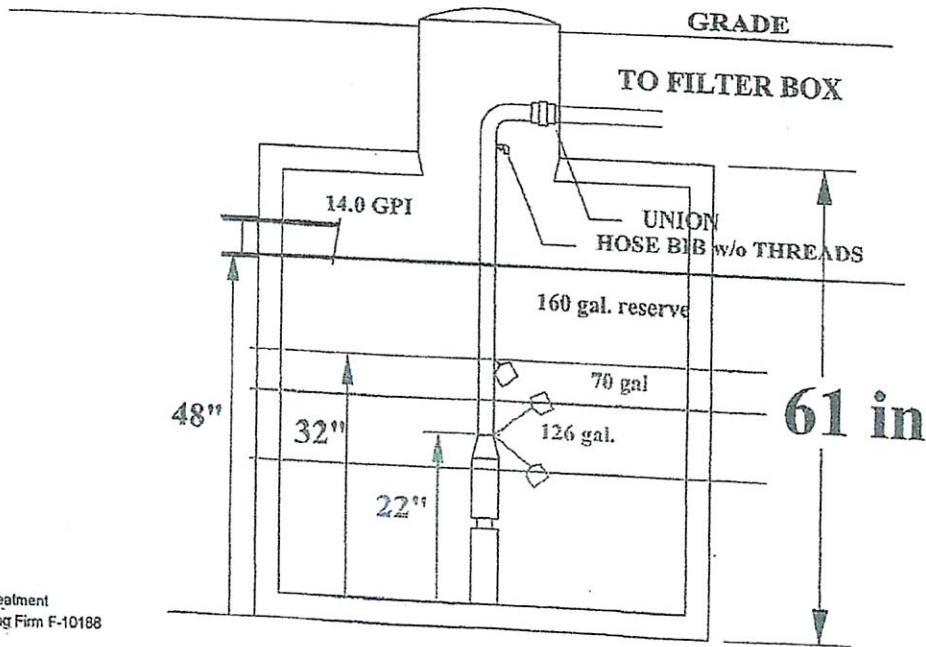
SOUTH TEXAS WASTEWATER TREATMENT
 P.O. BOX 1284
 BOERNE, TX 78006
 830-249-8098
 BY RONALD R. GRAHAM R.S. 3741

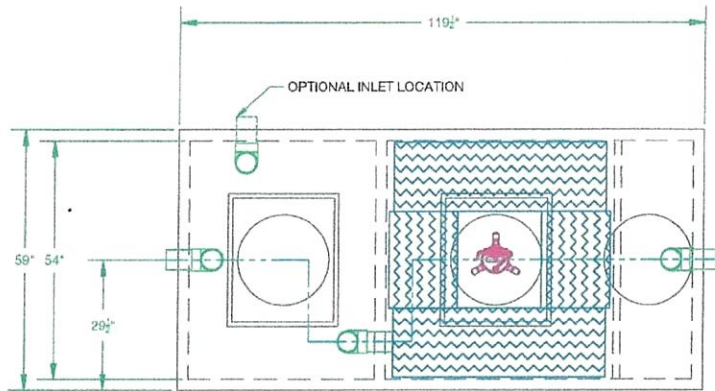
154 Restless Wind
 Lot 33
 Serenity Oaks 2
 COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	
0	DEC 19 2022	RCC	7882R0	
			DATE	DEC 19 2022
			SCALE	1" = 50'



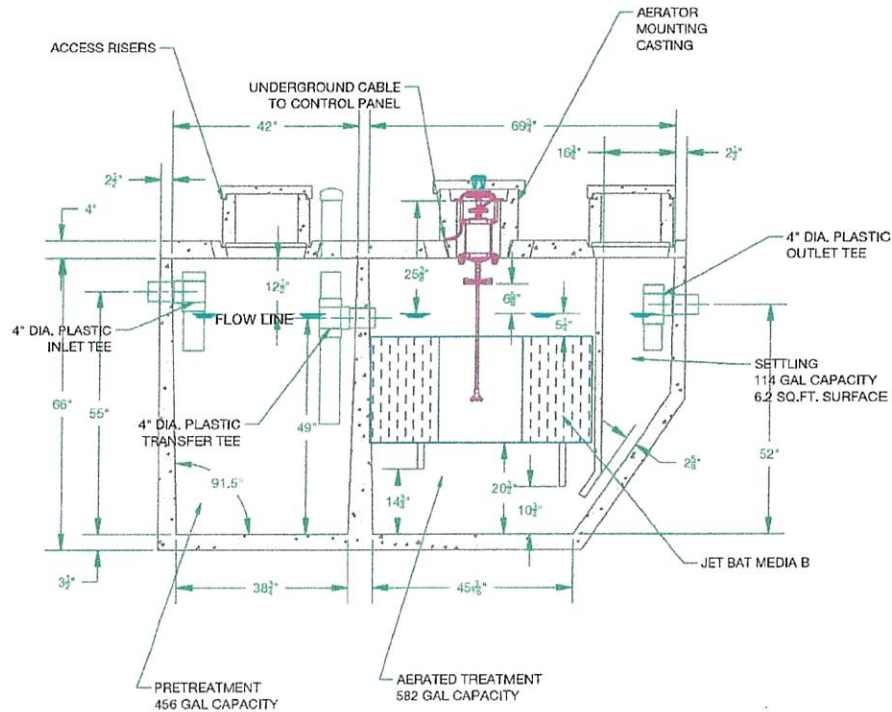
PUMP. TANK
550 gal.





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

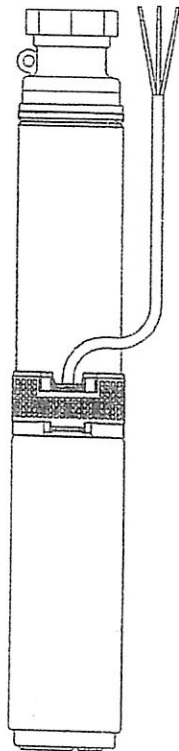


- 140708/14/14 REDRAWN		N J K	
REV	E/CN	DATE	DESCRIPTION
 <small>Wastewater Treatment Solutions</small> <small>Founded on Innovation. Anchored by Service.</small>		DRAWN BY: N J K	DATE 08/14/14
TITLE: J-750 RESIDENTIAL WWTP ONE PIECE TANK CASTING		APPROVED BY:	DATE:
USED ON:		MATERIAL:	
<small>UNLESS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

Little GIANT[®]

P. O. Box 12010
Oklahoma City, OK 73157-2010
405.947.2511 • Fax: 405.947.8720
www.LittleGiantPump.com
CustomerService-WTS@fele.com

4" HIGH-HEAD FILTERED EFFLUENT PUMP OWNER'S MANUAL



BEFORE INSTALLING PUMP, BE SURE TO READ THIS OWNER'S MANUAL CAREFULLY.

CAUTION Fill the pump with water before starting or the pump will be damaged. The motor on this pump is guaranteed by the manufacturer, and in the event of failure it must be returned to an authorized service station for repairs. The motor warranty is void if repairs are not made by an authorized repair station.

INSPECT THE SHIPMENT

Examine the pump when it is received to be sure there has been no damage in shipping. Should any be evident, report it immediately to the dealer from whom the pump was purchased. Please check the pump package to see that it includes pump, motor, and motor leads (if your pump purchase includes a motor).

Make certain that your available voltage corresponds to that of your motor.

READ AND FOLLOW SAFETY INSTRUCTIONS

! This is the safety alert symbol. When you see this symbol on your pump or in this manual, look for one of the following signal words and be alert to the potential for personal injury:

DANGER warns about hazards that will cause serious personal injury, death, or major property damage if ignored.

WARNING warns about hazards that can cause serious personal injury, death, or major property damage if ignored.

CAUTION warns about hazards that will or can cause minor personal injury or major property damage if ignored.


The label **NOTICE** indicates special instructions, which are important but not related to hazards.

Carefully read and follow all safety instructions in this manual and on pump.

Keep safety labels in good condition.

Replace missing or damaged safety labels.

WARNING



Hazardous voltage. Can shock, burn, or cause death.

Ground pump before connecting to power supply. Disconnect power before working on pump, motor or tank.

! Wire motor for correct voltage. See Electrical Information section of this manual and motor nameplate.

! Ground motor before connecting to power supply.

! Meet National Electrical Code, Canadian Electrical Code, and local codes for all wiring.

! Follow wiring instructions in this manual when connecting motor to power lines.



From: [Ritzen, Brenda](#)
To: "[Diandra Linares](#)"; office@hearthsidehomessa.com
Subject: RE: Permit 115675
Date: Tuesday, January 17, 2023 8:34:00 AM
Attachments: [image001.png](#)
[115675.pdf](#)

Diandra,

Soil evaluation indicates 8"-10" dark brown silty clay, etc., seeming to contradict this but I've issued the Permit to Construct which is attached.

Thank you,



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

From: Diandra Linares <diandra@stwastewater.com>
Sent: Monday, January 16, 2023 8:42 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>; office@hearthsidehomessa.com
Subject: RE: Permit 115675

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

Please note #5 on the drawing, No test holes dug due to extensive surface rock.

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

From: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Sent: Thursday, January 12, 2023 4:24 PM
To: office@hearthsidehomessa.com; Diandra Linares <diandra@stwastewater.com>

From: [Ritzen, Brenda](#)
To: ["office@hearthsidehomessa.com"](mailto:office@hearthsidehomessa.com); ["Diandra Linares"](#)
Subject: Permit 115675
Date: Thursday, January 12, 2023 4:23:00 PM
Attachments: [image001.png](#)

**Re: Hearthside Homes, Inc.
 Serenity Oaks Unit 2 Lot 33
 Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

**The following information is needed before I can continue processing the
referenced permit submittal:**

- 1  Show test hole locations on the design.**
- 2. Revise as needed and resubmit.**

Thank you,



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

ORIGINAL

ATC 40000322002695A

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.

WARRANTY DEED WITH VENDOR'S LIEN

Dated Effective as of: June 15, 2022

Grantor: Jacob R. Meza

Grantor's Mailing Address: 9340 Rebecca Creek Loop Rd. Spring Branch, TX 78070

Grantee: Hearthside Homes, Inc., a Texas corporation

Grantee's Mailing Address: 2145 Zercher Rd., Suite A San Antonio, Texas 78209

Consideration:

Cash and note of even date executed by Grantee and payable to the order of Grey Stag Capital, LLC d/b/a CAS Investments ("Lender") in the principal amount of One Hundred Twenty Thousand Nine Hundred Eighty-One and 74/100 Dollars (\$120,981.74). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first lien deed of trust dated the same date as this deed in favor of Lender.

Property (including any improvements):

Tract 33, Serenity Oaks, Unit 2, a subdivision in Comal County, Texas, according to the map or plat thereof recorded in Document No. 201106013815, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance: None

All ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations affecting the Property that are shown in the Real Property Records of Comal County, Texas.

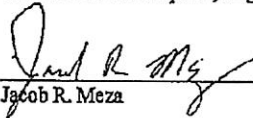
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for

the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

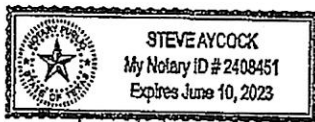



Jacob R. Meza

STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me on this 15 day of June, 2022 Jacob R. Meza.

[SEAL]





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Hearthside Homes, Inc., a Texas corporation
2145 Zercher Rd., Suite A
San Antonio, Texas 78209

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
06/16/2022 08:23:08 AM
CASHONE 2 Pages(s)
202206027969







COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION
CHECKLIST

Staff will complete shaded items

		115675
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:

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

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

1/4/23

 Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
 (Missing Items Circled, Application Refeused)