



# COMAL COUNTY

ENGINEER'S OFFICE

## License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **12/11/2023** Permit Number: **115771**

Location Description: 589 WINDMILL RIDGE DR  
BLANCO, TX 78606

Subdivision: OLD 32 RANCH 2  
Unit: 2  
Lot: 75  
Block: na  
Acreage: 5.3500

Type of System: Aerobic  
Surface Irrigation / Drip Irrigation

Issued to: Stephen Graham

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health

  
ENVIRONMENTAL HEALTH INSPECTOR

OS0032485



Assistant  
OS0034792

ENVIRONMENTAL HEALTH COORDINATOR

# Comal County Environmental Health OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 115771  
Issued This Date: 03/09/2023  
This permit is hereby given to: Stephen Graham

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

589 WINDMILL RIDGE DR  
BLANCO, TX 78606

Subdivision: OLD 32 RANCH 2  
Unit: 2  
Lot: 75  
Block: na  
Acreage: 5.3500

### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation / Drip 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.CCEQ.ORG

Date \_\_\_\_\_ Permit Number 115771

#### 1. APPLICANT / AGENT INFORMATION

Owner Name	<u>STEPHEN GRAHAM</u>	Agent Name	<u>Development and Consulting Bridgeway, LLC</u>
Mailing Address	_____	Agent Address	<u>875 Spyglass Drive</u>
City, State, Zip	_____	City, State, Zip	<u>New Braunfels, TX 78130</u>
Phone #	<u>3105083037</u>	Phone #	<u>830-660-5498</u>
Email	<u>swgraham1@me.com</u>	Email	<u>bridgewayllc1@gmail.com</u>

#### 2. LOCATION

Subdivision Name OLD 32 RANCH 2 Unit 2 Lot 75 Block \_\_\_\_\_  
 Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_  
 Address 589 WINDMILL RIDGE DR BLANCO, TX 78606 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

#### 3. TYPE OF DEVELOPMENT

- Single Family Residential  
 Type of Construction (House, Mobile, RV, Etc.) House  
 Number of Bedrooms 3  
 Indicate Sq Ft of Living Area 2230
- Non-Single Family Residential  
 (Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)  
 Type of Facility \_\_\_\_\_  
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants \_\_\_\_\_  
 Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_  
 Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_  
 Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ \_\_\_\_\_ (Structure Only)  
 Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?  
 Yes  No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)  
 Source of Water  Public  Private Well  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.

Signature of Owner  Date 1-28-2023



ON-SITE SEWAGE FACILITY APPLICATION

REVISED JONAS DR NEW BRAUNFELS, TX 78132 12:30 pm, Mar 09, 2023 WWW.CCEQ.ORG

S89 Windmill Ridge

Planning Materials & Site Evaluation as Required Completed By Stan Burrier

System Description Aerobic Treatment - Spray Irrigation

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

Tank Size(s) (Gallons) 500 GPD ATU Absorption/Application Area (Sq Ft) 4923.5 sq ft

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 Not one listed on your web site

(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.)

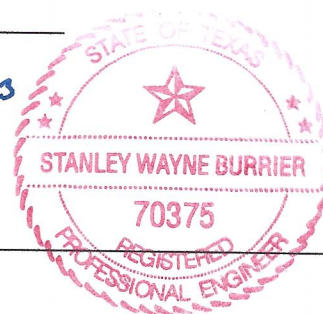
If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP?  Yes  No

(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: \_\_\_\_\_

03-08-2023 F-569



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 Stan Burrier

Date 01-31-2023

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

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):  
OLD 32 RANCH 2, LOT 75

The property is owned by (insert owner's full name): STEPHEN GRAHAM

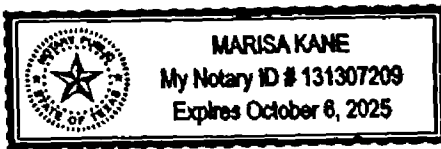
This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 31 DAY OF JAN, 2023

Stephen Graham

STEPHEN GRAHAM  
Owner(s) signature(s)



SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 31 DAY OF JAN, 2023

[Signature]  
Notary Public, State of Texas

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
01/31/2023 12:45:25 PM  
LAURA 1 Page(s)  
202306003206



Bobbie Koepp



**REVISED**

8:23 am, Mar 01, 2023

**Gatco DBA Aerobic Maintenance Solutions**  
**P O Box 311899**  
**New Braunfels, TX 78131**

Phone: (830) 312-8776

sherrie@gatcotreatment.com office@aerobicsolutions.net

**To: Stephen Graham**  
**589 Windmill Ridge Road**  
**Blanco, TX 78606**

Contract Period

Customer ID: 1245

Start Date:

Main Phone:

End Date:

Cell Phones:

Alternate Cell:

Gatco DBA Aerobic Maintenance Solutions

Site: 589 Windmill Ridge Road, Blanco, TX 78606  
County: Comal  
Installer: Forrest Nevill  
Agency: Comal County Environmental Health  
Mfg/Brand: -PRO-FLO-

3 visits per year - one every 4 months

#### Agreement

1. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Aerobic Maintenance Solutions LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/ their responsibilities under the agreement as described herein.

II. Effective Dates: **If this is an Initial Contract, contract will be for two years and begins when the License To Operate (LTO) has been issued.** A 30 day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.

IV. Services by Contractor: Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. Contractor **does not** provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weather proof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following: Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)
6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24 hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at going rate.

#### V. Clients Responsibilities:

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms or problems with, including failure of the OSSF.
4. Provide for pumping of tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.

9. Promptly and fully pay Contractor's Bills, Fees or invoices as described herein.

VI. Contractor will schedule with client, dates to perform the above described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$68.50 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client, request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. Contract fee is \$\_\_\_\_\_.

VIII. 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 held valid and enforceable. If a court finds that any provision of the agreement is invalid or unenforceable, 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.

Client  
Print Name: Stephen Graham Signature: [Signature] Date: 1-23-23

Client Phone number Home \_\_\_\_\_ Work \_\_\_\_\_ Cell 310 508 3037

Email Address swgraham.1@me.com

Any Gate or Combo code for inspections \_\_\_\_\_

Contractor Aerobic Maintenance Solutions LLC

MP Signature: [Signature] Date 1/23/2023  
MP NUMBER MP0000996



**COAMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
OSSF SOIL EVALUATION FORM**

**REVISED**  
8:23 am, Mar 01, 2023

Owners Name: Stephen Graham  
 Physical Address: 589 Windmill Ridge Road Blanco  
 Name of Site Evaluator: Stan Burrier  
 Date Performed: January 24, 2023 Proposed Excavation Depth: N/A

Aerobic treatment s/ spray irrigation

**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 1						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	clay					
1						
2						
3						
4						
5						

SOIL BORING NUMBER 2						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	No test holes were completed because Table XIII of Ch 285 referencing Surface Application with Secondary Treatment is		Satisfactory for all classes of soil and therefor no soil borings are necessary			
1						
2						
3						
4						
5						

**FEATURES OF SITE AREA**

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

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

*Stan Burrier*  
 Signature of Site Evaluator 02-28-2023

January 24, 2023  
 Date



**BURRIER ENGINEERING P.L.L.C.**  
**Reg. No. F-5694**  
**STAN BURRIER, P.E.**  
**P.O. BOX 5, MARTINDALE, TX 78655**  
**(512) 632-3855**

January 25, 2023

Revised February 24, 2023

**SITE DESCRIPTION / EVALUATION**

The site is located in Comal County, 589 Windmill Ridge Road, Blanco. The owner is Stephen Graham. The drainage on the lot will be such that it will not adversely affect the performance of the on-site sewage facility. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The on-site sewage facility irrigation area is relatively flat (less than 3%). The lot is located outside the 100-year floodplain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The design is being sized for a Q = 300 gpd. Water saving devices will be utilized. A private water well is on site.

**SYSTEM DESCRIPTION**

The on-site sewage facility will utilize a proprietary treatment plant with surface irrigation disposal. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. Treated effluent will be disinfected by chlorination before flowing to the pump tank for disposal through sprinkler heads. The disposal area will consist of two 28' radius circles. The proposed aerobic OSSF has been designed generally following the Texas Commission on Environmental Quality regulations. The site evaluation and subsequent design are based upon technical information currently available. The proper performance of the OSSF cannot be guaranteed even though all provisions of the Standards have been generally complied with.

**CALCULATIONS AND SPECIFICATIONS**

1. Required Surface Area (SA) =  $Q / R_i$  where Q = daily usage rate  
 $R_i$  = effluent loading rate in gal/sq. ft./day  
  
Therefore: S.A. =  $300 / 0.064$   
S.A. = 4688 sq. ft  
Using two circles then each circle must have an area of  $4688 / 2 = 2344$  Sq. Ft.  
 $A = \Pi r^2$   
 $2344 = \Pi r^2$   
 $2344 / \Pi = r^2$   
 $747 = r^2$  use  $r = 28'$  actual spray area = 4923.5 SF
  
2. Septic Tank Minimum Liquid Capacity  
Note: The trash tank and pump tank must comply with the applicable structural requirements from TCEQ OSSF Rules Sect. 285.32 and 285.34 (b)  
Since Q = 300 gal / day  
A 500 GPD ATU is minimum requirement

## 3. System will consist of:

400 gal. Single compartment pretreatment tank  
+920 gallon Pro Flo 500 SLPT2 500 gpd treatment tank plant  
=1320 gal. liquid capacity

Risers to grade required on all tank compartments

771-gallon single compartment pump tank; capacity is available for at least 1 day's flow above the alarm-on level.

## Pump / Sprinkler Heads

Pump - E-Series ½ HP

Sprinklers - Two K-Rain, Low Angle Nozzle Number 4 (low trajectory-13 degrees) operating at 30 psi, 28' radius 360 degrees, 3.4 GPM.

## 4. Flow, Dosing and Head Calculations

TCEQ Rules based daily flow rate = 300 gpd

A Night Pumping system will be used (on a timer) to pump between midnight and 5:00 am. Please note there is an alarm system that is both audible and visible for both aeration and water level problems.

Total Head = Elevation Head + Pressure Head + Friction Head

Elevation Head = 6 ft

Pressure Head = 30 psi x 2.3 ft/psi = 69 ft.

Friction Head

Fr.Hd. loss per 100' of 1" Sch 40 PVC @ 6.8 GPM = 6 ft

Total Pipe Length = 200' of 1" SCH 40 PVC

Total Friction Head = 200' x 6.0 ft / 100 ft = 12.0 ft

Total Head = 6 ft + 69 ft + 12 ft = 87 OK, within pump curve

**CONSTRUCTION / INSTALLATION**

Installer shall follow all manufacturer's instructions for installation of treatment plant, chlorinator, wiring, and aerator. All required setbacks are to be followed by the installer. After tank holes are dug, a minimum of four inches of sand, sandy loam clay, or pea gravel, free of rock shall be placed in the holes. Tanks may then be placed in the holes, which shall be left open until inspection, then backfilled with sand, sandy loam clay, or pea gravel, free of rock.

**LANDSCAPING**

Any trees that obstruct application will be removed or trimmed to allow treated effluent to reach the ground surface from the irrigation areas during site preparation. Any bare rock areas must be covered with a suitable amount of material acceptable to the inspecting authority. Any rocky areas should also be backfilled to allow vegetative growth. Areas that are bare or have been disturbed must be seeded or sodded with a mix of rye and bermuda grasses prior to system operation. It is highly recommended that a good stand of vegetation be established prior to system operation.

**ELECTRICAL**

Electrical wiring shall be in accordance with the most recent edition of the National Electric Code. Connections shall be in approved junction boxes and all external power wiring shall be in approved electrical conduit, buried and terminated at a main circuit breaker panel or sub-panel.



**INSPECTION**

One open pit inspection will be performed when the system components are in place and operational. Comal County may require more inspections. Installer will give 48 hours' notice to the designer for inspections.

**MAINTENANCE REQUIREMENTS**

Permit approval requires the applicant to furnish to the regulatory authority a valid maintenance contract with a maintenance company. The maintenance company will verify that the surface irrigation system is operating properly and that they will provide on-going maintenance of the installation. The initial maintenance contract must be valid for a minimum of two years. A maintenance contract will authorize the maintenance company to maintain and repair the system as needed. Again, a copy of the signed maintenance contract between the property owner and an approved maintenance company shall be provided to the permitting authority prior to final permit approval.

The owner shall continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

If a maintenance company discontinues business, the property owner shall, within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance contract.

**AFFIDAVIT**

Prior to issuance of a permit, a certified copy of an affidavit, which has been duly recorded at the Comal County Clerk's office and filed in reference to the real property deed on which the surface application system is to be installed, must be submitted. Such an affidavit shall state that the property shall not be transferred to a new owner without:

1. the new owner being advised that the property contains a surface application system for wastewater disposal;
2. the permit issued to the previous owner of the property being transferred to the new owner in accordance with Sect. 285.20(5) of the TCEQ OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property;
3. the new owner submitting a valid signed maintenance contract to the permitting authority.

**TESTING AND REPORTING**

The maintenance company shall inspect each permitted surface irrigation system as directed by the testing and reporting schedule shown in Sect 285.91 (4) of the TCEQ OSSF Rules, or as may be required by Comal County. The maintenance company shall report any responses to homeowner complaints, and the results of its maintenance findings to Comal County within ten days of the specified reporting frequency.

Treated effluent must be disinfected prior to surface application. The efficiency of the disinfection procedure will be established by monitoring the Fecal Coliform count or Total Chlorine Residual from representative effluent grab samples as directed in the testing and reporting schedule. The frequency of testing and type of tests required are shown in Sect. 285.91 (4) of the TCEQ OSSF Rules.

**LICENSE TO OPERATE**

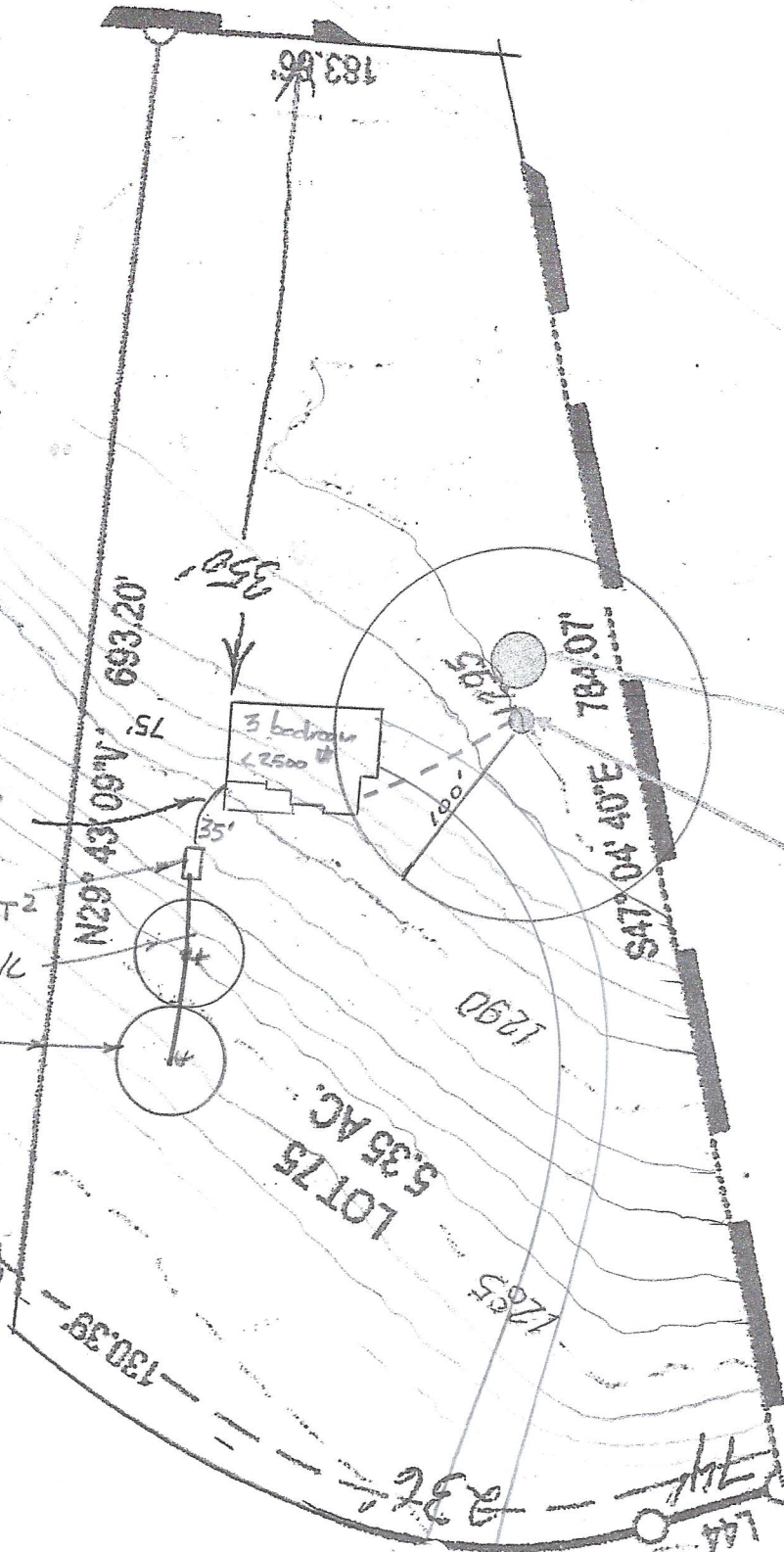
Contact Comal County.

REVISED

8:25 am, Feb 27, 2023

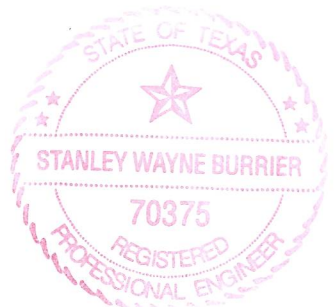
SCALE 1" = 100'

LOT 74  
5.01 AC.



Two Way  
Clean Out  
PRO FLO 500 SLPT 2  
1" sch 40 Purple PVC  
20' MIN  
P.L. off set

\* K RAIN  
LA Sprinkler  
Nozzle #4  
R=28'



*Stan Burrier*  
01-25-2023  
F-5299  
Revised  
02-27-2023

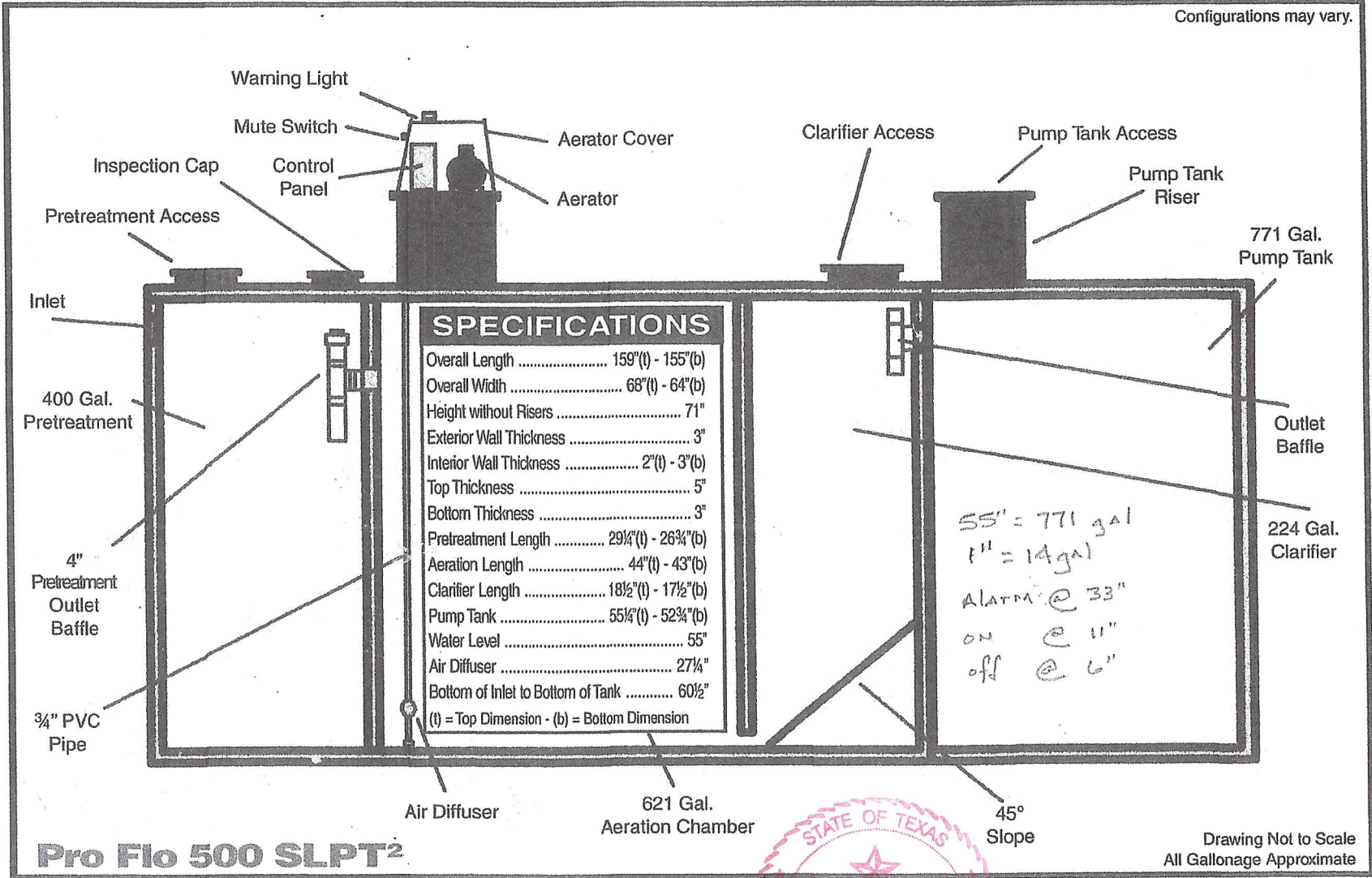
589 Windmill Ridge Dr



**REVISED**  
8:26 am, Feb 27, 2023

Configurations may vary.

**Pro Flo 500 SLPT<sup>2</sup> System Diagram**



308 gal above alarm  
 308 gal between on & alarm  
 70 gal between off & on  
 84 gal below off

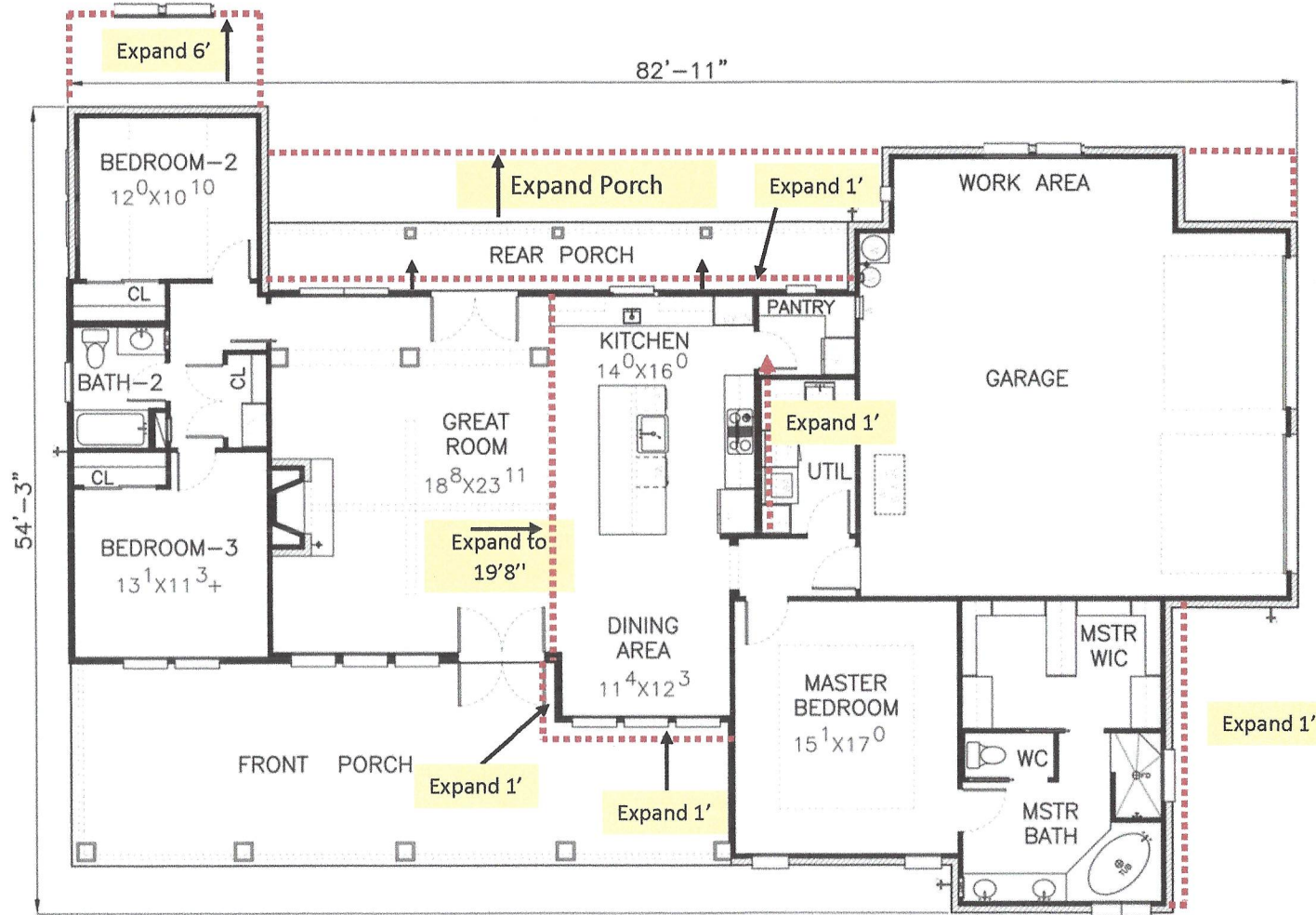
*Stan Burrier*  
 F-5894 02-24-2023  
 Flood settings only



**REVISED**

8:26 am, Feb 27, 2023

Approx new sq' = 2230





On-Site Sewage Facility <sup>(9)</sup> (OSSF)	Soil Texture Or Fractured Rock <sup>(10)</sup> (Most Restrictive Class Along Media <sup>(1)</sup> or 2 Feet Below Excavation)				Minimum Depth To Groundwater	Minimum Depth To Restrictive Horizon <sup>(1)</sup>
	U	S	S	U		
Low Pressure Dosing Septic tank	U	S	S	U	2 feet	1 foot
Low Pressure Dosing Secondary treatment	S <sup>(5)</sup>	S	S	S <sup>(5)</sup>	2 feet	1 foot
Mound <sup>(4)</sup> Septic tank	S	S	S	S	2 feet	1.5 feet
Mound <sup>(4)</sup> Secondary treatment	S	S	S	S	2 feet	1.5 feet
Surface application Secondary treatment	S <sup>(6)</sup>	S <sup>(6)</sup>	S <sup>(6)</sup>	S <sup>(6)</sup>	N/A	N/A
Surface application Non-standard treatment	S <sup>(6)</sup>	S <sup>(6)</sup>	S <sup>(6)</sup>	S <sup>(6)</sup>	N/A	N/A
Soil Substitution <sup>(2)</sup> Septic tank	S	S	U	S	2 feet	2 feet
Soil Substitution <sup>(2)</sup> Secondary Treatment	S	S	U	S	2 feet	2 feet

**S = Suitable      U = Unsuitable**

- (1) An absorptive drainfield may be used, if a rock horizon is at least 6 inches above the bottom of the excavation, see §285.33(b)(1).
- (2) If the slope in the drainfield area is greater than 30% or is complex, the area is unsuitable for the disposal method.
- (3) Can only be installed in an area where the slope is less than or equal to 2.0%.
- (4) Can only be installed in an area where the slope is less than 10%.
- (5) Requires disinfection before disposal. A form of pressure distribution shall be used for effluent disposal in fractured or fissured rock.
- (6) Requires vegetation cover and disinfection.
- (7) When no media exists, measure from the bottom of the excavation or pipe, whichever is less.
- (8) May require gravel analysis for further suitability analysis (see §285.30(b)(1)(B)).
- (9) If OSSF is located within a Flood Hazard, see §285.31(c)(2) for special planning requirements.
- (10) Includes fissured rock.

All OSSFs require surface drainage controls if slope is less than 2%.



**From:** [Ritzen, Brenda](#)  
**To:** "Marisa Kane"  
**Subject:** RE: 115771 Septic Permit 01/31/2023 Received Stephen Graham 589 WINDMILL RIDGE DR O  
**Date:** Wednesday, March 1, 2023 9:22:00 AM  
**Attachments:** [image001.png](#)

---

Marisa,

The following information is still needed:

1. ✓ This property is not located over the Edwards Aquifer Recharge Zone, but over the Edwards Contributing Zone. The designer must correct the 2<sup>nd</sup> page of the permit application. Regarding the CZP, the county may not have all CZP's available on the website. The designer may need to seek elsewhere for this information, re-evaluate, and then answer the CZP questions on the permit application accordingly.
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](http://www.cceo.org)

---

**From:** Marisa Kane <[bridgewayllc1@gmail.com](mailto:bridgewayllc1@gmail.com)>  
**Sent:** Tuesday, February 28, 2023 2:15 PM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** Re: 115771 Septic Permit 01/31/2023 Received Stephen Graham 589 WINDMILL RIDGE DR O

**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

---

Hi Brenda,


Attached, please find revised items from designer.

**From:** [Ritzen, Brenda](#)  
**To:** ["Marisa Kane"](#)  
**Subject:** RE: 115771 Septic Permit 01/31/2023 Received Stephen Graham 589 WINDMILL RIDGE DR O  
**Date:** Monday, February 27, 2023 8:49:00 AM  
**Attachments:** [image002.png](#)

---

Marisa,

I have reviewed the revised planning materials and found the following information is needed:

1. The 2<sup>nd</sup> page of the permit application must be revised to reflect the property is over the Edwards Aquifer Contributing Zone, and the corresponding Contributing Zone questions answered accordingly.
2.  Regarding the soil evaluation: a. If no test holes were completed, the site evaluator must indicate no test holes completed on the soil evaluation form along with the reason why they were not completed. b. If test holes were completed, the soil evaluation must be completed and the test hole locations shown on the design.
3. Revise above 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](http://www.cceo.org)

---

**From:** Marisa Kane <[bridgewayllc1@gmail.com](mailto:bridgewayllc1@gmail.com)>  
**Sent:** Friday, February 24, 2023 4:41 PM  
**To:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** Re: 115771 Septic Permit 01/31/2023 Received Stephen Graham 589 WINDMILL RIDGE DR O

**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

---

Deepest apologies this one has the seal from the designer.

**From:** [Ritzen, Brenda](#)  
**To:** ["swgraham1@me.com"](mailto:swgraham1@me.com); ["Marisa Kane"](#)  
**Subject:** Permit 115771  
**Date:** Wednesday, February 8, 2023 9:10:00 AM  
**Attachments:** [image001.png](#)

---

**Re: Stephen Graham**  
**Old 32 Ranch Unit 2 Lot 75**  
**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. This property is located over the Edwards Contributing Zone. The designer must revise the 2<sup>nd</sup> page of the permit application accordingly.
2. The designer must also:
  - ✓ Identify the structure on the design.
  - ✓ Show the location of the water supply line on the design.
  - ✓ Identify the separation distance from the house to ATU.
  - ✓ Remove reference indicating a 1000 gallon septic tank is required and revise to ATU requirements on page 1 of 3.
  - ✓ Show the location of the driveway on the design.
    - f. Complete the site and soil evaluation information as per TCEQ requirements and show test hole locations on the design.
  - ✓ The designer must sign the tank detail and indicate how many gallons of reserve capacity is provided.
3. Revise above 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](http://www.cceo.org)

---



ON-SITE SEWAGE FACILITY APPLICATION

**REVISED**  
195 DAVID JONAS DR  
8:22 am, Mar 01, 2023  
(830) 608-2000  
WWW.CCEO.ORG

**VOID**  
Completed By

Stan Burrier

Planning Materials & Site Evaluation as Required

System Description

Aerobic Treatment - Spray Irrigation

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

Tank Size(s) (Gallons) 500 GPD ATU

Absorption/Application Area (Sq Ft) 4923.5 sq ft

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 Not one listed on your web site

(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 Not one listed on your web site

(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.

*Stan Burrier*

Signature of Designer

01-31-2023

Date





**VOID**

Planning Materials & Site Evaluation as Required Completed By Stan Burrier

System Description Aerobic Treatment - Spray Irrigation

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

Tank Size(s) (Gallons) 500 GPD ATU Absorption/Application Area (Sq Ft) 4923.5 sq ft

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.

Stan Burrier  
Signature of Designer

01-31-2023  
Date



**VOID**

Planning Materials & Site Evaluation as Required Completed By Stan Burrier

System Description Aerobic Treatment - Spray Irrigation

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

Tank Size(s) (Gallons) 500 GPD ATU Absorption/Application Area (Sq Ft) 4923.5 sq ft

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.

Stan Burrier  
Signature of Designer

01-31-2023  
Date



**REVISED**

8:26 am, Feb 27, 2023

**Gatco DBA Aerobic Maintenance Solutions**  
P O Box 311899  
New Braunfels, TX 78131

**VOID**

Phone: (830) 312-8776

sherrie@gatcotreatment.com office@aerobicsolutions.net

**To: Stephen Graham**  
589 Windmill Ridge Road  
Blanco, TX 78606

Contract Period	Customer ID: 1245
Start Date:	Main Phone:
End Date:	Cell Phones:
	Alternate Cell:

Gatco DBA Aerobic Maintenance Solutions

3 visits per year - one every 4 months

Site: 589 Windmill Ridge Road, Blanco, TX 78606  
County: Comal  
Installer: Forrest Nevill  
Agency: Comal County Environmental Health  
Mfg/Brand: -PRO-FLO-

#### Agreement

1. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Aerobic Maintenance Solutions LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Effective Dates: **If this is an Initial Contract, contract will be for two years and begins when the License To Operate (LTO) has been issued.** A 30 day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.

IV. Services by Contractor: Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. Contractor **does not** provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weather proof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following; Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)
6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24 hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at going rate.

#### V. Clients Responsibilities:

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms or problems with, including failure of the OSSF.
4. Provide for pumping of tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.



**VOID**

9. Promptly and fully pay Contractor's Bills, Fees or Invoices as described herein.

VI. Contractor will schedule with client, dates to perform the above described services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$68.50 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client, request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. Contract fee is \$\_\_\_\_\_.

VIII. 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 held valid and enforceable. If a court finds that any provision of the agreement is invalid or unenforceable, 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.

Client  
Print Name: Stephen Graham Signature: [Signature] Date: 1-23-23

Client Phone number Home \_\_\_\_\_ Work \_\_\_\_\_ Cell 310 508 3037

Email Address swgraham.1@me.com

Any Gate or Combo code for inspections \_\_\_\_\_

Contractor Aerobic Maintenance Solutions LLC:

MP Signature: [Signature] Date 1/23/2023  
MP NUMBER MP0000996

Date Printed: 1/23/2023

**REVISED**

8:26 am, Feb 27, 2023

**COAMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
OSSF SOIL LEAKAGE AND EXCAVATION FORM**



Owners Name: Stephen Graham  
Physical Address: 589 Windmill Ridge Road  
Name of Site Evaluator: Stan Burrier  
Date Performed: January 24, 2023 2 Proposed Excavation Depth: N / A  
Aerobic treatment s/ spray irrigation

**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</u>						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	clay					
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>2</u>						
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 \_\_\_ NO x  
 Presence of adjacent ponds, streams, water impoundments YES \_\_\_ NO x  
 Existing or proposed water well in nearby area YES x NO \_\_\_  
 Organized sewage available to lot or tract YES \_\_\_ NO x  
 Recharge features within 150 feet YES \_\_\_ NO x

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

Stan Burrier  
Signature of Site Evaluator

01-24-2023  
F-5294

January 24, 2023  
Date





**Gatco DBA Aerobic Maintenance Solutions**  
**P O Box 311899**  
**New Braunfels, TX 78131**



Phone: (830) 312-8776

sherrie@gatcotreatment.com office@aerobicsolutions.net

**To: Stephen Graham**  
**589 Windmill Ridge Road**  
**Blanco, TX 78606**

<b>Contract Period</b>	Customer ID: 1245
<b>Start Date:</b>	Main Phone:
<b>End Date:</b>	Cell Phones:
	Alternate Cell:

Site: 589 Windmill Ridge Road, Blanco, TX 78606  
County: Comal  
Installer: Forrest Nevill  
Agency: Comal County Environmental Health  
Mfg/Brand: -PRO-FLO-

Gatco DBA Aerobic Maintenance Solutions

3 visits per year - one every 4 months

**Agreement**

1. **General:** This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Aerobic Maintenance Solutions LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/ their responsibilities under the agreement as described herein.

II. **Effective Dates:** If this is an Initial Contract, contract will be for two years and begins when the License To Operate (LTO) has been issued. A 30 day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.

IV. **Services by Contractor:** Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. Contractor **does not** provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weather proof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following; Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)
6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24 hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at going rate.

V. **Clients Responsibilities:**

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms of problems with, including failure of the OSSF.
4. Provide for pumping of tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.

**VOID**

9. Promptly and fully pay Contractor's Bills, Fees or invoices as described herein.

VI. Contractor will schedule with client, dates to perform the above described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$68.50 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client, request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. Contract fee is \$\_\_\_\_\_.

VIII. 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 held valid and enforceable. If a court finds that any provision of the agreement is invalid or unenforceable, 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.

Client  
Print Name: Stephen Graham Signature: [Signature] Date: 1-23-23

Client Phone number Home \_\_\_\_\_ Work \_\_\_\_\_ Cell 310 508 5037

Email Address swgraham.1@me.com

Any Gate or Combo code for inspections \_\_\_\_\_

Contractor Aerobic Maintenance Solutions LLC:  
MP Signature: [Signature] Date 1/23/2023  
MP NUMBER MP0000996

1/23/2023

Date Printed: 1/23/2023



**COAMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
OSSF SOIL EVALUATION FORM**



Owners Name: Stephen Graham  
 Physical Address: 589 Windmill Ridge Road  
 Name of Site Evaluator: Stan Burrier  
 Date Performed: January 24, 2023 Proposed Excavation Depth: N / A

Aerobic treatment s/ spray irrigation

**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</u>						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	clay					
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>2</u>						
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 \_\_\_ NO x  
 Presence of adjacent ponds, streams, water impoundments YES \_\_\_ NO x  
 Existing or proposed water well in nearby area YES x NO \_\_\_  
 Organized sewage available to lot or tract YES \_\_\_ NO x  
 Recharge features within 150 feet YES \_\_\_ NO x

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

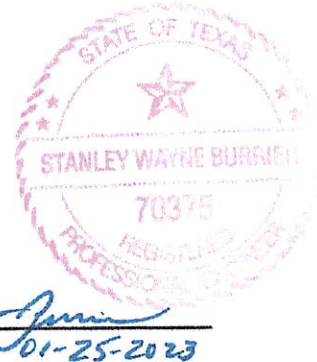
Stan Burrier  
 Signature of Site Evaluator

01-24-2023  
 F-5294

January 24, 2023  
 Date



**VOID**  
**BURRIER ENGINEERING P.L.L.C.**  
**Reg. No. F-5694**  
**STAN BURRIER, P.E.**  
**P.O. BOX 5, MARTINDALE, TX 78655**  
**(512) 632-3855**



January 25, 2023

SITE DESCRIPTION / EVALUATION

*Stan Burrier*  
01-25-2023

The site is located in Comal County, 589 Windmill Ridge Road, Blanco. The owner is Stephen Graham. The drainage on the lot will be such that it will not adversely affect the performance of the on-site sewage facility. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The on-site sewage facility irrigation area is relatively flat (less than 3%). The lot is located outside the 100-year floodplain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The design is being sized for a  $Q = 300$  gpd. Water saving devices will be utilized. A private water well is on site.

SYSTEM DESCRIPTION

The on-site sewage facility will utilize a proprietary treatment plant with surface irrigation disposal. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. Treated effluent will be disinfected by chlorination before flowing to the pump tank for disposal through sprinkler heads. The disposal area will consist of two 28' radius circles. The proposed aerobic OSSF has been designed generally following the Texas Commission on Environmental Quality regulations. The site evaluation and subsequent design are based upon technical information currently available. The proper performance of the OSSF cannot be guaranteed even though all provisions of the Standards have been generally complied with.

CALCULATIONS AND SPECIFICATIONS

1. Required Surface Area (SA) =  $Q / R_i$  where  $Q$  = daily usage rate  
 $R_i$  = effluent loading rate in gal/sq. ft./day  
Therefore: S.A. =  $300 / 0.064$   
S.A. = 4688 sq. ft  
Using two circles then each circle must have an area of  $4688 / 2 = 2344$  Sq. Ft.  
 $A = \Pi r^2$   
 $2344 = \Pi r^2$   
 $2344 / \Pi = r^2$   
 $747 = r^2$  use  $r = 28'$  actual spray area = 4923.5 SF
2. Septic Tank Minimum Liquid Capacity  
Note: The trash tank and pump tank must comply with the applicable structural requirements from TCEQ OSSF Rules Sect. 285.32 and 285.34 (b)  
Since  $Q = 300$  gal / day  
Required Septic Tank Volume = 1000 gallons



**VOID**

3. System will consist of:

400 gal. Single compartment pretreatment tank  
+920 gallon Pro Flo 500 SLPT2 500 gpd treatment tank plant  
=1320 gal. liquid capacity

Risers to grade required on all tank compartments

771-gallon single compartment pump tank; capacity is available for at least 1 day's flow above the alarm-on level.

Pump / Sprinkler Heads

Pump - E-Series ½ HP

Sprinklers - Two K-Rain, Low Angle Nozzle Number 4 (low trajectory-13 degrees) operating at 30 psi, 28' radius 360 degrees, 3.4 GPM.

4. Flow, Dosing and Head Calculations

TCEQ Rules based daily flow rate = 300 gpd

A Night Pumping system will be used (on a timer) to pump between midnight and 5:00 am. Please note there is an alarm system that is both audible and visible for both aeration and water level problems.

Total Head = Elevation Head + Pressure Head + Friction Head

Elevation Head = 6 ft

Pressure Head = 30 psi x 2.3 ft/psi = 69 ft.

Friction Head

Fr.Hd. loss per 100' of 1" Sch 40 PVC @ 6.8 GPM = 6 ft

Total Pipe Length = 200' of 1" SCH 40 PVC

Total Friction Head = 200' x 6.0 ft / 100 ft = 12.0 ft

Total Head = 6 ft + 69 ft + 12 ft = 87 OK, within pump curve

**CONSTRUCTION / INSTALLATION**

Installer shall follow all manufacturer's instructions for installation of treatment plant, chlorinator, wiring, and aerator. All required setbacks are to be followed by the installer. After tank holes are dug, a minimum of four inches of sand, sandy loam clay, or pea gravel, free of rock shall be placed in the holes. Tanks may then be placed in the holes, which shall be left open until inspection, then backfilled with sand, sandy loam clay, or pea gravel, free of rock.

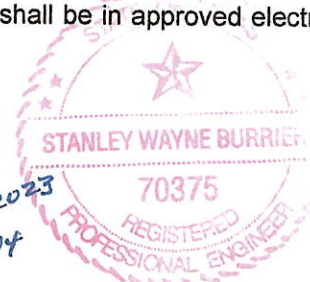
**LANDSCAPING**

Any trees that obstruct application will be removed or trimmed to allow treated effluent to reach the ground surface from the irrigation areas during site preparation. Any bare rock areas must be covered with a suitable amount of material acceptable to the inspecting authority. Any rocky areas should also be backfilled to allow vegetative growth. Areas that are bare or have been disturbed must be seeded or sodded with a mix of rye and bermuda grasses prior to system operation. It is highly recommended that a good stand of vegetation be established prior to system operation.

**ELECTRICAL**

Electrical wiring shall be in accordance with the most recent edition of the National Electric Code. Connections shall be in approved junction boxes and all external power wiring shall be in approved electrical conduit, buried and terminated at a main circuit breaker panel or sub-panel.

*Stanley Wayne Burrier*  
01-25-2023  
F-5894



**VOID**

**INSPECTION**

One open pit inspection will be performed when the system components are in place and operational. Comal County may require more inspections. Installer will give 48 hours' notice to the designer for inspections.

**MAINTENANCE REQUIREMENTS**

Permit approval requires the applicant to furnish to the regulatory authority a valid maintenance contract with a maintenance company. The maintenance company will verify that the surface irrigation system is operating properly and that they will provide on-going maintenance of the installation. The initial maintenance contract must be valid for a minimum of two years. A maintenance contract will authorize the maintenance company to maintain and repair the system as needed. Again, a copy of the signed maintenance contract between the property owner and an approved maintenance company shall be provided to the permitting authority prior to final permit approval.

The owner shall continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

If a maintenance company discontinues business, the property owner shall, within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance contract.

**AFFIDAVIT**

Prior to issuance of a permit, a certified copy of an affidavit, which has been duly recorded at the Comal County Clerk's office and filed in reference to the real property deed on which the surface application system is to be installed, must be submitted. Such an affidavit shall state that the property shall not be transferred to a new owner without:

1. the new owner being advised that the property contains a surface application system for wastewater disposal;
2. the permit issued to the previous owner of the property being transferred to the new owner in accordance with Sect. 285.20(5) of the TCEQ OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property;
3. the new owner submitting a valid signed maintenance contract to the permitting authority.

**TESTING AND REPORTING**

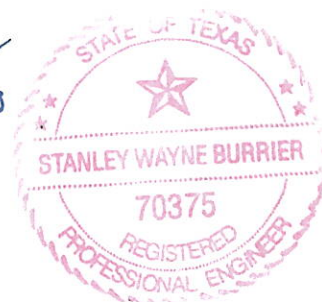
The maintenance company shall inspect each permitted surface irrigation system as directed by the testing and reporting schedule shown in Sect 285.91 (4) of the TCEQ OSSF Rules, or as may be required by Comal County. The maintenance company shall report any responses to homeowner complaints, and the results of its maintenance findings to Comal County within ten days of the specified reporting frequency.

Treated effluent must be disinfected prior to surface application. The efficiency of the disinfection procedure will be established by monitoring the Fecal Coliform count or Total Chlorine Residual from representative effluent grab samples as directed in the testing and reporting schedule. The frequency of testing and type of tests required are shown in Sect. 285.91 (4) of the TCEQ OSSF Rules.

**LICENSE TO OPERATE**

Contact Comal County.

*Stanley Wayne Burrier*  
01-25-2023  
F-5294





**VOID**

SCALE 1" = 100'

LOT 7A  
5.01 AC.

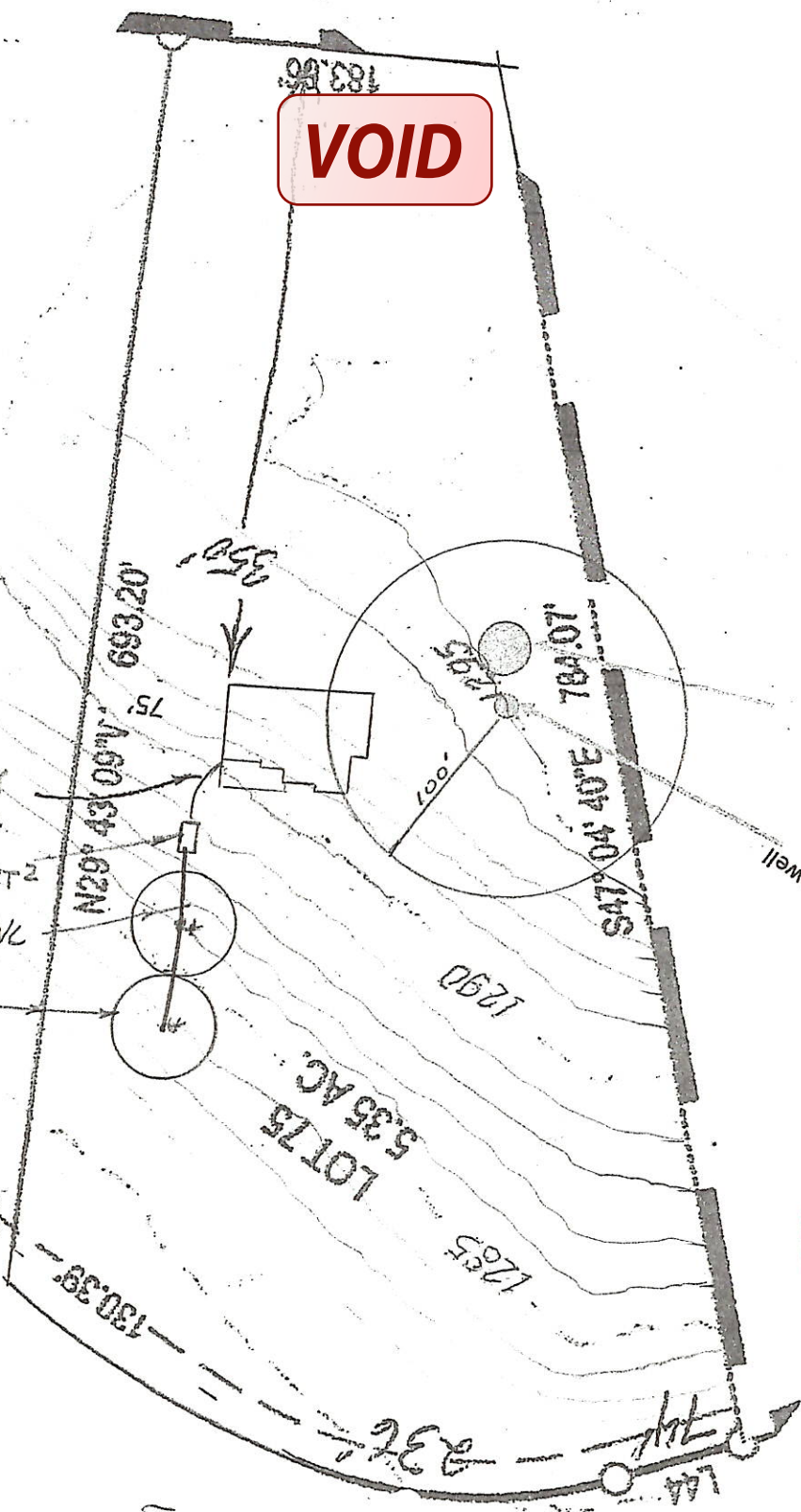
N29°43'09"W 693.20'

S47°04'40"E 784.07'

Water well

Two Way  
Clean Out  
Pro Flo 500 SLPT 2  
1" sch 40 Purple PVC  
20' MIN  
P.L. off set

\* K RAIN  
LA Sprinkler  
Nozzle #4  
R=28'



*Stanley Wayne Surrier*  
01-25-2023  
F-5699

589 Windmill Ridge Dr

**COAMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
OSSF SOIL EVALUATION FORM**

Owners Name: Stephen Graham  
 Physical Address: 589 Windmill Ridge Road  
 Name of Site Evaluator: Stan Burrier  
 Date Performed: January 24, 2023 2  
 Proposed Excavation Depth: N/A



Aerobic treatment/spray irrigation

**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</u>						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	clay					
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>2</u>						
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 \_\_\_ NO x  
 Presence of adjacent ponds, streams, water impoundments YES \_\_\_ NO x  
 Existing or proposed water well in nearby area YES x NO \_\_\_  
 Organized sewage available to lot or tract YES \_\_\_ NO x  
 Recharge features within 150 feet YES \_\_\_ NO x

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

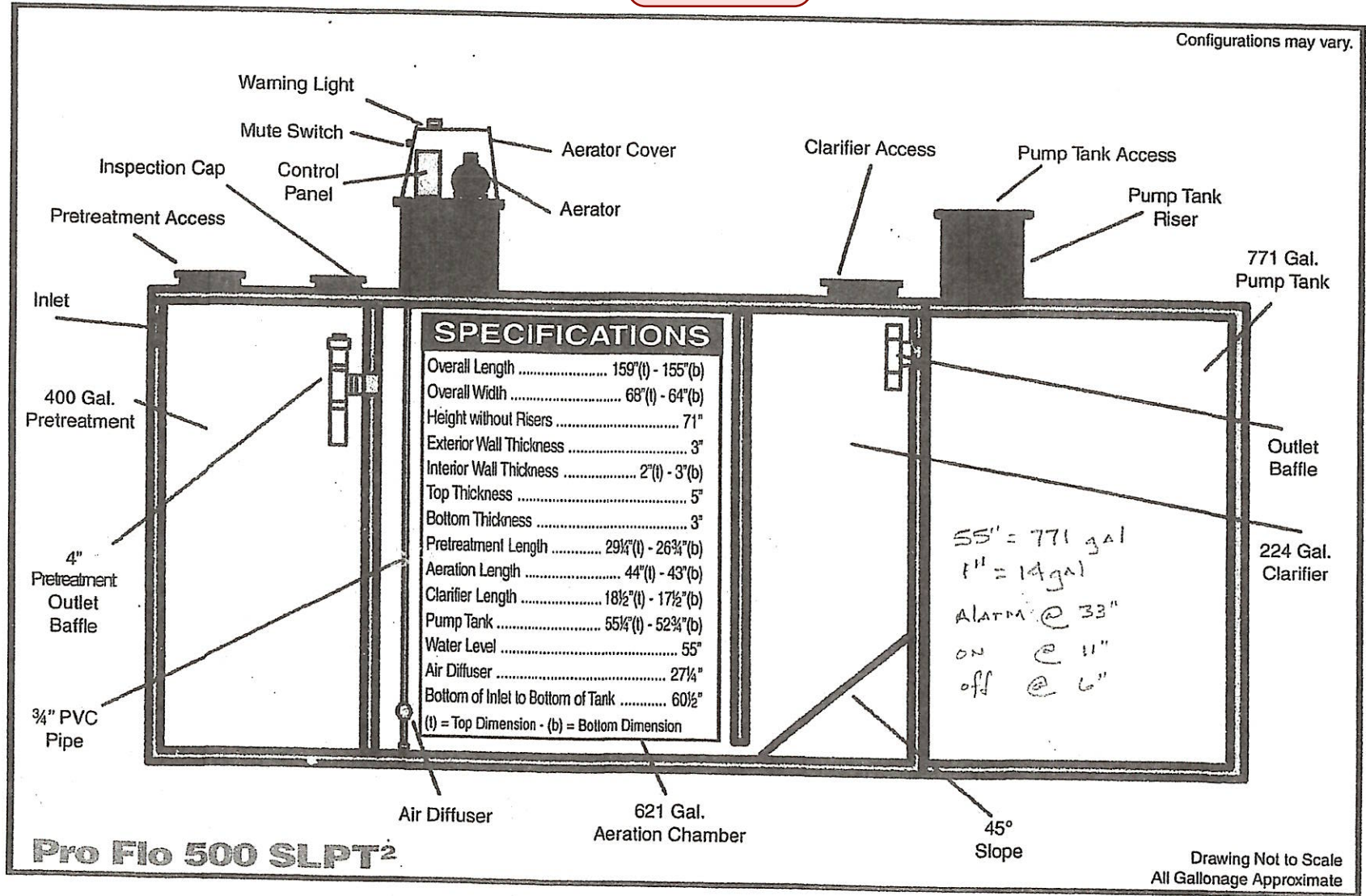
Stan Burrier  
 Signature of Site Evaluator

01-24-2023  
 F-5294

January 24, 2023  
 Date



**VOID**

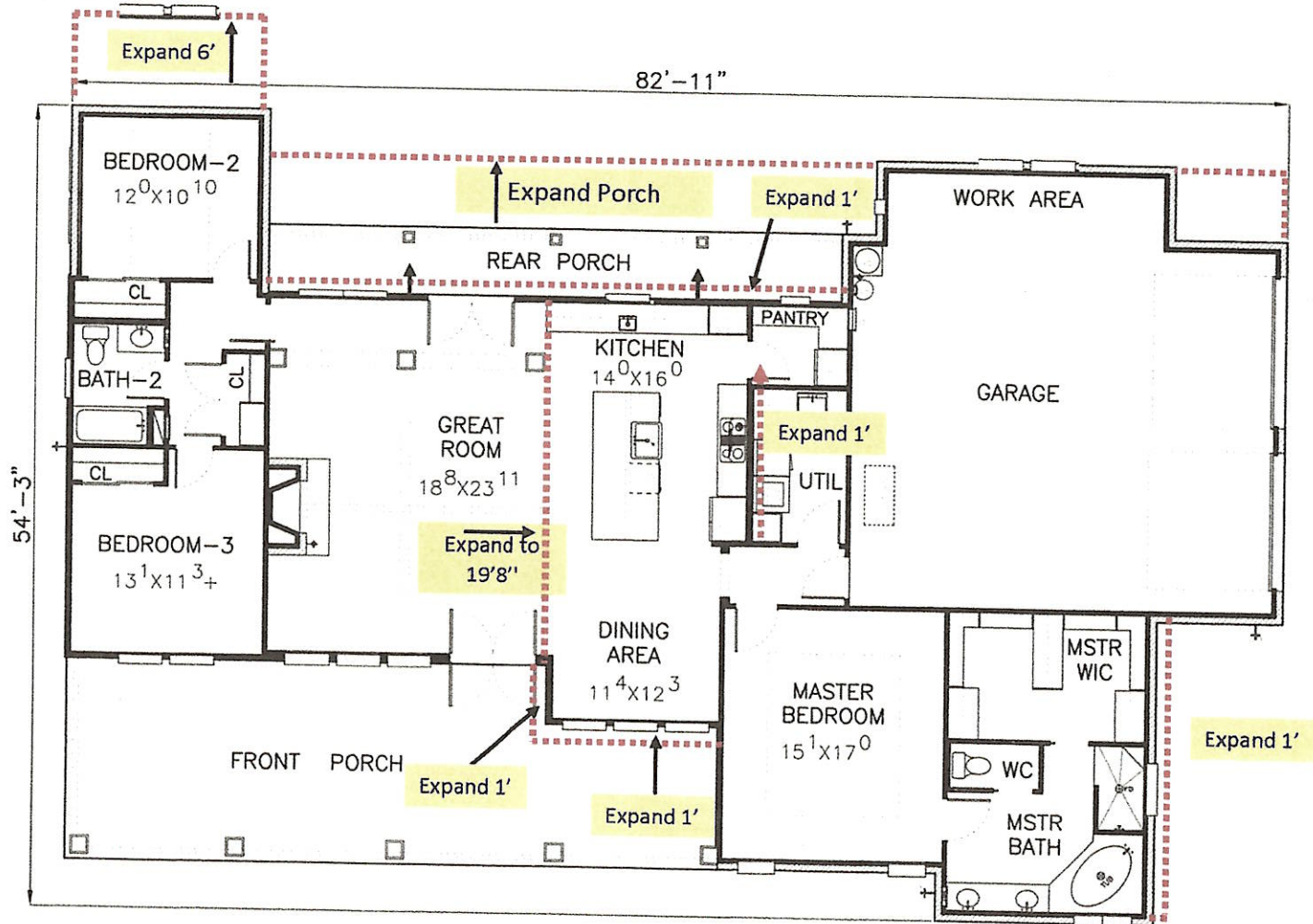


**Pro Flo 500 SLPT<sup>2</sup> System Diagram**



# VOID

Approx new sq' = 2230



CTOT  
21-585179-BV

**General 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: October 7<sup>th</sup>, 2021

Grantor: **Brickstone Development, LP, a Texas limited partnership**

Grantor's Mailing Address: 10501 Alta Vista Rd., Keller TX 76244

Grantee: **Stephen Graham**

Grantee's Mailing Address: 30333 Granada DR., Rancho Palos Verdes, CA 90275

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

**Lot 75, Old 32 Ranch Unit 2, an Addition in Comal County, Texas, according to the Map or Plat recorded in Map Document No. 202106049076, Map and Plat Records of Comal County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in 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.

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



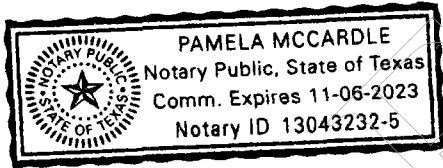
EXECUTED this 7th day of October, 2021.

Brickstone Development, LP,  
by R-2 Ventures, Inc, its General Partner

By: Thomas H. Beauchamp Jr.  
Thomas H Beauchamp Jr  
Authorized Signor

THE STATE OF Texas §  
COUNTY OF Comal §  
§

Before me, a Notary Public, the foregoing instrument was acknowledged on 7th day of October, 2021 by **Thomas H Beauchamp Jr, Authorized Signor of R-2 Ventures, Inc, General Partner of Brickstone Development, LP** who personally appeared before me, and who is known to me through Photo ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Pamela McCardle  
NOTARY PUBLIC, STATE OF  
Texas

AFTER RECORDING, RETURN TO:  
30333 Canado Dr.  
Rancho Palos Verdes, CA  
90275

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/08/2021 09:30:53 AM  
TERRI 2 Pages(s)  
202106052770



Bobbie Koepf



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

		115771
<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

01/27/2023

\_\_\_\_\_  
Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____
---

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
--

**Gatco DBA Aerobic Maintenance Solutions**  
**P O Box 311899**  
**New Braunfels, TX 78131**

Phone: (830) 312-8776

sherrie@gatcotreatment.com office@aerobicsolutions.net

**To: Stephen Graham**  
**589 Windmill Ridge Road**  
**Blanco, TX 78606**

Contract Period		Customer ID: 1245
<b>Start Date:</b>		Main Phone: (310) 508-3037
<b>End Date:</b>		Cell Phones:
		Alternate Cell:
		Email: swgraham1@me.com
		Gatco DBA Aerobic Maintenance Solutions

Site: 589 Windmill Ridge Road, Blanco, TX 78606  
County: Comal  
Installer: Forrest Nevill  
Agency: Comal County Environmental Health  
Mfg/Brand: -PRO-FLO-

3 visits per year - one every 4 months

#### Agreement

1. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Aerobic Maintenance Solutions LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Effective Dates: **If this is an Initial Contract, contract will be for two years and begins when the License To Operate (LTO) has been issued.** A 30 day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.

IV. Services by Contractor: Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. Contractor **does not** provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weather proof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following; Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)
6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24 hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at going rate.

#### V. Clients Responsibilities:

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms of problems with, including failure of the OSSF.
4. Provide for pumping of tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.

9. Promptly and fully pay Contractor's Bills, Fees or Invoices as described herein.

VI. Contractor will schedule with client, dates to perform the above described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$68.50 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client, request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. Contract fee is \$450.00

VIII. 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 held valid and enforceable. If a court finds that any provision of the agreement is invalid or unenforceable, 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.

Client  
Print Name: Stephen Graham Signature: [Signature] Date: 1-23-23

Client Phone number Home \_\_\_\_\_ Work \_\_\_\_\_ Cell 310 508 3037

Email Address swgraham.1@me.com

Any Gate or Combo code for inspections \_\_\_\_\_

Contractor Aerobic Maintenance Solutions LLC

MP Signature: [Signature] Date: 1/23/2023  
MP NUMBER MP0000996

1/23/2023

Date Printed: 1/23/2023