

From: [Ritzen,Brenda](#)
To: "bolingconstruction.corey@gmail.com"
Cc: [Frank Aguirre](#); [Massie,Cassandra S](#)
Subject: RE: 289 stargrass
Date: Thursday, April 17, 2025 10:15:00 AM
Attachments: [Pages from 115943.pdf](#)
[image002.png](#)

Cory,

The designer must revise the attached pages to match his latest revised design.

Thank you,



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

From: Massie,Cassandra S <massic@co.comal.tx.us>
Sent: Thursday, April 17, 2025 9:57 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: FW: 289 stargrass

Brenda,

Can you add this to permit# 115943?

Thanks,



Cassandra Massie
Environmental Enforcement Specialist
Comal County Engineer's Office
195 David Jonas Dr New Braunfels, TX 78132
830-608-2090 www.cceo.org

From: Corey Boling <bolingconstruction.corey@gmail.com>
Sent: Thursday, April 17, 2025 9:12 AM
To: Massie,Cassandra S <massic@co.comal.tx.us>

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

REV.
1/24/22

Planning Materials & Site Evaluation as Required Completed By Frank Aguirre, RS, Lic. 992 994

System Description 1000 gallon trash tank, 1000 gpd ATU, K-Rain valve, ¹¹⁴⁴⁶~~9420~~-SF spray area

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

Tank Size(s) (Gallons) 1000 gpd ATU Absorption/Application Area (Sq Ft) ^{11,446}~~8438 SF required~~

Gallons Per Day (As Per TCEQ Table III) ⁷²⁰~~580~~ gpd

(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: n/a

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.

Frank Aguirre
Signature of Designer

12 JAN. 2022
Date

Page 2 of 2



16159 Old Stable Rd. San Antonio, Texas 78247-4490
 Frank Aguirre, R.S. 210.275.7866 frankseptic45@gmail.com
 Fernando Aguirre, S.E. 210.254.8221 superfastseptic@gmail.com

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY

DATE: 12 Jan 2022; 1 Mar 2023

THE PLAYERS:

Property owners: Tony Boykin, c/o Boling Construction, 838 Sprucewood, #1, San Antonio, Texas. 78216; 210.364.9289; bolingconstructioncompany@gmail.com
 Designer: Frank Aguirre, R.S., 16159 Old Stable Rd., San Antonio, Texas 78247; frankseptic45@gmail.com; 210.275.7866
 Agent: Fernando Aguirre, DR, SE, 6043 Spring Valley, San Antonio, Texas 78247; superfastseptic@gmail.com; 210.254.8221

Property Address: 289 Star Grass, Spring Branch, Tx, 78070

S/D: Mystic Shores	SF total living area: 5580	Spray area: 11446
Unit: 6	Estimated cost	GPD: 720
Lot: 658	of construction: 100000	Property over CZ? Y Y N
Block: --	Any portion in USACE? No	In incorporated city? No
Acreage: 1.0	Source of water: Public	Number of tracts: 1
Single family residence? No	Planning materials: FA	A permit RENEWAL? N
Type of single family	Treatment: ATU	A permit REMODEL? N
construction: Frame	Disposal: spray	Permit # - none
# of BR's: 8	Tank size: 1000	Months since renewal? 12

Order of attached documents: 1. Checklist, 2. Site eval, 3. Planning/diagram, 4. Deed, 5. Maintenance agreement, 6. Affidavit, 7. Applications

Calculations: Four 2 BR quadplexes rated at 180 gpd Q each. (Q Total = 720 gpd)
 Spray required for each unit is 2813. (2813 x 4 = 11252 reqd.) Actual Spray= 11446

THIS IS TO NOTE THAT ALL THE REGULATIONS OUTLINED IN TITLE 30 TAC CHAPTERS 285 AND CHAPTER 366 SHALL BE ADHERED TO IN THE INSTALLATION AND OPERATION OF THIS SEPTIC SYSTEM.

I hereby certify that this design conforms to both TCEQ and local regulations for On-Site Sewage Facilities and, with proper use, maintenance, and under normal climatic conditions, can be expected to function without creating a nuisance.

Sincerely,

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: 115943
Issued This Date: 03/22/2023
This permit is hereby given to: Boykin, Tony

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

289 STAR GRASS
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 6
Lot: 658
Block: -
Acreage: 1.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

DocuSign Envelope ID: FCD2CAA4-9813-4F1B-AAEB-2209969B9A0B

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

REV. 1/24/22

Date 1/12/22 C/O BOLING CONSTRUCTION COMPANY 115943
838 SPRUCEWOOD LN STE 1 Permit #
BOLING CONSTRUCTION COMPANY A gmail.com
 Owner Name TONY BOYKIN Agent Name Frank Aguirre
 Mailing Address PO BOX 1130 Agent Address 16159 Old Stable Rd.
 City, State, Zip Centerville, TX 75833 City, State, Zip San Antonio, Texas 78247
 Phone # (979) 324-3126 Phone # 210.275.7866
 Email TBOYKIN@GUTC.COM Email frankseptic45@gmail.com

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

Subdivision Name MYSTIC SHORES Unit 6 Lot 658 Block —
 Acreage/Legal 1.00 AC MYSTIC SHORES 6, LOT 658
 Street Name/Address 289 STAR GRASS City SPRING BRANCH Zip 78070
 Type of Development: (289 STAR GRASS)

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

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 4 PLEX HOUSING
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 4 TWO BR UNITS
 Restaurants, Lounges, Theaters - Indicate Number of Seats (8 BR TOTAL)
 Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 1395 SF / UNIT
 Travel Trailer/RV Parks - Indicate Number of Spaces _____
 Miscellaneous _____

Estimated Cost of Construction: \$ 1000,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
 Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well

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

By signing this application, I certify that:

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

Signature of Owner Tony Boykin
5450382B8B644AE...

Date 1/12/2022
1/12/22

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF Comal, STATE OF TEXAS

CERTIFICATION OF SEPTIC SYSTEMS REQUIRING MAINTENANCE

In accordance Texas Commission on Environmental Quality (TCEQ) Rules for septic systems, this document in the Deeds & Records Dept. of the jurisdiction named above.

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 septic systems are located on specific pieces of property. To achieve this notice, TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the septic system permitting authority. This deed certification is not a representation or warranty by TCEQ of the suitability of this septic system, nor does it constitute any guarantee by TCEQ that the appropriate system was installed.

A septic system requiring a maintenance contract, according to 30 Texas Administrative Code, 285.91 (12) will be installed on the property described as:

Street address: 289 Star Grass, Spring Branch, TX 78070

Subdivision: Mystic Shores Lot: 658 Blk. Unit: 6

This septic system must be covered by a continuous maintenance contract. All maintenance on this unit must be performed by an approved maintenance company and a signed maintenance contract must be submitted to permitting authority within 30 days after the property has been transferred.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the septic system to the buyer. A copy of the design of the system can be obtained from the permitting authority.

WITNESS MY/OUR HAND[S] ON THIS 6th day of January, 2021

Tony Baykin

Owner's signature

Deeded name (if different from owner's name)

The property is owned by:

Tony Baykin

SWORN TO AND SUBSCRIBED BEFORE ME on this 14 day of January, 2022



Rebecca Schouten

Notary Public, State of Texas

Notary's printed name: Rebecca Schouten

My commission expires: 8/12/2027

DO NOT WRITE BELOW THIS LINE

Countryside Construction, Inc.
300 Chapman Parkway, Canyon Lake, TX. 78133
Phone: 830-899-2615 or 1-888-379-3721 Fax: 830-899-6662

Septic System Service Agreement

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: TONY BOYKIN Address: 289 STAR GRASS
Sub-Div./County: MYSTIC SHORES, COMAL City, State, Zip Code SPRING BRANCH, TX
Permit #: _____ TYPE, Model# & SIZE: _____ Serial #: _____ 78070
Phone: _____

(X) Initial Two Year Service & Two Year Limited Warranty

Legal Description: Lot# 658 U-6 MYSTIC Subdivision SHORES County COMAL

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

This contract will be in effect FROM: License To Operate TO: 1/12/22
Countryside Construction, Inc. will provide the following:

- An inspection every (4) four months which will include: Servicing of the mechanical & electrical components as necessary to insure system is functioning as engineer designed, pulling and cleaning the Norweco Brand aerator shaft, cleaning compressor air filters of other brands, check chlorine, conduct solids test to determine if system should be pumped, back flushing tubing for drip irrigation fields and checking sprinklers on above ground systems.
- The property owner is responsible for "purchasing and keeping chlorine" in the chlorinator, (if applicable). If the chlorine test reveals "No Chlorine" in the system, the property owner may incur an additional cost.
 - If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
 - ANY PARTS, WARRANTY OR NON-WARRANTY, FREIGHT CHARGES, LABOR OR SERVICE CALLS NOT PAID IN FULL AT THE END OF (30) DAYS SHALL REMAIN THE PROPERTY OF COUNTRYSIDE CONSTRUCTION AND AUTHORIZES CONTRACTOR TO REMOVE AND REPOSSESS ANY PARTS INSTALLED. CLIENT FURTHER AGREES TO PAY ANY LABOR COST OF THE INSTALLATION AND REASONABLE COST OF REMOVAL OF SAID PARTS.**
 - THE SIGNING OF THIS SERVICE AGREEMENT AUTHORIZES COUNTRYSIDE CONSTRUCTION TO ENTER THE PROPERTY TO EXECUTE ALL TERMS OF THIS CONTRACT.**

Countryside Construction, Inc., will warranty installation of the septic system to be according to state and county regulations and the designs approved by the county. **HOMEOWNER WILL BE RESPONSIBLE FOR SERVICE CALLS, LABOR AND SHIPPING COSTS ON ANY "WARRANTED PARTS" EXCHANGED DURING WARRANTY.** All other components will be according to manufacturer's warranties.

Important: As Countryside Construction, Inc. cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function. Refer to manufacturers or installer's instructions, for suggestions on septic operation. If necessary, between inspections, it is the property owner's responsibility to clean the micron filters on drip irrigation systems. This service agreement does not cover the cost of "service calls, labor or materials that are required or parts out of warranty, the failure to maintain electrical power to the system, sprinklers that are broken, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional cost. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

This contract does not include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason:

Violations of the warranty also include: disconnecting the alarm, restricting ventilation to the aerator, overloading the system above its rated capacity; or flooding by external means. Rodent, insect or fire ant damage or any other form of unusual abuse is a violation. A renewal service contract should be "activated" (30) thirty days before expiration of existing contract. We will contact property owner prior to expiration of existing contract.

Serviced by: Countryside Construction Inc.
Walker Chapman - Installer's Licensee #OS0002929-OSSF Maintenance Provider Licensee #MP0000035

(X) Tony Boykin by WA Print Name (X) TONY BOYKIN Date: 1/12/22
Property Owner Signature

(X) Walker Chapman Date: 1/12/22 Authorized Service Representative (revised 02/11/2021)

OSSF Soil Evaluation

Date Performed: 1/12/22
 Property Location: 289 STAR GRASS Proposed Excavation Depth: _____
 Name of Site Evaluator: FERNANDO B. AGUIRE Registration Number: 36623
 Requirements: OWNER: TONY BOYKIN

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
 Locations of soil boring or dug pits must be shown on the 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.
 Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

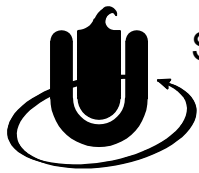
Soil Boring Number <u>1</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5		4' CLAY	N/A	→	CLASS IV

Soil Boring Number <u>2</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	SAME	SAME	SAME	SAME	SAME

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Fernando B. Aguirre
 Signature of Site Evaluator

1/12/22
 Date



Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

REVISED

10:10 am, Apr 17, 2025



1" = 40'

BOYKIN PROPERTY

17 JAN 2022

Revised 25 Mar 2025

A = ± 100' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of each unit

B = 1000 gallon trash tank

C = Pre-treatment 1000 gpd ATU with chlorinator

D = Pump tank with dual alternating submersible pumps and timer

E = K-Rain valve, 6000 series, set to 1:2

F = ± 250' of 1" supply line

G = 27' radius half circle spray

H = 27' radius full circle spray

I = 22' radius full circle spray

Sprayfield:

Three 27F = 3 x 2289 SF = 6867 SF

Two 27H = 2 x 1145 SF = 2290 SF

One 22F = 1520 SF

Total: 10,677 SF

Note: In the event of sprayfield failure, the recycling system will be replaced with a drip irrigation system, as marked above

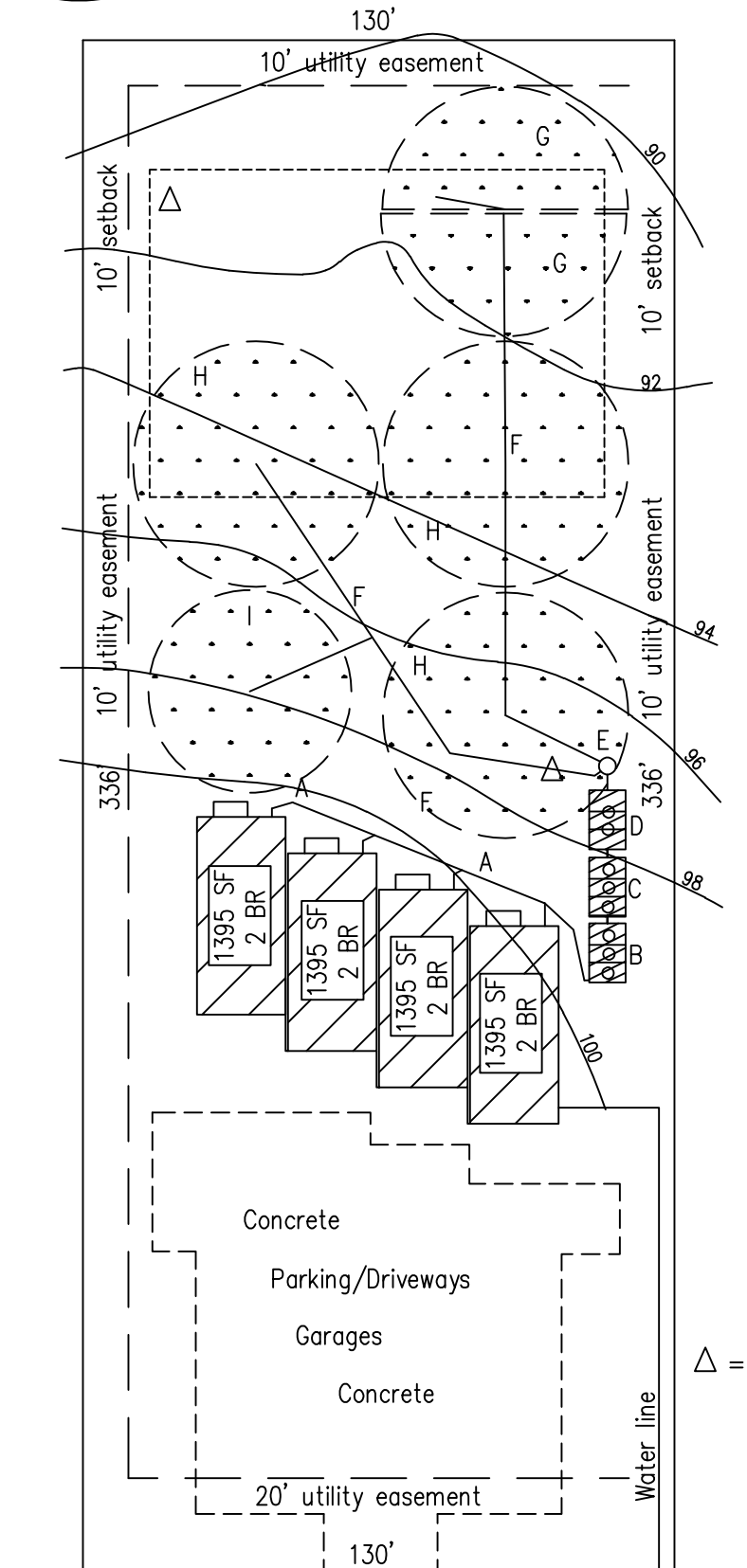
Frank Aguirre



RS 994
OS 10807
DR 30400

L-658, Mystic Shores, U-6

△ = Soil profile site



289 STAR GRASS

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.

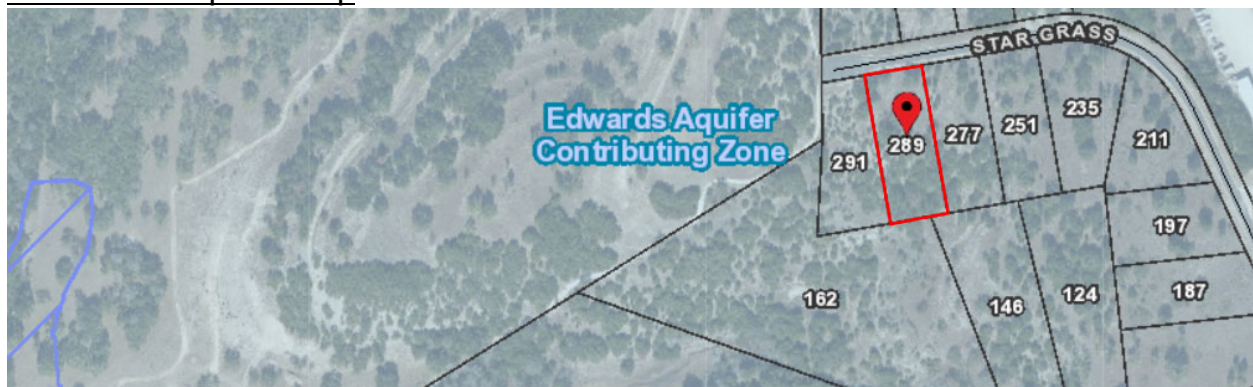
Frank Aguirre

Frank Aguirre, Registered Sanitarian, Lic. 994, Site Evaluator, Lic. 10807, TCEQ Designated Representative Lic.30400, NAWT Certified Inspector, Lic. 13671TC

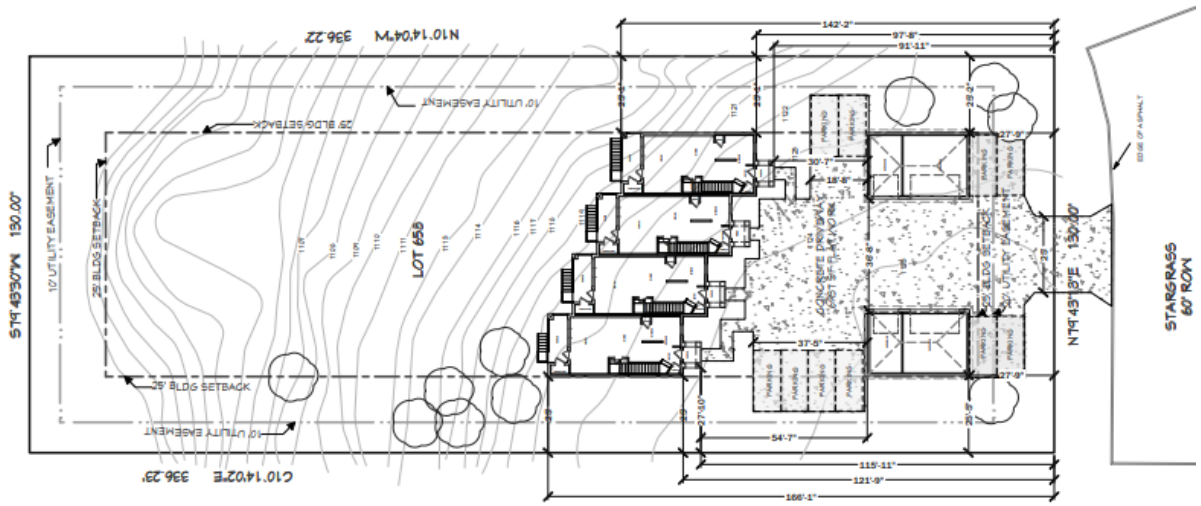
Location:



Flood zone/Aquifer map:



Property plat:



17 Jan 2022

Brenda Ritzen or Brandon Olvera,

Re: Tony Boykin, 289 Star Grass, c/o Boling Construction

With respect to the captioned on-site sewage facility that comes under the jurisdiction of the order and regulations of TCEQ, a variance from these regulations is hereby requested. In accordance with TCEQ OSSF Regulations, Section 285.3 (h), VARIANCES, the following is submitted for your consideration:

VARIANCE: That the sprayfield be allowed 10' from the property line.

REASON: This is an undersized lot platted prior to the enactment of current regulations. The planning materials include a battery backup for the timer, so as to ensure that sprays only occur at night. Equal or more protection of public health as what the regulations would normally require is assured. As stated in the design, the sprays will only be activated in the pre-dawn hours of 12 midnight and 4am.

Your concurrence with this variance is respectfully requested. Should you desire additional information, please let me know.

Sincerely,



Frank Aguirre, Professional Sanitarian

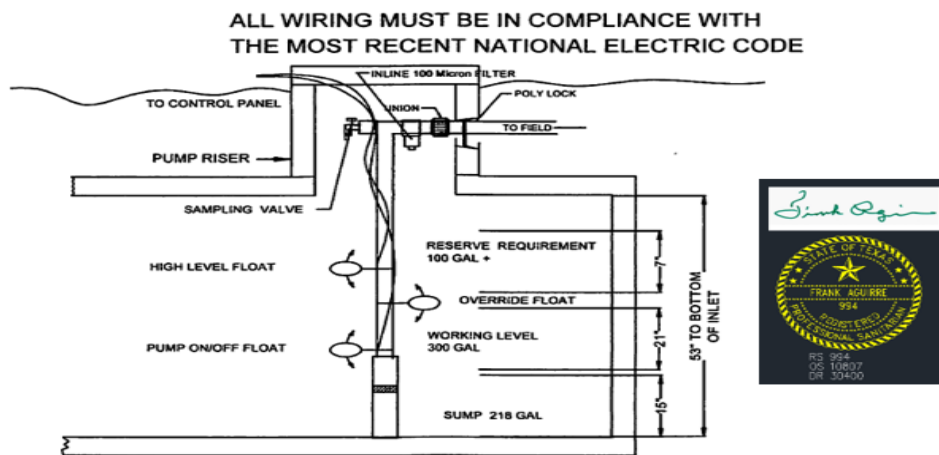
TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

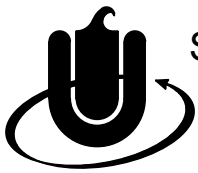
A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks



**TYPICAL PUMP TANK CONFIGURATION
MAXX AIR M600 768 GAL PUMP TANK**

If SURFACE irrigation is used and any ground within the proposed application area does not have vegetation, that bare area shall be seeded or sodded before system startup.



Septic Systems Express

DBA of Frank Aguirre and Associates, Inc.

REVISED

12:01 pm, Mar 30, 2023

VOID

1" = 40'



BOYKIN PROPERTY 17 JAN 2022

Revised 30 Mar 2023

A = ± 100' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of each unit

B = 1000 gallon trash tank

C = Pre-treatment 1000 gpd ATU with chlorinator

D = Pump tank with dual alternating submersible pumps and timer

E = K-Rain valve, 6000 series, set to 1:2

F = ± 250' of 1" supply line

G = 27' radius half circle spray

H = 27' radius full circle spray

Sprayfield:

Four 27F = 4 x 2289 SF = 9156 SF

Two 27H = 2 x 1145 SF = 2290 SF

Total: 11,446 SF

Note: In the event of sprayfield failure, the recycling system will be replaced with a drip irrigation system, as marked above.

Frank Aguirre

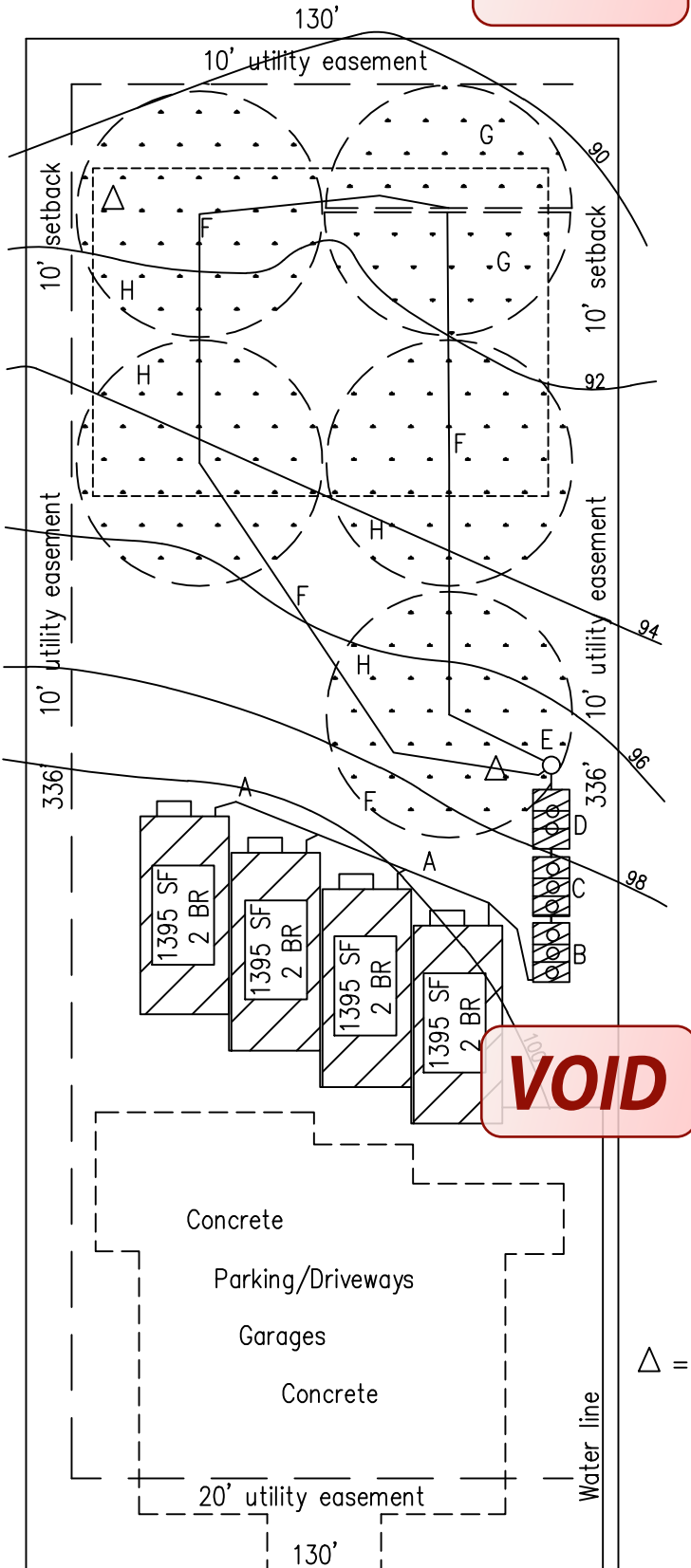


RS 994
OS 10807
DR 30400

L-658, Mystic Shores, U-6

△ = Soil profile site

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.



289 STAR GRASS

From: [Ritzen, Brenda](#)
To: "[Catherine Jefferson](#)"; [Olvera, Brandon](#)
Cc: [STEPHANIE PEREZ](#); [Audrey Miller](#)
Subject: RE: Revision - 289 Star Grass #115943
Date: Thursday, March 30, 2023 12:02:00 PM
Attachments: [image001.png](#)

Catherine,

The permit file has been updated.

Thank you,



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

From: Catherine Jefferson <cat@mjseptic.com>
Sent: Thursday, March 30, 2023 11:21 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>; Olvera, Brandon <Olverb@co.comal.tx.us>
Cc: STEPHANIE PEREZ <mjseptic@mjseptic.com>; Audrey Miller <adminassist@mjseptic.com>
Subject: Re: Revision - 289 Star Grass #115943

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 see attached and let me know if anything additional is needed.

On Thu, Mar 30, 2023 at 9:21 AM Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Catherine,

Frank must indicate how these tanks connect to the rest of the system, and how these tanks and sewer lines will maintain the required 10 ft. separation distance to the water supply line.

Thank you,

From: [Ritzen, Brenda](#)
To: [Catherine Jefferson](#)
Subject: RE: Revision - 289 Star Grass #115943
Date: Thursday, March 30, 2023 9:07:00 AM
Attachments: [BoykinDiagram28Mar2023.pdf](#)
[image001.png](#)

Catherine,

Frank must indicate how these tanks connect to the rest of the system, and how these tanks and sewer lines will maintain the required 10 ft. separation distance to the water supply line.

Thank you,



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

From: Olvera,Brandon <Olverb@co.comal.tx.us>
Sent: Tuesday, March 28, 2023 11:28 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: FW: Revision - 289 Star Grass #115943

From: Catherine Jefferson <cat@mjseptic.com>
Sent: Tuesday, March 28, 2023 10:23 AM
To: Olvera,Brandon <Olverb@co.comal.tx.us>
Cc: STEPHANIE PEREZ <mjseptic@mjseptic.com>; Audrey Miller <adminassist@mjseptic.com>
Subject: Revision - 289 Star Grass #115943

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 see attached and let me know if anything additional is needed. Thank you in advance.

--

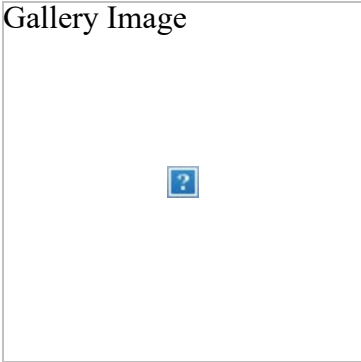


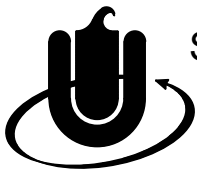
Catherine Jefferson
Administrative Assistant, MJ Septic

- [210-875-3625](tel:210-875-3625)
- www.mjseptic.com
- cat@mjseptic.com
- [1328 W Borgfeld Dr, San Antonio, Texas 78260](#)



Gallery Image





Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

REVISED

9:08 am, Mar 30, 2023

1" = 40'



VOID

BOYKIN PROPERTY
17 JAN 2022

Revised 28 Mar 2023

A = ± 100' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of each unit

B = 1000 gallon trash tank

C = Pre-treatment 1000 gpd ATU with chlorinator

D = Pump tank with dual alternating submersible pumps and timer

E = K-Rain valve, 6000 series, set to 1:2

F = ± 250' of 1" supply line

G = 27' radius half circle spray

H = 27' radius full circle spray

Sprayfield:

Four 27F = 4 x 2289 SF = 9156 SF

Two 27H = 2 x 1145 SF = 2290 SF

Total: 11,446 SF

Note: In the event of sprayfield failure, the recycling system will be replaced with a drip irrigation system, as marked above.

VOID

Frank Aguirre

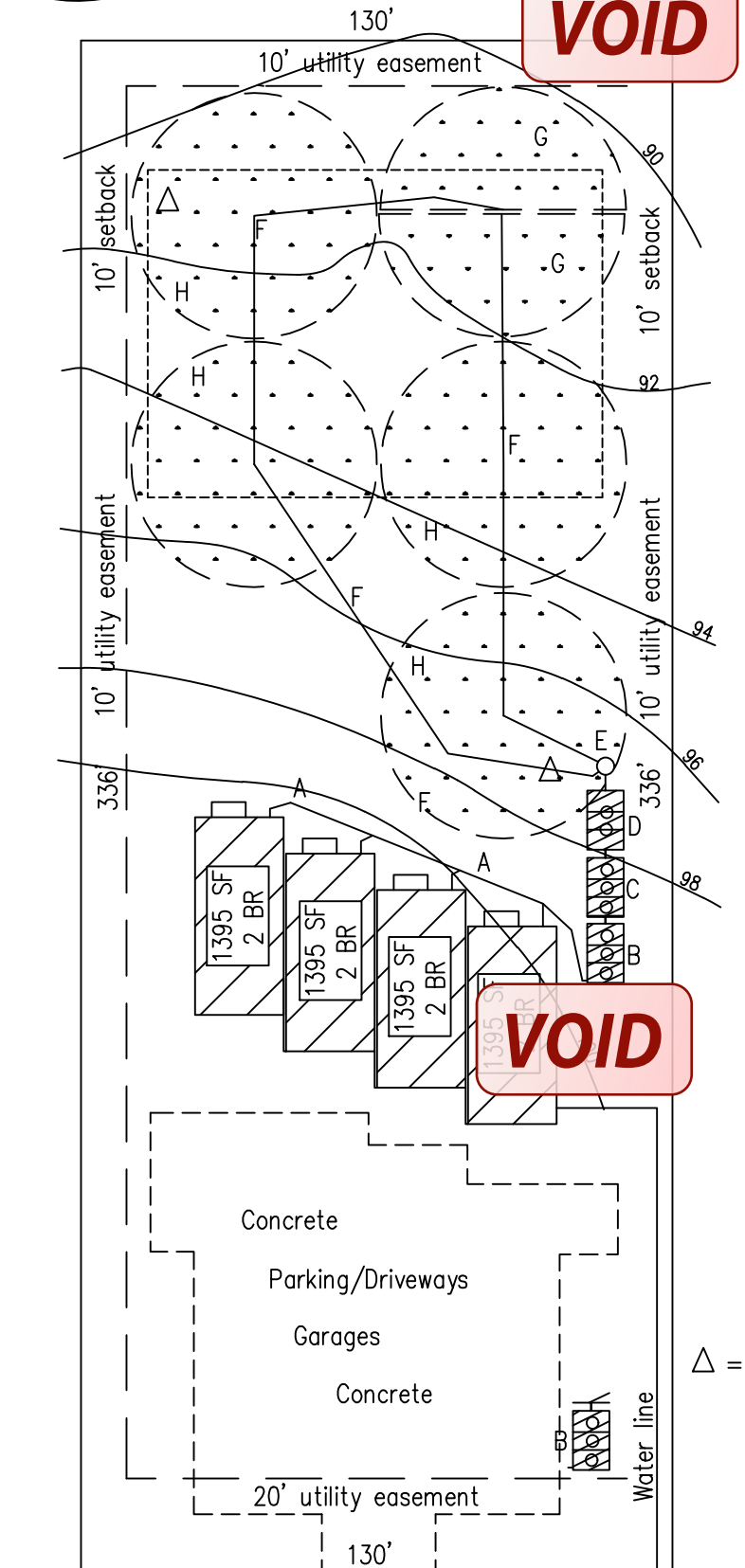


RS 994
OS 10807
DR 30400

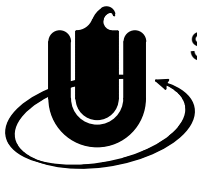
L-658, Mystic Shores, U-6

△ = Soil profile site

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.



289 STAR GRASS



Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

REVISED

12:44 pm, Mar 20, 2023

VOID

1" = 40'



BOYKIN PROPERTY
17 JAN 2022

Revised 15 Mar 2023

- A = ± 100' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of each unit
 - B = 1000 gallon trash tank
 - C = Pre-treatment 1000 gpd ATU, chlorinator and pump tank with dual alternating pumps
 - D = K-Rain valve, 6000 series, set to 1:2
 - E = ± 250' of 1" supply line
 - F = 27' radius full circle spray
 - G = 27' radius half circle spray
- Sprayfield:
Four 27F = 4 x 2289 SF = 9156 SF
Two 27H = 2 x 1145 SF = 2290 SF
Total: 11,446 SF

Note: In the event of sprayfield failure, the recycling system will be replaced with a drip irrigation system, as marked above.

VOID

Frank Aguirre

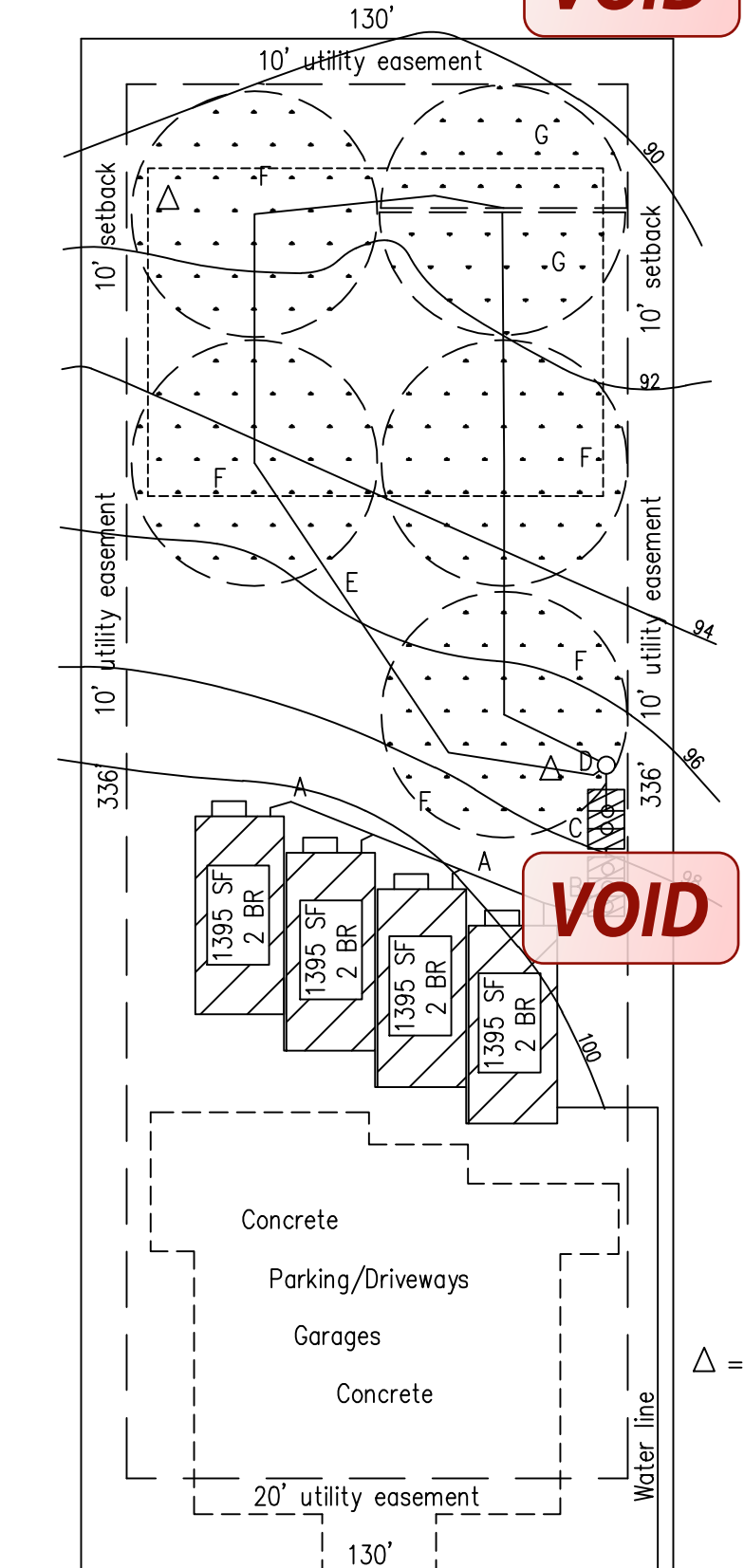


RS 994
OS 10807
DR 30400

L-658, Mystic Shores, U-6

△ = Soil profile site

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.

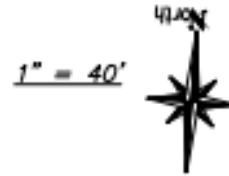


289 STAR GRASS

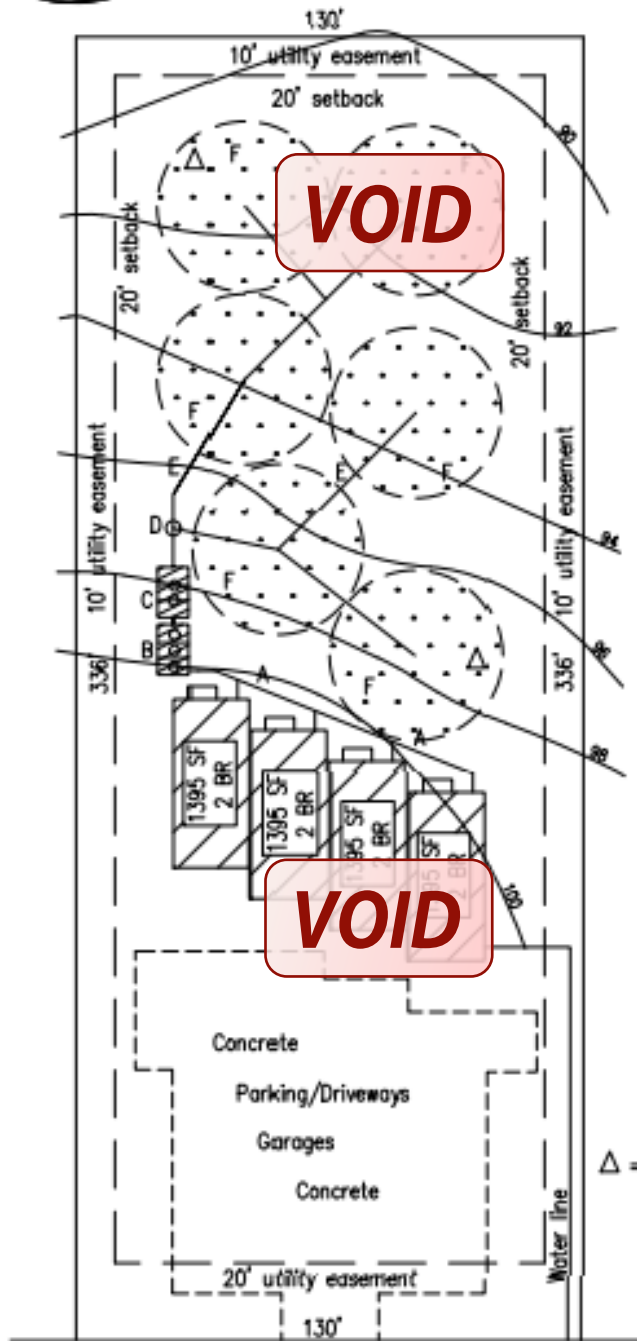
DIAGRAM: See below



Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.



BOYKIN PROPERTY
17 JAN 2022



- A = ± 100' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of each unit
- B = 1000 gallon trash tank
- C = Pre-treatment 1000 gpd ATU, chlorinator and pump tank with dual alternating pumps
- D = K-Rain valve, 6000 series, set to 1:2
- E = ± 250' of 1" supply line
- F = 22' full circle spray

Sprayfield:
Six 22' full circles =
1520 SF x 6 = 9120 SF

Note: In the event of sprayfield failure, the recycling system will be replaced with a drip irrigation system.

Frank Aguirre



RS 994
OS 10807
DR 30400

L-658, Mystic Shores, U-6

△ = Soil profile site

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjustable during the actual system installation.

289 STAR GRASS

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

Date: December 2, 2020

Grantor: Joseph S. Cascio

Grantor's Mailing Address:

2715 E. Villa Park Street, Gilbert, AZ 85298-0004

Grantee: Tony Boykin

Grantee's Mailing Address:

PO BOX 1130 Centerville, TX 75833

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

Lot 658, MYSTIC SHORES, UNIT SIX, an addition to Comal County, Texas, according to the map or plat thereof recorded in Volume 14, Page 86, Map and Plat Records of Comal County, Texas.

Reservations From and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property. Ad valorem taxes on said property for the current year, having been prorated, the payment thereof is assumed by Grantee.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

COMAL COUNTY TEXAS
CERTIFIED TO BE A TRUE AND
CERTIFIED TO BE A TRUE AND
CORRECT COPY.
BOBBIE KOEPP, County Clerk
Comal County / 2
PAGE 1 OF 2

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

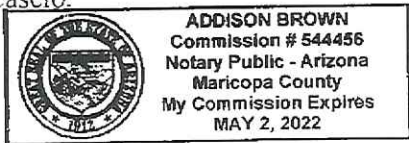
When the context requires, singular nouns and pronouns include the plural.

Joseph S. Cascio
Joseph S. Cascio

ACKNOWLEDGMENT

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on this the 2 day of December 2020, by Joseph S. Cascio.



Addison Brown
Notary Public, State of Arizona

PREPARED IN THE OFFICE OF:
Law Office of Kenneth R. Cooper
14607 San Pedro, Suite 130
San Antonio, TX 78232-4356

AFTER RECORDING RETURN TO:
Tony Boykin

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/07/2020 09:52:13 AM
LAURA 2 Pages(s)
202006054921



Bobbie Koepf

STATE OF TEXAS
COUNTY OF COMAL
I certify this to be a true and correct copy of the record FILED & RECORDED in the Official Public Records of Comal County on the date and time stamped thereon.



Bobbie Koepf
Bobbie Koepf
County Clerk
By: *Laura J. Jendrusch*
1-6-2022

CERTIFIED TO BE A TRUE AND CORRECT COPY.
BOBBIE KOEPP, County Clerk
Comal County
PAGE 2 OF 2





COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		115943
Date Received	Initials	Permit Number

Instructions:

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

OSSF Permit

- Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- Required Permit Fee - See Attached Fee Schedule
- Copy of Recorded Deed
- Surface Application/Aerobic Treatment System
 - Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Tomy Boykin by FA
Signature of Applicant

1/12/22
Date

<input type="checkbox"/> COMPLETE APPLICATION Check No. _____ Receipt No. _____
--

<input type="checkbox"/> INCOMPLETE APPLICATION (Missing Items Circled, Application Refeused)
--

From: [Ritzen, Brenda](#)
To: ["Frank Aguirre"; "Fernando Aguirre"](#)
Cc: ["tboykin@gvtc.com"; Boling Construction; Catherine Jefferson](#)
Subject: Permit 115943
Date: Wednesday, March 22, 2023 8:24:00 AM
Attachments: [image001.png](#)

Re: Tony Boykin
Mystic Shores Unit 6 Lot 658
Application for Permit for Authorization to Construct an On-Site Sewage Facility (OSSF)

Frank :

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

- 1 ✓ Indicate if the spray area you are showing as the reserve/doubling area will be changed to an aerobic with drip irrigation if the system fails.
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