

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

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

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



# COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 116535  
Issued This Date: 10/17/2023  
This permit is hereby given to: Matthew Perry & Cynthia Jones

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

317 ARTHUR CT  
SPRING BRANCH, TX 78070

Subdivision: The Peninsula at Mystic Shores  
Unit: 3  
Lot: 1586R  
Block: 0  
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

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

**REVISED**  
10:15 am, Oct 17, 2023

Date \_\_\_\_\_ Permit # \_\_\_\_\_

Owner Name	<u>.Matthew Perry &amp; Cynthia Jones</u>	Agent Name	<u>South Texas Wastewater Treatment</u>
Mailing Address	<u>694 W Coll Street</u>	Agent Address	<u>PO Box 1284</u>
City, State, Zip	<u>New Braunfels, TX 78132</u>	City, State, Zip	<u>Boerne, TX 78006</u>
Phone #	<u>302-222-7522</u>	Phone #	<u>830-249-8098</u>
Email	<u>Mperry1111@yahoo.com</u>	Email	<u>diandra@stwastewater.com</u>

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

Subdivision Name the Peninsula @ Mystic Shores Unit 3 Lot 1586R Block \_\_\_\_\_

Acreage/Legal \_\_\_\_\_

Street Name/Address 317 Arthur Court City Spring Branch Zip 78070

**Type of Development:**

Single Family Residential  
Type of Construction (House, Mobile, RV, Etc.) House  
Number of Bedrooms 3  
Indicate Sq Ft of Living Area 3488

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: \$ 1,200,000.00 (Structure Only)

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

Source of Water  Public  Private Well

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

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

Matthew Perry  
Signature of Owner

8/11/2023  
Date

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

Planning Materials & Site Evaluation as Required Completed By South Texas Wastewater Treatment

System Description Aerobic/ Spray

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

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

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city?  Yes  No

If yes, indicate the city: \_\_\_\_\_

By signing this application, I certify that:

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

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

  
\_\_\_\_\_  
Signature of Designer

8-15-23  
\_\_\_\_\_  
Date



**REVISED**

10:14 am, Oct 17, 2023

202306028567 09/06/2023 08:21:17 AM 1/1

**AFFIDAVIT TO THE PUBLIC**

THE COUNTY OF COMAL  
STATE OF TEXAS

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas. The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TVWC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TVWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

Lot 1586R Block        Subdivision The Penninsula @ Mystic Shores Unit 3

not in Subdivision:        Acres        Survey

The property is owned by **Matthew Perry & Cynthia Jones**

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.

Matthew Perry Owner Name *Matthew Perry* Owner Signature  
Cynthia Jones Owners Name *Cynthia Jones* Owners Signature

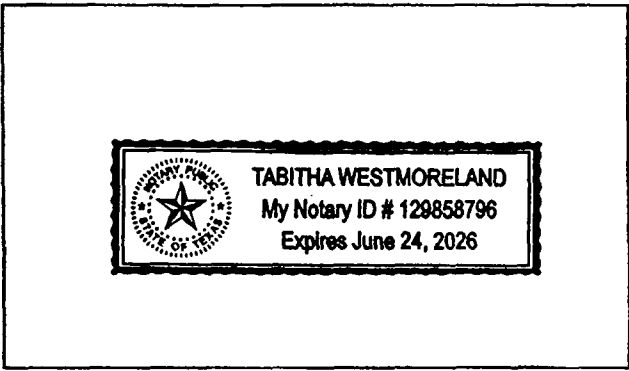
This instrument was acknowledged before me on: 18<sup>th</sup> Day of September, 2023

Tabitha Westmoreland Notary's Printed Name

Tabitha Westmoreland Notary Public, State of Texas

Commission Expires: June 24, 2026

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
09/06/2023 08:21:17 AM  
TERRI 1 Pages(s)  
202306028567



 *Bobbie Koepf*

**VOID**

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL  
STATE OF TEXAS

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ii

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Lot 1586R Block      Subdivision Mystic Shores Unit 3  
not in Subdivision:      Acres      Survey

The property is owned by **Matthew Perry & Cynthia Jones**

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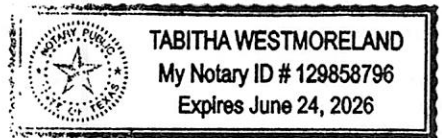
Matthew Perry Owner Name *Matthew Perry* Owner Signature ●  
Cynthia Jones Owners Name *Cynthia Jones* Owners Signature ●

This instrument was acknowledged before me on: 11<sup>th</sup> Day of August, 2023

Tabitha Westmoreland Notary's Printed Name

Tabitha Westmoreland Notary Public, State of Texas ●

Commission Expires: June 24, 2026



Official County use only

Affix Notary Stamp Above



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

Phone: (830) 249-8098

Customer ID

7916

**Contract Period**

**Start Date:**

**End Date:**

**To: Matthew Perry & Cynthia Jones**  
694 W Coll Street  
New Braunfels, TX 78132

Email: travis@travismitchellcustomhomes.com

Site: 317 Arthur Court, Spring Branch, TX 78070

County: Comal County

Installer: Ronald R Graham

Agency: Comal County Environmental

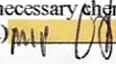
Mfg/Brand: Jet, Inc.--

South Texas Wastewater Treatment

3 visits per year - one every 4 months

300 gallons per day

Map Key: 320 D7

- I. General: This Work for Hire Agreement ( hereinafter referred to as "Agreement" ) is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, South Texas Wastewater Treatment and its' employees (hereinafter referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.
- II. Effective Dates: This agreement commences and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty as stated in our PROPOSAL AND CONTRACT FOR SERVICES.
- III. Renewal: This Agreement shall automatically renew for an additional period of two (2) years at the same terms and conditions unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.
- IV Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. NO REFUNDS. If this Agreement is so terminated, Contractor will be paid at the rate of \$95.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.
- V. Services: Contractor will:
- Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations approximately every four months.
  - Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.
  - Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. **If the technician receives approval after he leaves the property, a service call charge of \$95.00 to return to the property will be added to the final bill.** If warranted items are required to be replaced within 30 days of installation, labor will not be charged. After 30 days, labor will be charged according to the service agreement.
  - Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.)
  - Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.
  - Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request.  
**Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.**
- VI. Disinfection:  Not Required.  Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it, Contractor will add 6 tablets of chlorine at routine services (See Section V Sub-section A)  INITIAL
- VII. Electronic Monitoring  is  is not included in this Agreement.
- VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:
- If this is an initial agreement ( new installation ):**
    - Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
    - Contractor providing the equipment and installation for this OSSF.
    - Contractor's receipt of payment in full for the equipment and installation.
    - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
  - If this is not an initial agreement (existing system):
    - Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
    - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement
  - If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.
- IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :
- DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.**
  - Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to

all parts of the OSSF.

- C. Protect equipment from physical damage including but not limited to that damage caused by insects.
- D. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's
- E. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
- F. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- G. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section. Sub-section D above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$95.00 per hour plus the associated fees for laboratory testing.
- H. Prevent the backwash or flushing of water treatment of conditioning equipment from entering the OSSF.
- I. Prevent the condensate from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- J. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- K. Maintain site drainage to prevent adverse effects on the OSSF.
- L. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

X. **Access by Contractor:** Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. **IF SPECIAL ARRANGEMENTS ARE REQUESTED (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates, biting dogs, appointment to enter, to call on the way, etc.) or if any part of the system is located behind a locked door (garage, etc.) -THERE IS AN ADDITIONAL CHARGE.** Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$95.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water air or gas lines, etc.), or for the uneven settling of the soil.

XI. **Limit of Liability:** Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

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

XIII. **Fee for Services:** The fee for the basic Services described in this Agreement is \_\_\_\_\_. This fee does not include any equipment, materials, or labor necessary for non-warranty repairs and/or any other on-site visit, other than required regularly Scheduled Inspections (see Section V, item A), and will incur a service call fee of 95.00, plus parts and labor.

XIV. **Payment:** Payment of Fee for Services for the original term as stated above is to be made as follows:

- X Included in PROPOSAL AND CONTRACT
- Full amount due upon signature (Required of new Customer)
- Payments of \$ \_\_\_\_\_ due upon receipt of invoice. (Payment terms for renewal of agreement.)

Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Any check returned to Contractor for any reason will be assessed a \$30.00 returned check fee.

XV. **Application of Transfer of payment:** The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this agreement. See Section IV.

XVI. **Entire Agreement:** This agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement, oral or written.

R. Bruce Colabe

OSSF Installer II, Lic OS0004815, and, OSSF Site Evaluator, Lic OS0012360

Name Date exp 1/31/2024 exp 12/31/2023

Certified Service Provider for: Jet Inc. Member: Texas On-Site Wastewater Association and National On-site Wastewater Recycling

Acceptance of Agreement: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the Services as specified. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this "Agreement" is accepted in writing AND payment is made as outlined above.

COPY Jones  
 Matthew S. Perry 8/11/2023 CJones21@yahoo.com  
 mperry1668@yahoo.com  
 Customer Date E-Mail

**CONTACT PHONE NUMBERS:**

#1 302-222-7522  
 #2 713-254-0252

Gate Codes for: Peninsula 1230  
 SubDivision Bayshore Shores/Hemiscala  
 Property 319

**REVISED**

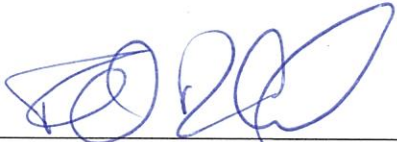
12:40 pm, Aug 30, 2023

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006  
830-249-8098

14 August 2023

317 Arthur Court  
The Peninsula @Mystic Shores  
Lot 1586R Unit 3  
Comal Co. Texas

I, Ronald R. Graham have reviewed the CZP# 1584.00 for this location and certify that this design meets all the requirements of the Texas Commission of Environmental Quality (TCEQ) regulations, all provisions of the existing CZP and the orders of Comal County.



---

Ronald R Graham, RS

# SOUTH TEXAS WASTEWATER TREATMENT

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

## SITE EVALUATION INFORMATION SHEET

Mitchell Custom Homes  
694 W Coll Street  
New Braunfels, TX 78130

SITE: 317 Arthur Court  
The Penninsula @Mystic Shores  
Unit 3 Lot 1586R  
Comal County, Texas

Date Site Evaluation Performed 20 February 2023  
Within 100 year Flood zone No, FIR Map 48091C0095F.  
Edwards Recharge Zone: No, USGS map Index map

Profile Holes: 6" Clay loam III with rock from surface at 6"/

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

Structureless \_\_\_\_\_  
Weak \_\_\_\_\_ Moderate \_\_\_\_\_ Strong \_\_\_\_\_  
Blocky \_\_\_\_\_  
Platy \_\_\_\_\_ (unsuitable)  
Massive \_\_\_\_\_ (unsuitable)

Restrictive Horizon: None found: \_\_\_\_\_ Depth: surface  
Rock or Fractured Rock: x  
Clay 40% or more x  
Ground Water N/A

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

This site evaluated by:  
South Texas Wastewater Treatment  
Ronald R. Graham, Site Evaluator  
Registration Number 19772, State of Texas  
PO Box 1284, Boerne, Texas

  
\_\_\_\_\_  
Ronald R. Graham, SE

8-30-23  
\_\_\_\_\_  
Date

# SOUTH TEXAS WASTEWATER TREATMENT

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

**REVISED**

12:40 pm, Aug 30, 2023

14 August 2023

## JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Mitchell Custom Homes  
694 W Coll Street  
New Braunfels, TX 78130  
c/o Travis Mitchell

SITE: 317 Arthur Court  
The Peninsula @ Mystic Shores  
Unit 3 Lot 1586R  
Comal County, Texas

This design includes an attached drawing No. 7916R0 dated 09 AUG 2023

### Design Specifications:

Estimated average daily wastewater flow: 3 Bedroom 3,488sf home  
(300 GPD) Treatment of 480 GPD

Pump tank/chlorine contact chamber capacity: 550 gallons

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

Dosing cycle quantity: 100-110 gallons

Number of dosing cycles per day: three (3)

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Dosing pump capacity: Little Giant WE20G05P4-20 20.0 GPM

NSF Certified Tablet Chlorinator: installed at inlet of pump tank

Maximum slope of the field: <15 percent

Means of preventing syphoning: gravity

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Safety Lid installed on Clarifier

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



30 Aug 23  
*[Handwritten signature]*

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

### Calculation of field Size

Four bedroom house 1,914sf home – allow 300 GPD effluent flow  
Assume an application rate of 15.6 square feet per gallon per day.

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

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

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

**REVISED**

12:40 pm, Aug 30, 2023

317 Arthur Court

14 August 2023

page 2 of 2

Pipe and fittings

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

Site Preparation

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

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service.

Flood Prone Areas

The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C0095F. No physical drainage feature on property which would require special protective measures. No slope where seeps may occur, no flows with velocity that would damage components. This lot is located over the Contributing Zone of the Edwards Aquifer. CZP 3063.00 has been reviewed.

Tank Sizes

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



This system designed by:

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

30 Aug 23  
*[Handwritten signature]*

*[Handwritten signature]*  
\_\_\_\_\_  
Ronald R. Graham, RS

*[Handwritten signature]*  
\_\_\_\_\_  
August 30, 2023  
Date

Attachments:

Drawing No. 7916R0 dated 09 AUG 2023



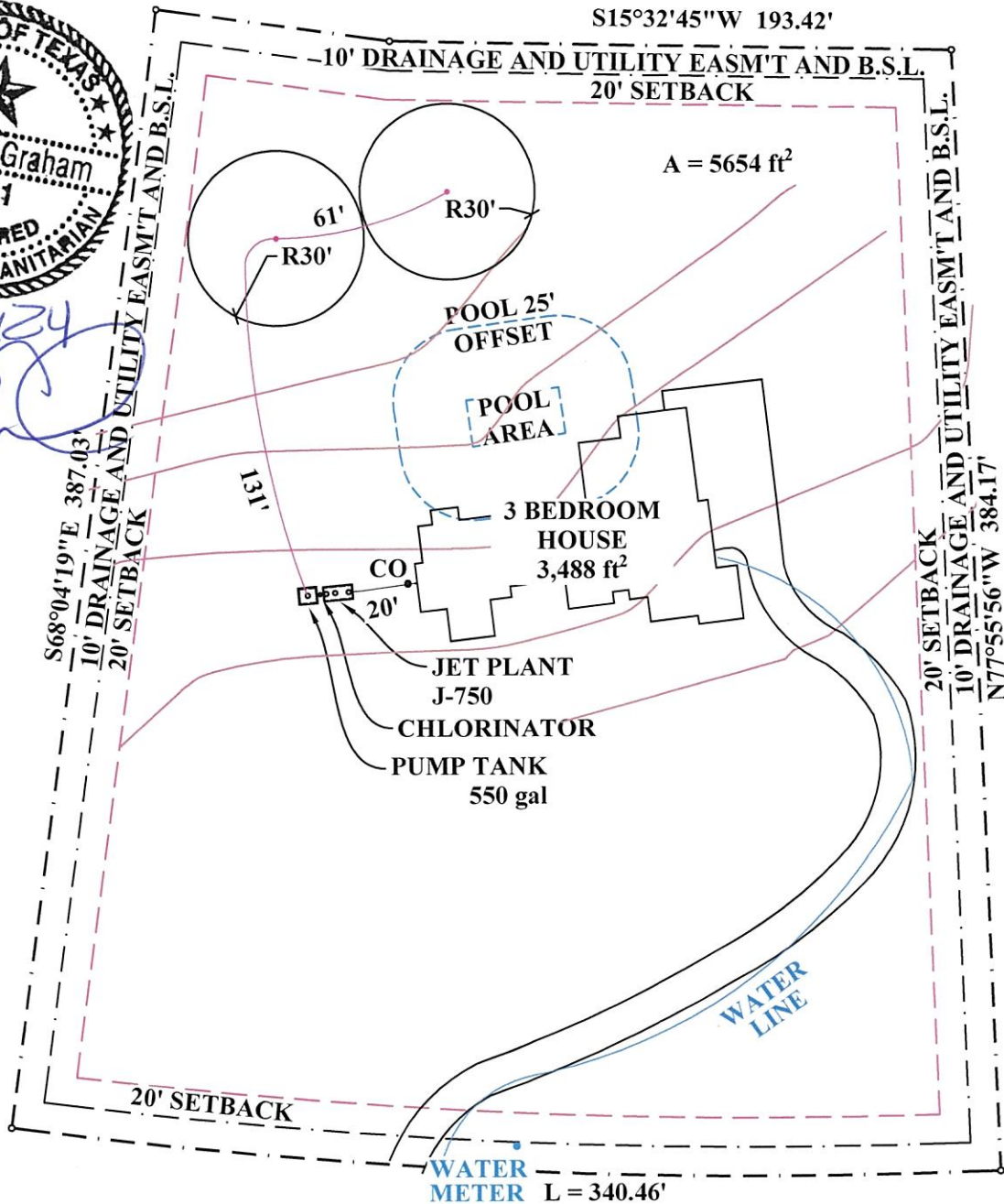
1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
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4.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



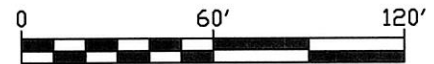
**REVISED**  
2:33 pm, May 09, 2024



*7 May 24*  
*[Handwritten signature]*

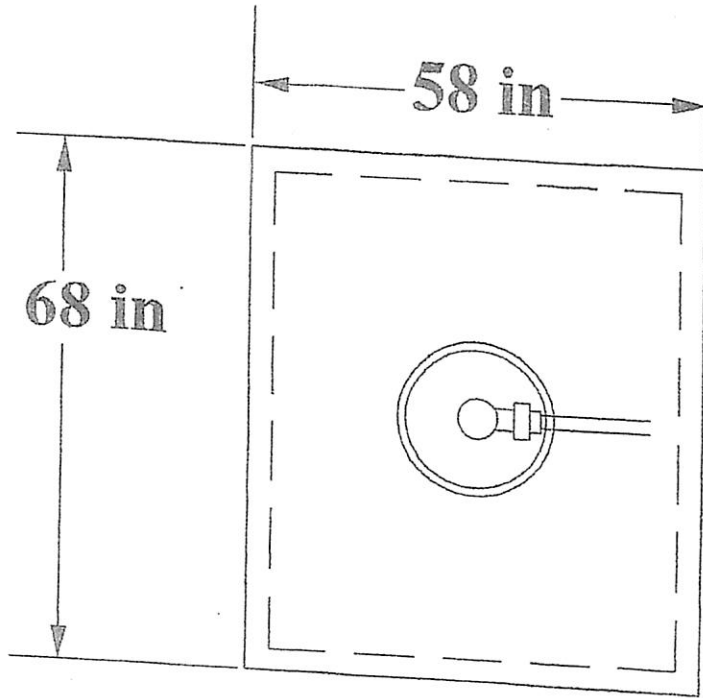


ARTHUR COURT

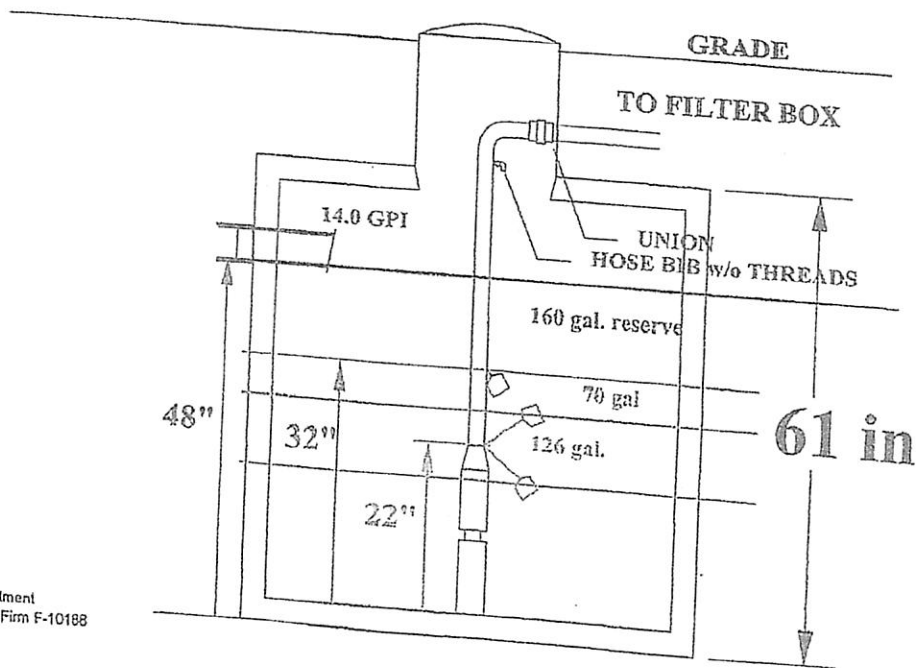


 SOUTH TEXAS WASTEWATER TREATMENT P.O. BOX 1284 BOERNE, TX 78006 830-249-8098 BY RONALD R. GRAHAM R.S. 3741	317 Arthur Court Lot 1586R The Peninsula @ Mystic Shores Unit 3 COMAL COUNTY, TEXAS		Rev 0	Date AUG 09 2023	By RCC	DRAWING NO. 7916R2	DATE MAY 07 2024	
						SCALE 1" = 60'		

**REVISED**  
12:43 pm, Aug 30, 2023



# PUMP. TANK 550 gal.





**From:** [Ritzen, Brenda](#)  
**To:** "[Diandra Linares](#)"; [Olvera, Brandon](#); [Hendry, Clint](#); [Allen, Corey](#); [Connor, James F](#); [Griffin, Kathy](#)  
**Subject:** RE: 116535 - 317 Arthur Court  
**Date:** Thursday, May 9, 2024 2:34:00 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Diandra,

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](http://www.cceo.org)

---

**From:** Diandra Linares <[diandra@stwastewater.com](mailto:diandra@stwastewater.com)>  
**Sent:** Thursday, May 9, 2024 1:29 PM  
**To:** [Olvera, Brandon](mailto:Olverb@co.comal.tx.us) <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>; [Hendry, Clint](mailto:hendrc@co.comal.tx.us) <[hendrc@co.comal.tx.us](mailto:hendrc@co.comal.tx.us)>; [Allen, Corey](mailto:Allenc@co.comal.tx.us) <[Allenc@co.comal.tx.us](mailto:Allenc@co.comal.tx.us)>; [Connor, James F](mailto:connoj@co.comal.tx.us) <[connoj@co.comal.tx.us](mailto:connoj@co.comal.tx.us)>; [Griffin, Kathy](mailto:griffk@co.comal.tx.us) <[griffk@co.comal.tx.us](mailto:griffk@co.comal.tx.us)>; [Ritzen, Brenda](mailto:rabbjr@co.comal.tx.us) <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** 116535 - 317 Arthur Court

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- Comal IT

---

Good Afternoon,

Can I get on schedule for an operational inspection for 116535 – 317 Arthur Court, please?  
As Built dwg is attached.

Thanks,

Diandra Linares

1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
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5. NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK

**VOID**

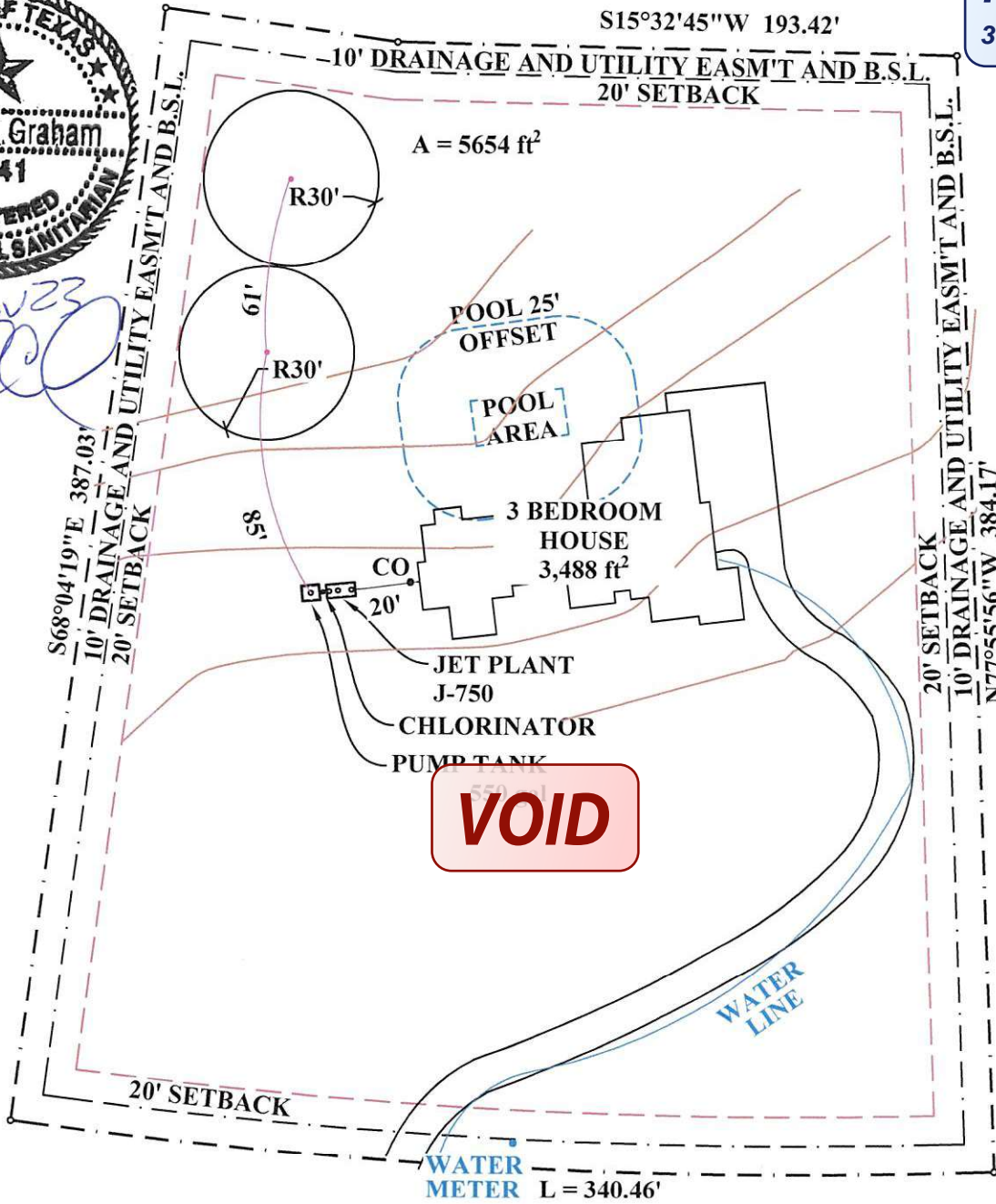


**REVISED**

3:55 pm, Nov 29, 2023

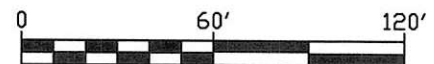


29 Nov 23



**VOID**

ARTHUR COURT



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

317 Arthur Court  
 Lot 1586R  
 The Peninsula @ Mystic Shores Unit 3  
 COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	
0	AUG 09 2023	RCC	7916R1	
			DATE	NOV 29 2023
			SCALE	1" = 60'

**From:** [Ritzen, Brenda](#)  
**To:** "[Diandra Linares](#)"; [Allen, Corey](#); [Olvera, Brandon](#); [Hendry, Clint](#); [Connor, James F](#); [Griffin, Kathy](#)  
**Subject:** RE: 116535 - 317 Arhtur Court  
**Date:** Wednesday, November 29, 2023 3:56:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Diandra,

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](http://www.cceo.org)

---

**From:** Diandra Linares <[diandra@stwastewater.com](mailto:diandra@stwastewater.com)>  
**Sent:** Wednesday, November 29, 2023 3:26 PM  
**To:** Allen, Corey <[Allenc@co.comal.tx.us](mailto:Allenc@co.comal.tx.us)>; Olvera, Brandon <[Olverb@co.comal.tx.us](mailto:Olverb@co.comal.tx.us)>; Hendry, Clint <[hendrc@co.comal.tx.us](mailto:hendrc@co.comal.tx.us)>; Connor, James F <[connoj@co.comal.tx.us](mailto:connoj@co.comal.tx.us)>; Griffin, Kathy <[griffk@co.comal.tx.us](mailto:griffk@co.comal.tx.us)>; Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Subject:** RE: 116535 - 317 Arhtur Court

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- Comal IT

---

Thanks, Corey!

*Diandra Linares*

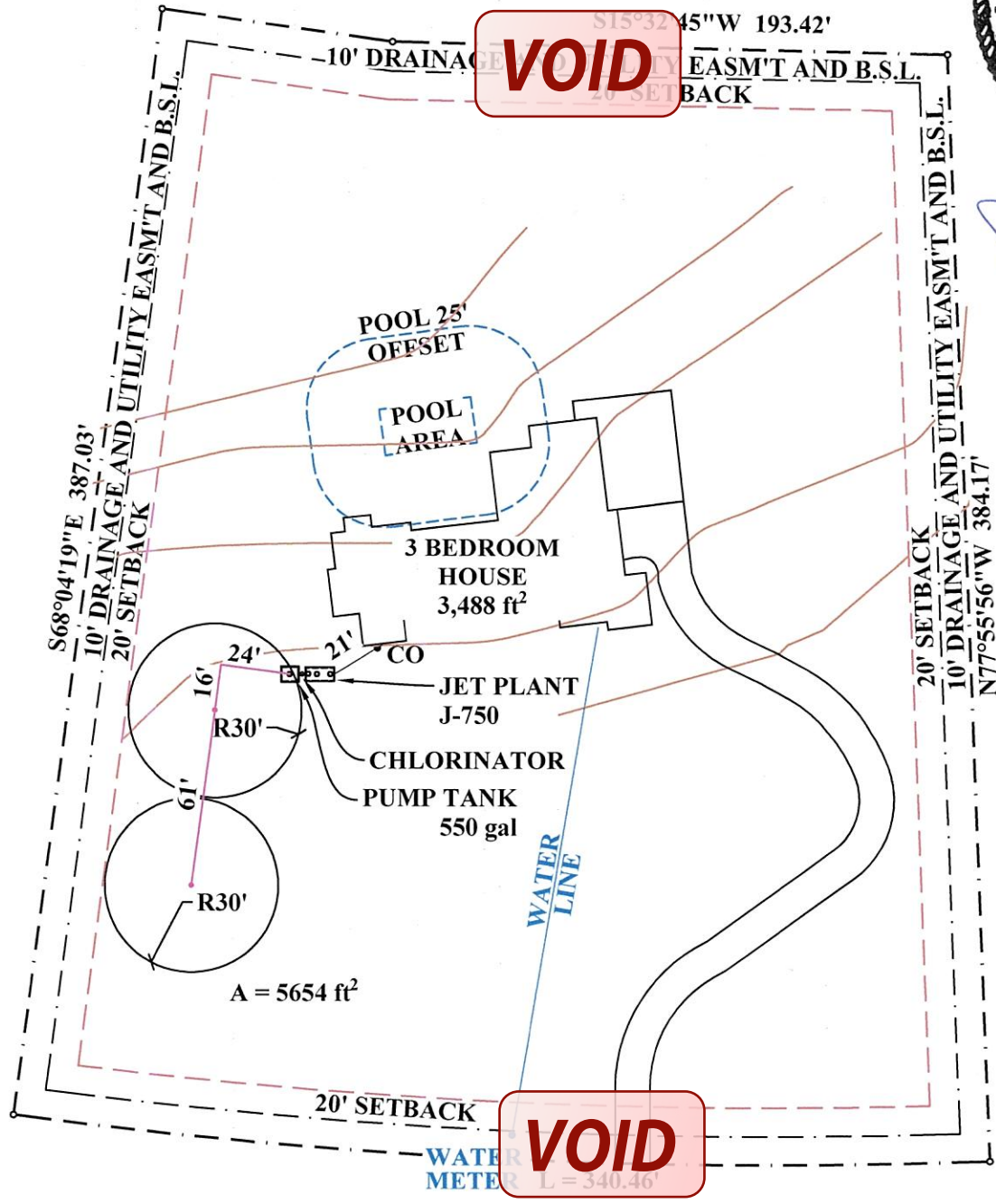
NOTES:

1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
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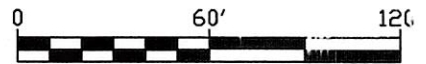
**REVISED**  
12:40 pm, Aug 30, 2023



*30 Aug 23*  
*[Signature]*



ARTHUR COURT



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

317 Arthur Court  
 Lot 1586R  
 The Peninsula @ Mystic Shores Unit 3  
 COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	
0	AUG 09 2023	RCC	7916R0	
			DATE	AUG 09 2023
			SCALE	1" = 60'

**From:** [Ritzen, Brenda](#)  
**To:** [Diandra Linares](#)  
**Subject:** RE: Permit 116535  
**Date:** Wednesday, August 30, 2023 12:50:00 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Diandra,

The permit application and Affidavit must still be corrected.

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:** Diandra Linares <diandra@stwastewater.com>  
**Sent:** Wednesday, August 30, 2023 12:37 PM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Subject:** RE: Permit 116535

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- Comal IT

Brenda,

Please see attached updates.

Thanks,

*Diandra Linares*



**From:** [Ritzen, Brenda](#)  
**To:** [Diandra Linares](#)  
**Subject:** Permit 116535  
**Date:** Friday, August 25, 2023 2:31:00 PM  
**Attachments:** [image001.png](#)

---

**Re: Matthew Perr7 & Cynthia Jones  
The Peninsula at Mystic Shores Unit 3 Lot 1586R  
Application for Permit for Authorization to Construct an On-Site  
Sewage Facility (OSSF)**

**Diandra :**

**I have reviewed the planning materials for the referenced permit submittal and found the following information is needed before I can continue processing this permit:**

- 1 ✓ The subdivision name on the permit application, affidavit, and all planning materials does not match the subdivision name on the recorded deed.**
- 2 ✓ Submit a pump tank detail which identifies the location and height of all pump tank settings and indicates the minimum reserve capacity provided.**
- 3. 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)

RECEIVED  
By Kathy Griffin at 2:16 pm, Aug 15, 2023

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

VOID

Date \_\_\_\_\_ Permit # 116535

Owner Name Matthew Perry & Cynthia Jones Agent Name South Texas Wastewater Treatment  
Mailing Address 694 W Coll Street Agent Address PO Box 1284  
City, State, Zip New Braunfels, TX 78132 City, State, Zip Boerne, TX 78006  
Phone # 502-222-7522 Phone # 830-249-8098  
Email Mperry1668@yahoo.com Email diandra@stwastewater.com

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

Subdivision Name Mystic Shores Unit 3 Lot 1586R Block \_\_\_\_\_

Acreage/Legal \_\_\_\_\_

Street Name/Address 317 Arthur Court City Spring Branch Zip 78070

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 3488

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 \_\_\_\_\_

VOID

Estimated Cost of Construction: \$ 1,200,000.00 (Structure Only)

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

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

Source of Water  Public  Private Well

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

By signing this application, I certify that:

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

Matthew Perry  
Signature of Owner

8/11/2023  
Date

**VOID**

202306025867 08/14/2023 12:49:04 PM

**AFFIDAVIT TO THE PUBLIC**

THE COUNTY OF COMAL  
STATE OF TEXAS

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas. The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TVWC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TVWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

ii

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

Lot 1586R Block      Subdivision Mystic Shores Unit 3

not in Subdivision:      Acres      Survey

The property is owned by **Matthew Perry & Cynthia Jones**

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.

**VOID**

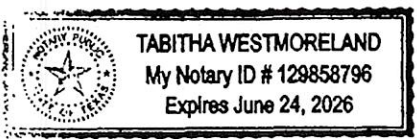
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

Matthew Perry Owner Name *Matthew Perry* Owner Signature ●  
Cynthia Jones Owners Name *Cynthia Jones* Owners Signature ●

This instrument was acknowledged before me on: 11<sup>th</sup> Day of August, 20 23

Tabitha Westmoreland Notary's Printed Name  
Tabitha Westmoreland Notary Public, State of Texas ●

Commission Expires: June 24, 2026



Affix Notary Stamp Above

Official County use only  
**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koeppe, County Clerk**  
**Comal County, Texas**  
**08/14/2023 12:49:04 PM**  
**LAURA 1 Page(s)**  
**202306025867**

*Bobbie Koeppe*

South Texas Wastewater Treatment

PO Box 1284

Boerne, TX 78006

830-249-8098

**VOID**

14 August 2023

317 Arthur Court

Mystic Shores

Lot 1586R Unit 3

Comal Co. Texas

I, Ronald R. Graham have reviewed the CZP# 1584.00 for this location and certify that this design meets all the requirements of the Texas Commission of Environmental Quality OSSF regulations, all provisions of the existing CZP and the orders of Comal County.



Ronald R Graham, RS

**VOID**

# SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78007-1284 or 1-800-86 WASTE



## SITE EVALUATION INFORMATION SHEET

Mitchell Custom Homes  
694 W Coll Street  
New Braunfels, TX 78130

SITE: 317 Arthur Court  
**Mystic Shores** Unit 3  
Lot 1586R  
Comal County, Texas

Date Site Evaluation Performed 20 February 2023  
Within 100 year Flood zone No, FIR Map 48091C0095F  
Edwards Recharge Zone: No, USGS map Index map

Profile Holes: 6" Clay loam III with rock from surface at 6"

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

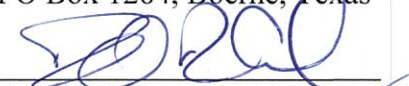
Structureless \_\_\_\_\_  
Weak \_\_\_\_\_ Moderate \_\_\_\_\_ Strong \_\_\_\_\_  
Blocky \_\_\_\_\_  
Platy \_\_\_\_\_ (unsuitable)  
Massive \_\_\_\_\_ (unsuitable)

Restrictive Horizon: None found: \_\_\_\_\_ Depth: surface  
Rock or Fractured Rock: x  
Clay 40% or more x  
Ground Water N/A

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

This site evaluated by  
South Texas Wastewater Treatment  
Ronald R. Graham, Site Evaluator  
Registration Number 19772, State of Texas  
PO Box 1284, Boerne, Texas



  
\_\_\_\_\_  
Ronald R. Graham, SE

8-15-23  
\_\_\_\_\_  
Date

# SOUTH TEXAS WASTEWATER TREATMENT

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

14 August 2023

## JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

**VOID**

Mitchell Custom Homes  
694 W Coll Street  
New Braunfels, TX 78130  
c/o Travis Mitchell

SITE: 317 Arthur Court  
**Mystic Shores** Unit 3  
Lot 1586R  
Comal County, Texas

This design includes an attached drawing No. 7916R0 dated 09 AUG 2023

### Design Specifications:

Estimated average daily wastewater flow: 3 Bedroom 3,488sf home  
(300 GPD) Treatment of 480 GPD

Pump tank/chlorine contact chamber capacity: 550 gallons

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

Dosing cycle quantity: 100-110 gallons

Number of dosing cycles per day: three (3)

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Dosing pump capacity: Little Giant WE20G05P4-20 20.0 GPM

NSF Certified Tablet Chlorinator: installed at inlet of pump tank

Maximum slope of the field: <15 percent

Means of preventing syphoning: gravity

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Safety Lid installed on Clarifier

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



15 Aug 23  
*[Handwritten signature]*

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

### Calculation of field Size

Four bedroom house 1,914sf home – allow 300 GPD effluent flow  
Assume an application rate of 15.6 square feet per gallon per day.

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

We are installing 2 sprinkler heads, capable of 2 gpm each, both with a 30' radius, both spraying a full circle. The area as measured by

**VOID**

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

Pipe and fittings

**VOID**

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

Site Preparation

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

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service.

Flood Prone Areas

The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C0095F. No physical drainage feature on property which would require special protective measures. No slope where seeps may occur, no flows with velocity that would damage components. This lot is located over the Contributing Zone of the Edwards Aquifer. CZP 3063.00 has been reviewed.

Tank Sizes

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



This system designed by:

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

[Signature]  
Ronald R. Graham, RS

August 15, 2023  
Date

Attachments:

Drawing No. 7916R0 dated 09

**VOID**

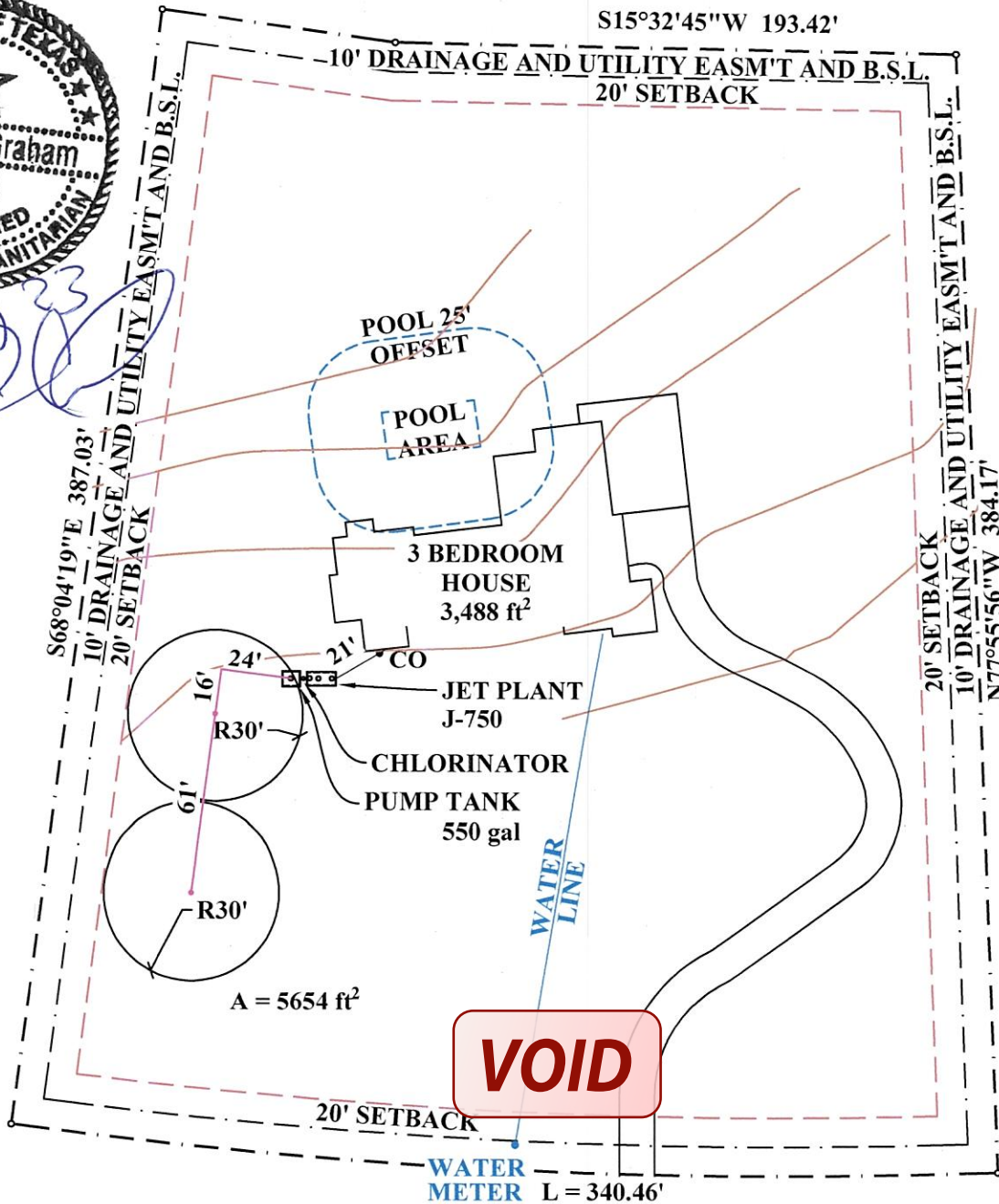
NOTES:

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

**VOID**

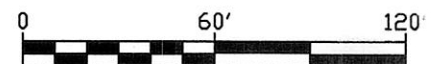


*9 Aug 23*  
*[Signature]*



**VOID**

ARTHUR COURT



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

317 Arthur Court  
 Lot 1586R  
 Mystic Shores Unit 3  
 COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	7916R0
0	AUG 09 2023	RCC	DATE	AUG 09 2023
			SCALE	1" = 60'



**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.**

**SPECIAL WARRANTY DEED**

STATE OF TEXAS

§

**Know All Men By These Presents:**

§

COUNTY OF COMAL

§

THAT MATTHEW JOHN PERRY and CYNTHIA IMAI JONES, Co-Trustees (hereinafter referred to as "Grantors"), of the PERRY JONES LIVING TRUST (the "Trust"), such trust having been established under that certain revocable trust agreement dated March 16, 2015, by and between MATTHEW JOHN PERRY and CYNTHIA IMAI JONES, as grantors and as trustees for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by MATTHEW JOHN PERRY an undivided one half interest as his separate property and CYNTHIA IMAI JONES an undivided one half interest as her separate property, (hereinafter referred to as "Grantee"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantee, all of Grantor's interest in and to the following real property together with all improvements situated thereon (such interest is hereinafter referred to as "Subject Property"):

LOT 1586R OF THE PENINSULA AT MYSTIC SHORES UNIT THREE, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 15, PAGES 154-159 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

More commonly known as 317 Arthur Court, Spring Branch, Texas 78070.

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

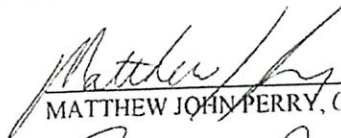
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Comal County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.


TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee's heirs, successors, executors, administrators, legal representatives, and assigns forever, and Grantor does hereby bind Grantor and Grantor's heirs, successors, executors, administrators, legal representatives, and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, successors, executors, administrators, legal representatives and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

Following the conveyance made by this deed, MATTHEW JOHN PERRY and CYNTHIA IMAI JONES shall own all of the subject property, each as their sole and separate property.

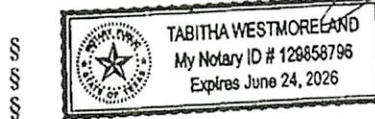
Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED on June 28, 2023.

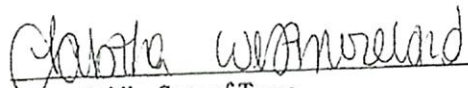
  
MATTHEW JOHN PERRY, Grantor and Trustee

  
CYNTHIA IMAI JONES, Grantor and Trustee

STATE OF TEXAS  
COUNTY OF BRAZORIA



This instrument was acknowledged before me on June 28, 2023, by MATTHEW JOHN PERRY and CYNTHIA IMAI JONES, as Grantors.

  
Notary Public, State of Texas

**Address of Grantees:**  
Matthew John Perry and Cynthia Imai Jones  
104 Oak Drive  
Friendswood, Texas 77546

**After Recording Return to:**  
Your Legacy Legal Care™, LLC  
P.O. Box 55867  
Webster, Texas 77598

This instrument was prepared based on information furnished to Your Legacy Legal Care™, LLC, by Grantor ("Provider"), and there has been no independent title search of any nature performed, including but not limited to any determination of ownership or outstanding debts and liens on said Property, nor has there been an investigation as to whether there are any delinquent taxes due on said Property, or a review of a contract connected with the conveyance of the Property.

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
07/05/2023 08:09:05 AM  
TERRI 3 Pages(s)  
202306021113



*Bobbie Koepp*

**RECEIVED**

By Kathy Griffin at 2:17 pm, Aug 15, 2023



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION CHECKLIST**

Staff will complete shaded items

		116535
<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

8/15/23  
\_\_\_\_\_  
Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

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