



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 02/26/2025 Permit Number: 117184

Location Description: 227 ENIGMA AVE
SPRING BRANCH, TX 78070

Subdivision: The Peninsula @ Mystic Shores
Unit: 3
Lot: 1561
Block: 0
Acreage: 0.0000

Type of System: Aerobic
Surface Irrigation

Issued to: Doug & Nancy Getson

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

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: 117184
Issued This Date: 03/25/2024
This permit is hereby given to: Doug & Nancy Getson

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

227 ENIGMA AVE
SPRING BRANCH, TX 78070

Subdivision: The Peninsula @ Mystic Shores
Unit: 3
Lot: 1561
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
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		117184
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.

Signature of Applicant

2/13/24

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION ____ (Missing Items Circled, Application Refused)

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

Date _____ Permit # 117184

Owner Name Doug & Nancy Getson Agent Name South Texas Wastewater Treatment

Mailing Address 306 Desert Sky Drive Agent Address PO Box 1284

City, State, Zip McGregor, TX 76657 City, State, Zip Boerne, TX 78006

Phone # _____ Phone # (830) 249-8098

Email _____ Email diandra@stwastewater.com

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

Subdivision Name The Peninsula @ Mystic Shores Unit 3 Lot 1561 Block _____

Acreage/Legal _____

Street Name/Address 227 Enigma Avenue City Spring Branch Zip 78070

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3,287

☐ 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: \$ 913,000.00 (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.

Nancy Getson
Signature of Owner

01-08-2024
Date

RECEIVED

By Brandon Olvera at 2:02 pm, Mar 25, 2024

OFFICE OF ENVIRONMENTAL HEALTH * * *

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/ Surface Spray

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

Tank Size(s) (Gallons) 750/550

Absorption/Application Area (Sq Ft) 5052

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

Date

2-12-24

Page 2 of 2

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

II

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

Lot 1561 Block Subdivision Mystic Shores @ The Peninsula Unit 3

not in Subdivision: Acres Survey

The property is owned by Doug & Nancy Getson

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.

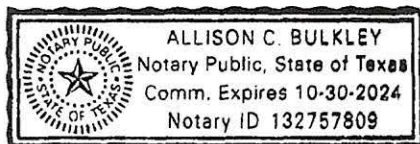
Doug Getson Owner Name [Signature] Owner Signature ☐
Nancy Getson Owners Name Nancy Getson Owners Signature ☒

This instrument was acknowledged before me on: 9th Day of JANUARY, 2024

ALLISON C. BULKLEY Notary's Printed Name

Allison Bulkley Notary Public, State of Texas ☒

Commission Expires: 10/30/2024



Affix Notary Stamp Above

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/12/2024 08:08:28 AM
TERRI 1 Pages(s)
202406004156



Bobbie Koepp

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

Date Printed: 11/30/2023

Area: MYS

Customer ID: 8050

Site: 227 Enigma Avenue, Spring Branch, TX 78070

To: Doug & Nancy Getson
306 Desert Sky Drive
McGregor, TX 76657

County: Comal

Subdivision: Peninsula @ Mystic Shores 3

Customer's Email: johnnie@experiencethereputation.com

Installed by: James Riebe

Contract with: South Texas Wastewater Treatment

Treatment Type: Aerobic / Disposal: Surface Application

MFG: Jet, Inc. / Brand: J-750- 2 yr / S#:

Disinfectant: Chlorine

Contract Period

through

NO PERMIT ON FILE

Agency: Comal County Environmental

3 visits per year - one every 4 months

System Max Allowance: 300 gallons per day

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 can 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 \$135.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

V. Services: Contractor will:

- A. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations approximately every four months.
- B. Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.
- C. Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. **If the technician receives approval after he leaves the property, a service call charge of \$135.00 to return to the property will be added to the final bill.** If warranted items are required to be replaced within 30 days of installation, labor will not be charged. After 30 days, labor will be charged according to the service agreement.
- D. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.).
- E. Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.
- F. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request.

Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

VI. Disinfection: ☐ Not Required. ☒ Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it, Contractor will add 6 tablets of chlorine at routine services (See Section V Sub-section A) **DMC INITIAL**

VII. Electronic Monitoring ☐ is ☒ is not included in this Agreement.

VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:

A. **If this is an initial agreement (new installation):**

1. Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
2. Contractor providing the equipment and installation for this OSSF.
3. Contractor's receipt of payment in full for the equipment and installation.
4. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.

B. If this is not an initial agreement (existing system):

1. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
2. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement

C. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.

IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :

A. **DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.**

B. Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to 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 \$135.00 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 \$135.00 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 135.00, 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 \$40.00 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 Cobabe

Name

Date

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

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.

[Signature]
Customer

Date

E-Mail

01-08-24 DMGETSON@MSN.COM

CONTACT PHONE NUMBERS:

#1 878-645-5008

#2 412-403-4616

Gate Codes for:

SubDivision # 4037 (1)

Property _____

(1) ADVISE HOMEOWNER DATE SERVICE
CALL TO RECONFIRM ACCESS CODE
INTO SUBDIVISION (THE PENINSULA
IN MYSTIC SHORES)

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

Timeless Luxury Homes
931 Georg Oaks
Bulverde, TX 78163

SITE: 227 Enigma Avenue
The Peninsula at Mystic Shores
Lot 1561
Comal County, Texas

Date Site Evaluation Performed 20 November 2023

Within 100 year Flood zone No, FIR Map 48091C0095F

Edwards Recharge Zone: No, USGS map Index map

Profile Holes: Significant fractured limestone. Some bulbous and some slab limestone from surface. Medium to dark brown silty clay.

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

2-12-24
Date

RECEIVED

SOUTH TEXAS WASTE WATER

By Brandon Olvera at 8:27 am, Feb 26, 2025

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

19 February 2025

NuWater-550 HOME WASTEWATER TREATMENT SYSTEM DESIGN
SPRINKLER SYSTEM

Timeless Luxury Homes
931 Georg Oaks
Bulverde, TX 78163
c/o Johnnie Long

SITE: 227 Enigma Avenue
Peninsula @ Mystic Shores 3
Lot 1561
Comal County, Texas

This design includes an attached drawing 8050R2 dated 19 FEB 2025

Design Specifications:

Estimated average daily wastewater flow: 3,287 sq ft, 4 bedroom house (300gpd)
Effluent treatment of 550 gpd
Pump tank/chlorine contact chamber capacity: 768 gallons
Design application rate: 0.064 gal./sq.ft./day
Dosing cycle quantity: 360-370 gallons
Number of dosing cycles per day: one (1)
Timer (Built in) to go off between midnight and 5 am
Type of float switch: mercury float switch
Design pressure head: 25-40 psi at sprinkler head
Dosing pump capacity: High Head effluent pump - 20.0 GPM @ approx.
NSF Certified Tablet Chlorinator: installed in pump tank
Maximum slope of the field: <15 percent
Means of preventing syphoning: hose bib
Diameter of supply pipe: 1 inch
Pressure adjusting valves to be installed: none required
Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds,
etc shall be strictly adhered to as required by latest Texas Commission on
Environmental Quality OSSF regulations.



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

Calculation of field Size

Four bedroom house, 3,287sf - allow 300 GPD effluent flow
Assume an application rate of 15.6 square feet per gallon per day.

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

Two sprinkler heads will be installed that are capable of 2.0 gallons per minute, one with a radius of 32', spraying a full circle, and one with a radius of 31' spraying a half circle for a total area covered as measured by autocad as:

$$A = 4,788 \text{ sf}$$

RECEIVED

By Brandon Olvera at 8:28 am, Feb 26, 2025

Page 2 of 2
227 Enigma Avenue
19 February 2025

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 High Head effluent 2 hp pump - 20.0 GPM or equivalent high head submersible pump capable of providing at least 8 GPM and providing a 25- 40 psi head shall be utilized for pumping effluent.

Site Preparation

Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover that will support vegetation.

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 the National Flood Insurance Program FIR Map community-panel Number 48091C0095F.

Tank Sizes

The system shall have a NuWater-600 extended aeration plant with NSF certified tablet chlorinator. The pump tank shall have a capacity of 768 gal. This tank will not need tees on inlet.

This system designed by:

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



A handwritten signature in blue ink, appearing to read "RRG", written over a horizontal line.

Ronald R Graham, RS

February 19, 2025
Date

19 Feb 25
A handwritten signature in blue ink, appearing to read "RRG", written over a horizontal line.

Attachments:

Drawing No. 8050R2 dated 19 FEB 2025

NOTES:

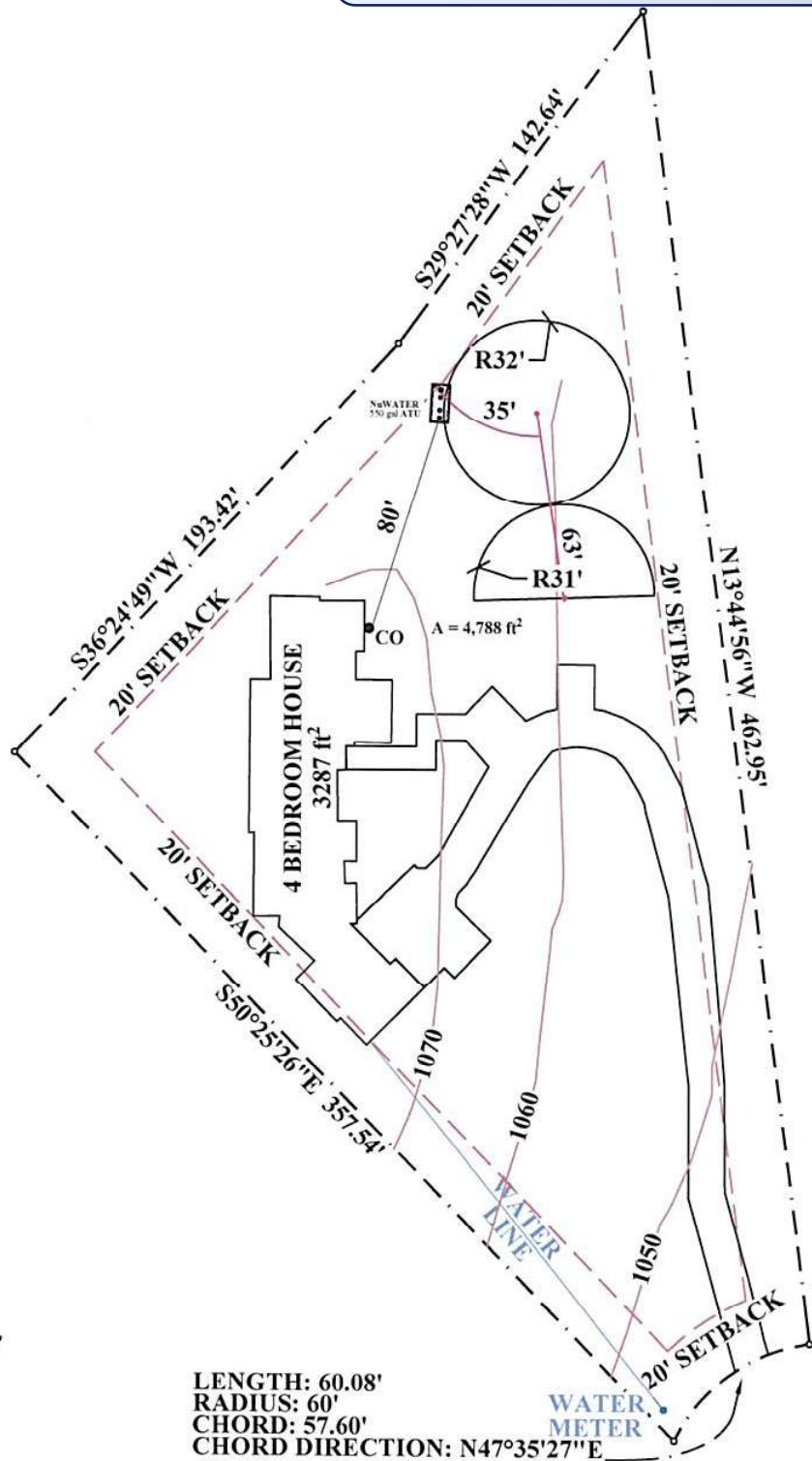
1. THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD
2. ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS
3. ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED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

RECEIVED

By Brandon Olvera at 8:28 am, Feb 26, 2025

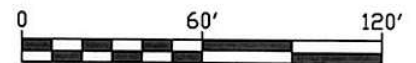



19 Feb 25
[Signature]



LENGTH: 60.08'
RADIUS: 60'
CHORD: 57.60'
CHORD DIRECTION: N47°35'27"E

ENIGMA AVENUE



 <p>SOUTH TEXAS WASTEWATER TREATMENT P.O. BOX 1284 BOERNE, TX 78006 830-247-8098 BY RONALD R. GRAHAM R.S. 3741</p>	227 Enigma Avenue Lot 1561 The Peninsula at Mystic Shores COMAL COUNTY, TEXAS			Rev	Date	By	DRAWING NO.	8050R2
				0	JAN 4 2023	RCC		
							DATE	FEB 19 2025
							SCALE	1" = 60'

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

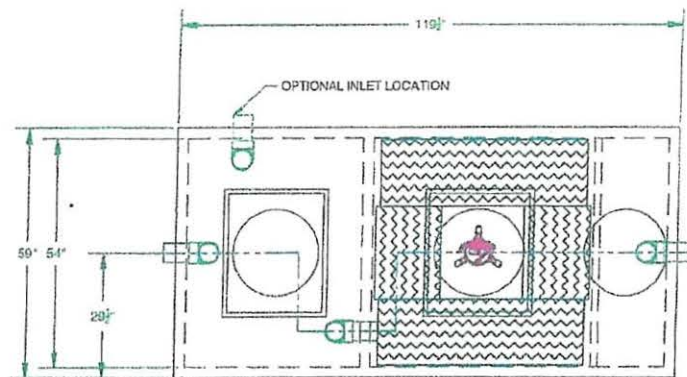
30 November 2023

227 Enigma Avenue
The Peninsula @ Mystic Shores 3
Lot 1561
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.

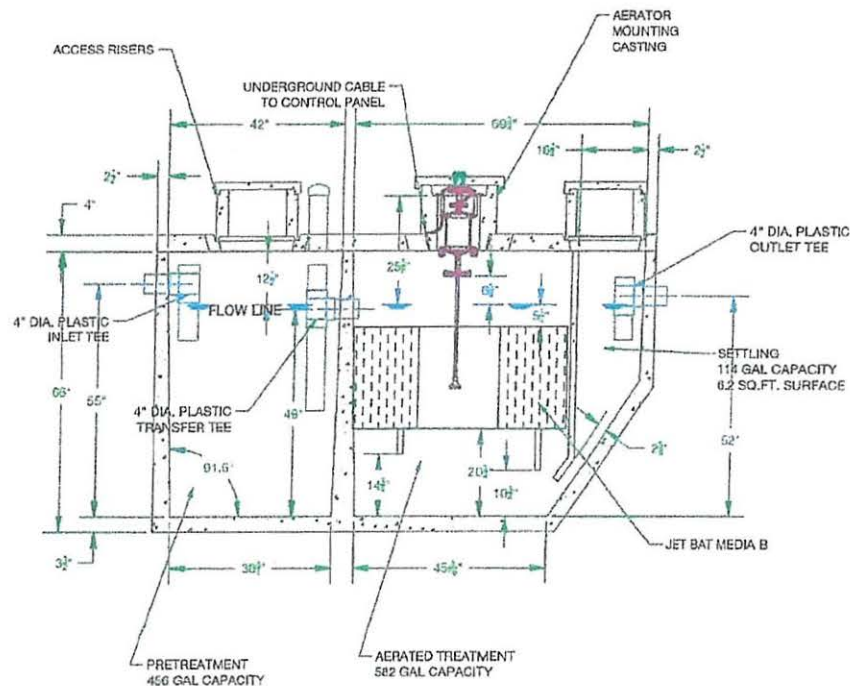


Ronald R. Graham, RS

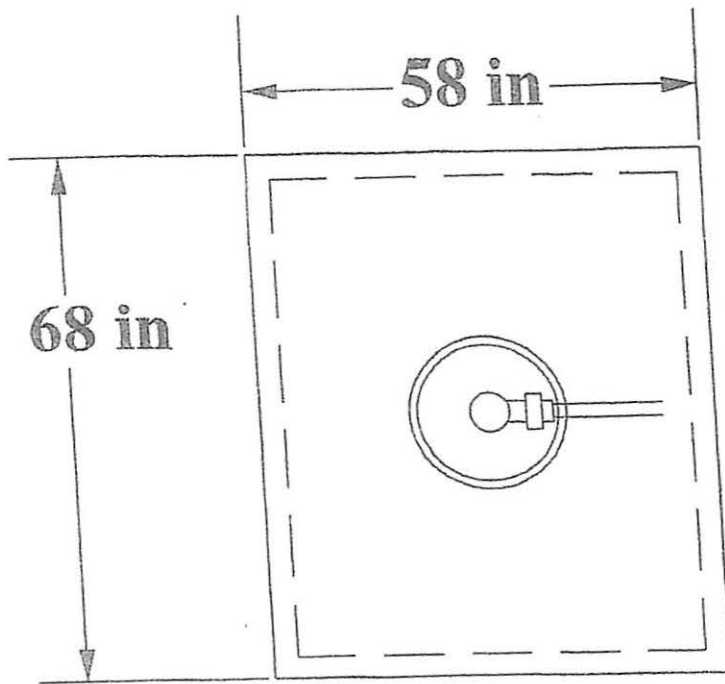


NOTES:

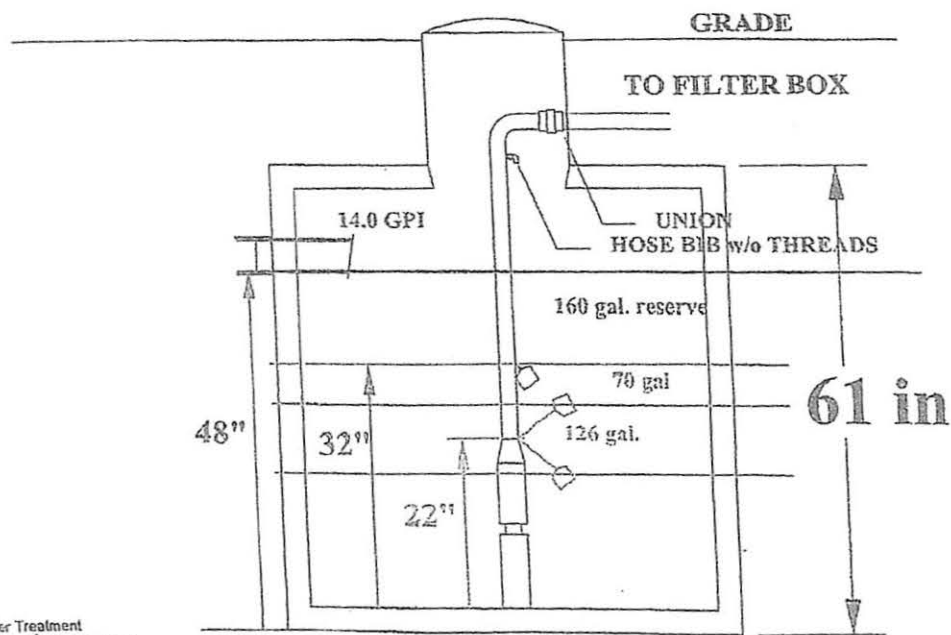
1. AERATOR MODEL 700LL MUST BE USED IN CONTINUOUS OPERATION
2. DEVELOP RISERS TO GRADE OR WITHIN 12" BELOW GRADE
3. PLASTIC RISERS CAST INTO THE TANK LID MAY BE USED IN PLACE OF CONCRETE RISERS



- 140708/14/14 REDRAWN		N J K	
REVIEW DATE	DESCRIPTION	DRAWN BY:	DATE
		N J K	08/14/14
J-750 RESIDENTIAL WWTP ONE PIECE TANK CASTING		APPROVED BY:	DATE
MATERIAL:		SCALE:	
		1 : 20	
TITLE:		SIZE:	
		C	
UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS ARE IN INCHES			
DECIMAL: ±.005			
FRACTIONAL: ±1/64			
DEC REE: ±1"			
PROPRIETARY PROPERTY: THIS DRAWING IS THE PROPERTY OF JET INC. AND MAY NOT BE REPRODUCED, COPIED OR USED WITHOUT WRITTEN PERMISSION.		DRAWING NUMBER:	
		J-750	
		REV: -	



PUMP. TANK **550 gal.**



Olvera,Brandon

From: Olvera,Brandon
Sent: Thursday, March 7, 2024 3:18 PM
To: Diandra Linares
Subject: 117184

Good Afternoon,



Application page 2 CZP section.

- a. The portion that states if there is no CZP (see below) is marked as yes. Does this property require another CZP?
2. Revise accordingly and resubmit.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County | www.cceo.org |
| 195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e:
olverb@co.comal.tx.us |

SOUTH TEXAS WASTEWATER TREATMENT

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

4 January 2023

JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Timeless Luxury Homes
934 Georg Oaks
Bulverde, TX 78163
c/o Johnnie Long

SITE: 227 Enigma Avenue
The Peninsula at Mystic Shores
Lot 1561
Comal County, Texas

This design is for a 4 bedroom, 3,287sf home, located at 227 Enigma Avenue, Lot 1561, The Peninsula at Mystic Shores, Comal County, Texas.

Design Specifications:

Estimated average daily wastewater flow: 4 Bedroom 3,287sf 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 capacity: 100-150 gallons

Number of dosing cycles per day: 3

Type of float switch: mercury float switch

Design pressure: 25 psi at sprinkler head

Dosing pump capacity: 20G05P4-20, 1/2" NPT, 1/2" M

NSF Certified Tank (Clarifier) installed at inlet to pump tank

Maximum slope: <15 percent

Means of preventing siphoning: 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 CSEF Regulations.

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

Calculation of field Size

Four bedroom house 3,287sf 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:

$$A = 5,625 \text{ sq ft}$$

Pipe and fittings

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

Site Preparation

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

Provisions for Emergencies

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

Flood Protection

The subject property is in a flood prone area according to National Flood Insurance Program FIR Map community Number 091C0095. No physical damage features on property which would require special protection measures. No slow moving flows with velocity that would damage components located over the zone of the Edwards Aquifer. CZP 1584.00 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

Ronald R. Graham, RS

February 12, 2024
Date

Attachments:

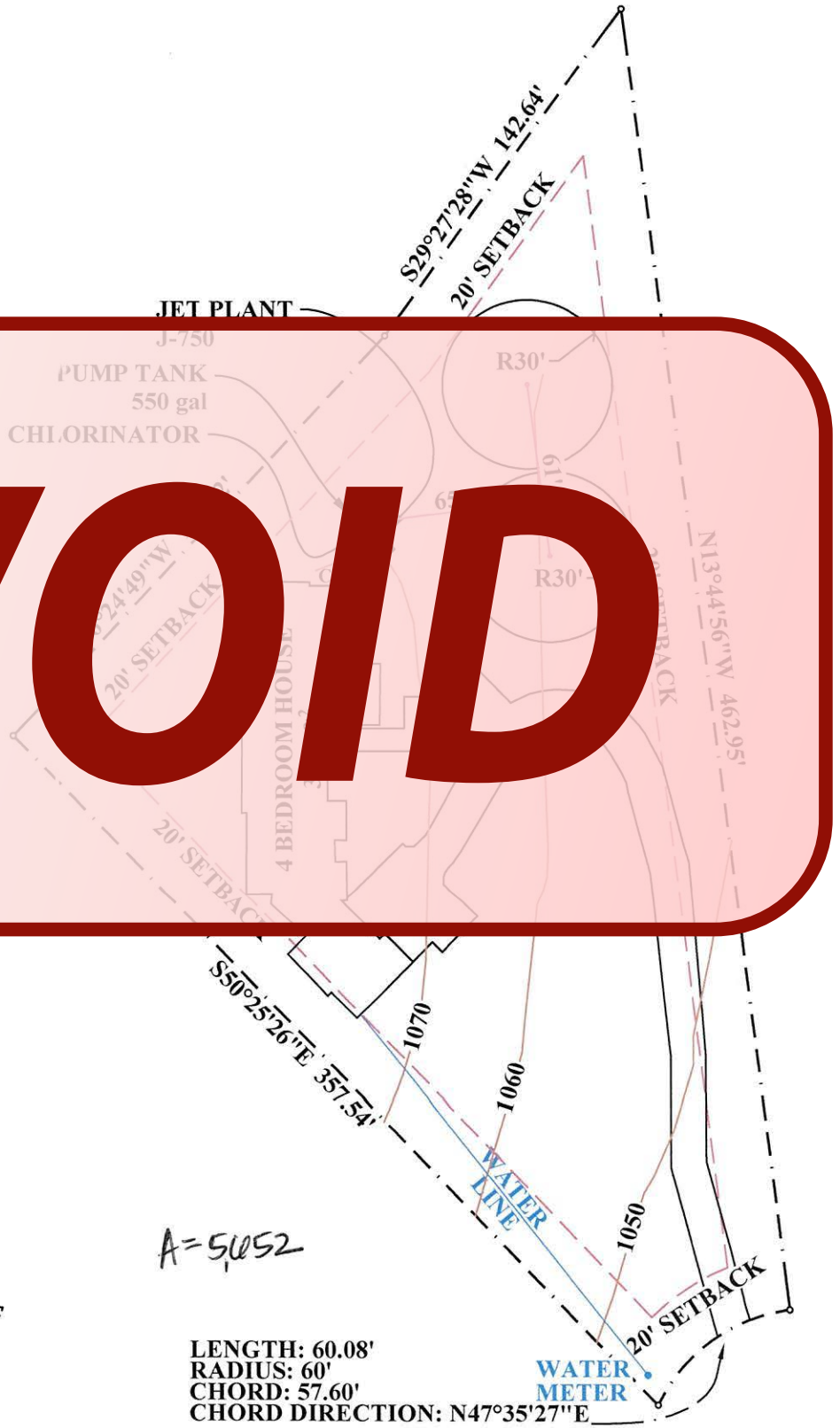
Drawing No. 8050R0 dated 4 JAN 2024

NOTES:

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



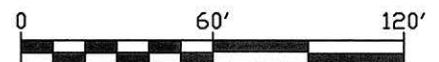
12 Feb 24
[Signature]



A=5052

LENGTH: 60.08'
RADIUS: 60'
CHORD: 57.60'
CHORD DIRECTION: N47°35'27"E

ENIGMA AVENUE



* * * 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/ Surface Spray

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

Tank Size(s) (Gallons) 750/550 Absorption/Application Area (Sq Ft) 5052

Gallons Per Day (GPD) 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 WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Area? ☐ Yes ☒ No

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

(If yes, the R.S. 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]
Signature of Designer

2-12-24
Date

Page 2 of 2

RECEIVED

By Brandon Olvera at 4:15 pm, Mar 11, 2024

NOTES:

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

VOID



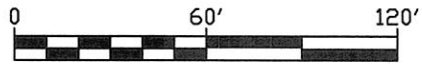
4/10/24
[Signature]



LENGTH: 60.08'
RADIUS: 60'
CHORD: 57.60'
CHORD DIRECTION: N47°35'27"E

WATER METER

ENIGMA AVENUE



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

227 Enigma Avenue
Lot 1561
The Peninsula at Mystic Shores
COMAL COUNTY, TEXAS

Rev	Date	By	DRAWING NO.	8050R1
0	JAN 4 2023	RCC	DATE	MAR 04 2024
			SCALE	1" = 60'

SOUTH TEXAS WASTE WATER TREATMENT, LLC

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-861-WASTE www.stwastewater.com

1 March 2024

NuWater-550 HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Timeless Luxury Homes
931 Georg Oaks
Bulverde, TX 78163
c/o Johnnie Long

SITE: 227 Enigma Avenue
Peninsula @ Mystic Shores 3
Lot 1561
Comal County, Texas

This design includes an attached drawing 8050R0 dated 4 JAN 2024

Design Specifications:

Estimated average daily wastewater flow: 3,287 sq ft, 4 bedroom house (300gpd)

Effluent treatment of 550 gpd

Pump tank/chlorine contact chamber capacity: 768 gallons

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

Dosing cycle quantity: 360-370 gallons

Number of dosing cycles per day: 4

Time (built in) to start dosing: 5 and 5 minutes

Type of float switch: automatic float switch

Design pressure: 25 psi at sprinkler head

Dosing pump capacity: 1.5 GPM lead effluent pump - approx. 1.5 GPM

NSF certified Chlorinator: installed in pump tank

Maximum slope of the line: 15 percent

Meaning of the symbol: hose end

Diameter of supply pipe: 1/2 inch

Pressure testing valves to be installed: none required

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

Pump
A PVC union shall be placed above the pump to allow for easy pump removal.

Calculation of field Size

Four bedroom house, 3,287sf - allow 300 GPD effluent flow
Assume an application rate of 15.6 square feet per gallon per day.

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

Two sprinkler heads will be installed that are capable of 2.0 gallons per minute, both with a radius of 30', both spraying a full circle, for a total area covered as measured by autocad as:

$$A = 5,652 \text{ sf}$$

RECEIVED

By Brandon Olvera at 4:14 pm, Mar 11, 2024

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 High Head effluent ½ hp pump - 20.0 GPM or equivalent high head submersible pump capable of providing at least 8 GPM and providing a 25- 40 psi head shall be utilized for pumping effluent.

Site Preparation

Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover that will support vegetation.

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. The aerobic system has a 24-hour service agreement which includes emergency response.

Flood Insurance

The subject property is in a flood prone area according to the National Flood Insurance Program FIR Map community model Number 8091C009.

Pump Tank

The system shall have a NuWater-600 extended aeration plant with NSF certified tablet chlorinator. The pump tank shall have a capacity of 768 gal. This tank will not need tees on inlet.

This system designed by:

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



A handwritten signature in blue ink, appearing to read "Ronald R. Graham", written over a horizontal line.

A handwritten signature in blue ink, appearing to read "Ronald R. Graham", written over a horizontal line.

Ronald R Graham, RS

March 4, 2024
Date

Attachments:

Drawing No. 8050R0 dated 4 JAN 2024

RECEIVED

By Brandon Olvera at 4:14 pm, Mar 11, 2024

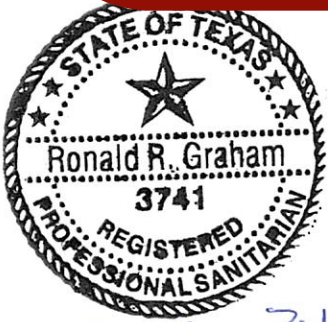
RECEIVED

By Brandon Olvera at 12:45 pm, May 01, 2024

NOTES:

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

VOID

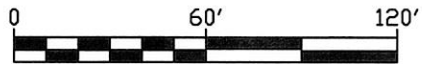


25 Apr 24
[Signature]



LENGTH: 60.08'
RADIUS: 60'
CHORD: 57.60'
CHORD DIRECTION: N47°35'27"E

ENIGMA AVENUE



	SOUTH TEXAS WASTEWATER TREATMENT P.O. BOX 1284 BOERNE, TX 78006 830-249-8098 BY RONALD R. GRAHAM R.S. 3741	227 Enigma Avenue Lot 1561 The Peninsula at Mystic Shores COMAL COUNTY, TEXAS	Rev	Date	By	DRAWING NO.	8050R2
			0	JAN 4 2023	RCC	DATE	APR 25 2024
						SCALE	1" = 60'

STC-mw

GF# 1179296

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 9, 2021

Grantor: Guy M. Robinson and Mary T. Robinson

Grantee: Doug Getson and Nancy Getson
306 Desert Sky Dr.
McGregor, TX 76657

Consideration: Ten and No/100ths (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Property (including any improvements): Lot 1561, THE PENINSULA AT MYSTIC SHORES UNIT THREE, an addition to Comal County, Texas and according to the plat the Development filed of Record Volume 15, Page 154-159, Official Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

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

Guy M Robinson

Guy M. Robinson

Mary T Robinson

Mary T. Robinson

THE STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on this 9th day of April, 2021, by Guy M. Robinson. **Notarization completed via Interactive 2 way audio and video communication**



MarCey Glenn

Notary Public, State of Texas

Notary's Printed Name: MarCey Glenn

My Commission Expires: 10/21/2023

THE STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on this 09 day of April, 2021, by Mary T. Robinson. **Notarization completed via Interactive 2 way audio and video communication**



MarCey Glenn

Notary Public, State of Texas

Notary's Printed Name: MarCey Glenn

My Commission Expires: 10/21/2023

After Recording Return To:
Doug Getson and Nancy Getson
306 Desert Sky Dr.
McGregor, TX 76657

DECLARATION OF AUTHENTICITY

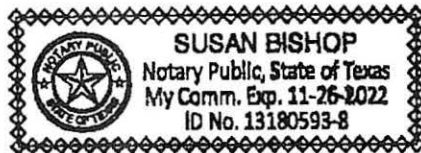
State of TEXAS
County of COMAL

The attached document, GENERAL WARRANTY DEED (insert title), dated APRIL 9, 2021 and containing 2 pages, is a true and correct copy of an electronic record printed by me or under my supervision. At the time of printing, no security features present on the electronic record indicated any changes or errors in an electronic signature or other information in the electronic record after the electronic record's creation or execution. This declaration is made under penalty of perjury.

Signed this 9TH day of April, 2021.

Susan Bishop (signature of notary public or other officer)
(seal of office)

Susan Bishop (printed name of notary public or other officer)
My commission expires: 11-26-22



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/12/2021 02:53:40 PM
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Bobbie Koepp