

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)				

**Comal County Environmental Health
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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						

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Inspector Notes:



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: 117968
Issued This Date: 10/29/2024
This permit is hereby given to: Homes for our Troops, Inc. c/o Cheryl Peterson

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

421 MEXICAN HAT DR
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 12
Lot: 1477
Block: --
Acreage: 3.0000

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.

RECEIVED

By Kathy Griffin at 2:11 pm, Oct 02, 2024



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

117968

Permit Number

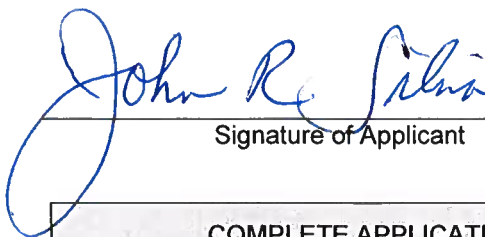
Instructions:

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.

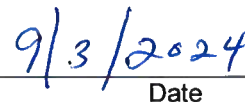
OSSF Permit

- ☒ 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



Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refeused)

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

Date 2 OCTOBER 2024 Permit # 117968

Owner Name Homes for our Troops, Inc. c/o Cheryl Peterson Agent Name Fernando Aguirre
Mailing Address 6 Main St Agent Address 6043 Spring Valley
City, State, Zip Taunton, MA, 02780 City, State, Zip San Antonio, Texas 78247
Phone # (508) 823-3300 x 225 Phone # (210) 254-8221
Email CPETERSONAH@TUSA.ORG Email SUPERFASTSEPTIC@gmail.com

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

Subdivision Name MYSTIC SHORES Unit 12 Lot 1477 Block —
Acreage/Legal 3.00
Street Name/Address 421 MEXICAN HAT DR. City SPRING BRANCH Zip 78070

Type of Development:

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) Frame Home
Number of Bedrooms 4
Indicate Sq Ft of Living Area 2872

☐ 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: \$ 100,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

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

By signing this application, I certify that:

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

Signature of Owner

Date

Page 1 of 2

RECEIVED

By Brandon Olvera at 8:29 am, Oct 29, 2024



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Frank Aguirre, Fernando Aguirre

System Description ATU with spray dispersion

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

Tank Size(s) (Gallons) 600 gpd ATU Absorption/Application Area (Sq Ft) 4688 Min.

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.)

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☒ Yes ☐ No

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.)

YES, OSSF complies w/ CZP

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.

Frank Aguirre
Signature of Designer

2 October 2024
Date

AFFIDAVIT

THE COUNTY OF COMAL, STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's) this document is filed in the deed Records of Comal County, Texas

The Texas Health and Safety Code, Chap. 366, authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSF's). Additionally, the Texas Water Code (TWC), #5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas health and Safety code, requires owners to provide notice to the public that certain types of OSSF's are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSF, nor does it constitute any guarantee by the commission 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):

12 (Unit) Phase/Section Block 1477 Lot MYSTIC SHORES SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name): HOMES FOR OUR TROOPS

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 with 30 days or maintain the system personally.

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

WITNESS BY HAND(S) ON THIS 3rd DAY OF September, 2024

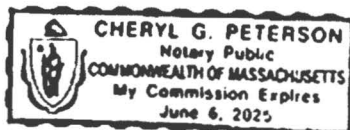
John R. Silvia
Owner's signature(s)

Homes For Our Troops, Inc.
by John R. Silvia
Owners(s) Printed name(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3rd DAY OF Sept, 2024

Cheryl G. Peterson
NOTARY PUBLIC SIGNATURE

NOTARY SEAL HERE:



This area for Comal County Clerk recording purposes only.

Filed and Recorded
Official Public Records
Bobbie Koeppe, County Clerk
Comal County, Texas
09/24/2024 08:01:19 AM
LAURA 1 Pages(s)
202406028835



Bobbie Koeppe



Michael J. Long
TCEQ Maintenance Provider #0001294
Expiration Aug 31 2025

Residential OSSF Maintenance Agreement, New Installation 3 Year Initial Membership

Customer Name: Homes For Our Troops

Agreement Dates: _____

Service Address 421 Mexican Hat Dr

City, State & Zip: Spring Branch, TX 78070

Permitting Authority: Comal County

Permit Number: _____

Contact Number: _____

Email Address: _____

The Texas Commission on Environmental Quality (TCEQ) requires all ATU's to be checked and maintained every four months for the life of the unit (some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire). Upon expiration of this agreement, MJ Septic will offer a continuation of your maintenance agreement to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your agreement. For new installations, the effective date of this maintenance agreement shall be the date the LTO (license to operate) is issued, required by state guidelines dated June 13, 2001.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with the property owner(s). Office hours are Monday - Friday 8am to 5pm

Inspections: An inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical, and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a \$75 service call for re-scheduling. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.

Service Calls: If a service call is required by the property owner/renter between regular inspections, a service call fee of \$75 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee or credit it towards the cost of a repair approved onsite at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments and system power failure.

Repairs I: If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the property owner for approval to make onsite repairs. If we are unable to repair/replace parts onsite, the customer will be notified via email that repairs/replacement of parts is needed. All major part replacements come with a 2-year warranty (see notes below). There will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance agreement is in effect with MJ Septic. If the agreement has a lapse in time, All warranted items are voided.

Repairs II: For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance agreement is in place with MJ Septic.

Violations of Warranty: include but are not limited to the following, turning off your system at any time; disconnecting the alarm; restricting airflow to the air compressor; overloading the system above its daily rated capacity; introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system, or any other harmful usage of your OSSF/ATU; refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed; necessary treatment of ants. property owners must keep grass, weeds, and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tanks, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds, etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

Septic Tank Pumping: The cost for cleaning/pumping of your ATU is not included in your maintenance agreement. Manufacturer recommends pumping between 10-12" of sludge in the pump tank. We determine this by gathering 2-3 different readings out of your pump tank with a sludge judge. A few other factors that may determine pumping is necessary, even if sludge in the pump tank is less than 10-12". *A typical/average household will need to have their system pumped every 1-3 years; this all depends on usage and will vary per household*

Chlorine Supply: The property owner is responsible for maintaining their own chlorine supply. TCEQ regulation requires proper chlorination. For liquid chlorinators, property owners are to add 2-3 gallons of 6-10% Sodium Hypochlorite (Household Bleach) per month. Chlorine consumption will vary depending on water usage. For tablet chlorinators, property owners can purchase Calcium Hypochlorite tablets at a local Home Depot or Lowe's. DO NOT USE POOL TABLETS (this can cause a dangerous volatile chemical reaction).

Transfer of Maintenance Agreement/Property Ownership: The fee of this maintenance agreement is non-refundable, however is fully transferable to the new property owner(s). If this policy is sold within the agreement period, the signing party is responsible for all repairs unless the new property owner(s) information is provided before repairs are made and the transfer agreement is signed (by the new property owner) and returned to us. The new property owner(s) will be emailed a copy of the electronic orientation, if it was an MJ Septic installation, once the signed agreement is received on file with our office.

Rental Homes: The property owner is responsible for all fees associated with this agreement. The property owner is responsible for ensuring all tenants are informed on proper usage of the system.

Alterations and Modifications to the OSSF: Do not allow alteration to any part of the system or sprinkler head locations. Alterations will put the system out of county/code compliance and may cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance agreement. If a customer chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds, landscaping features, etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from unapproved alterations and modifications.

Payment Terms: This agreement must be paid in full before any services are rendered. A credit card will be required at time of booking any service for parts, repairs, cleaning/pumping, service calls, red lights, etc. unless otherwise specifically noted. MJ will not perform any repairs or pumping unless we have a credit card on file. MJ Septic no longer accepts payment onsite, whether it be a check or credit card, and we do not offer billing/invoicing for future payments; this is a strict office policy, no exceptions.

Property owner(s) are not required to be present at inspections. Please note, customers will receive a notice 1-15 business days prior to your scheduled inspection. An additional notice may be sent the day of scheduled inspection when the technician is headed to your property. A door hanger will be left if no one is onsite. Inspection reports are immediately emailed upon inspection completion to the email address(es) you provided to MJ Septic, please check your spam folder. If you have not received your report 3-5 business days after your scheduled inspection, please call our office.

Please note, customers will receive an emailed notice 1-15 business days prior to your scheduled inspection, this is your only notification we will send. MJ Septic will assess a \$75 re inspection/missed inspection fee if we are not granted access to complete your inspection on the date assigned, aggressive dogs, overgrown vegetation, system inaccessible, etc. It is your responsibility to contact the office to update any information during the duration of your agreement.

Acceptance of Maintenance Agreement: Agreement price, terms and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agreed to the maintenance agreement guidelines stated above and have also read and agreed to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the property owner will be responsible for signing an updated version for office and county records.

Customer Name: Homes For Our Troops

Service Address 421 Mexican Hat Dr

Service City, State & Zip: Spring Branch, TX 78070

Agreement Dates: _____

I have fully read the terms of this agreement. I understand that upon issuance of OSSF LTO, I will contact MJ Septic to fully enroll, update all property information and/or transfer this agreement. Upon completion, I am aware that an electronic system orientation will be emailed to me.

MJ Septic will not sign this agreement unless we have a signed installation estimate on file.

Customer Signature: Cheryl Peterson

Customer Signature Date: 9/5/24

MJ Septic Signature: Catherine Jefferson

MJ Septic Signature Date: 09 / 05 / 2024

RECEIVED

By Brandon Olvera at 8:30 am, Oct 29, 2024

OSSF Soil EvaluationDate Performed: 28 Sept 2024421 MEXICAN HAT DR, SPRING BRANCH, TX, 78070

Property Location: _____ Proposed Excavation Depth: _____


Name of Site Evaluator: FERNANDO AGUIRRE Registration Number: 36623**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Locations of soil boring or dog pits must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

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

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

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

Fernando R. Aguirre
Signature of Site Evaluator28 Sept 2024
Date



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

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY

DATE: 2 October 2024

THE PLAYERS:

Property owner: Homes For Our Troops, Inc., c/o Cheryl Peterson, P.E., 6 Main Street, Taunton, MA 02780; 508-823-3300 x225CPeterson@hfortusa.org

Designer: Frank Aguirre, R.S., 16159 Old Stable Rd., San Antonio, Texas 78247; frankseptic45@gmail.com; 210.275.7866

Agent: Fernando Aguirre, SE, 6043 Spring Valley, San Antonio, Texas, 78247, superfastseptic@gmail.com; 210.254.8221

Property Address: 421 Mexican Hat Dr, Spring Branch, Tx, 78070

Subdivision: Mystic Shores	SF of living area: 2872	Reqd. Drip area: 4688 SF
Unit: 12	Estimated cost	GPD: 300
Lot: 1477	of construction: 100,000	Property over CZ? Y N N
Block: n/a	Any portion in USACE? No	In incorporated city? No
Acreage: 3.00	Source of water: public	Number of tracts: 1
Single family residence? Yes	Planning materials: fa	A permit RENEWAL? N
Type of single family	Treatment: ATU	A permit REMODEL? N
construction: frame	Disposal: Spray	Permit #: forthcoming
# of BR's: 4	Tank size: 600 gpd ATU	Months since renewal? n/a
Note: All pumping events are activated by electric timers set for 1am and 4 am activations.		
ALL DEPICTIONS IN THIS DESIGN ARE STRICTLY DIAGRAMMATIC.		

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

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

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

Sincerely,

Frank Aguirre

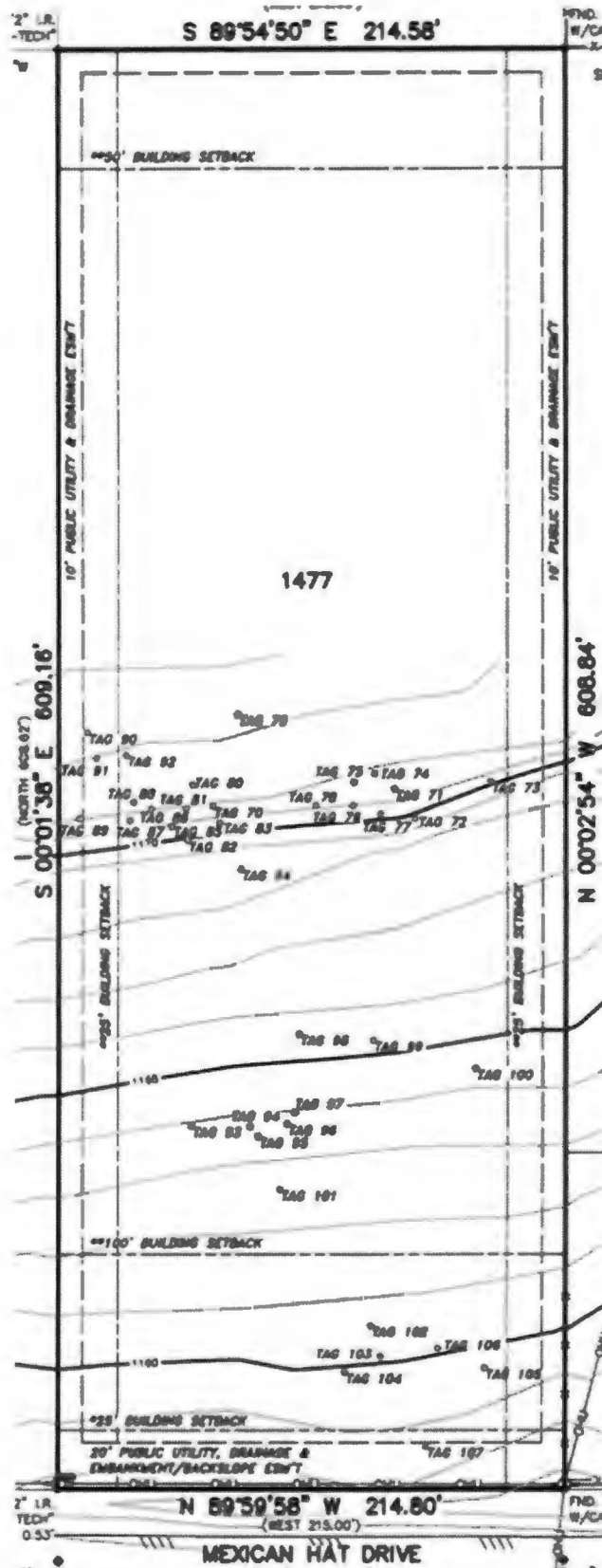
Frank Aguirre, Registered Sanitarian, Lic. 994, Site Evaluator, Lic. 10807, TCEQ
Designated Representative Lic.30400, NAWT Certified Inspector, Lic. 13671TC

Location:



Flood zone/Aquifer map:

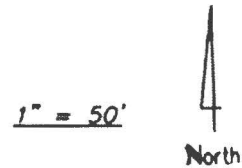
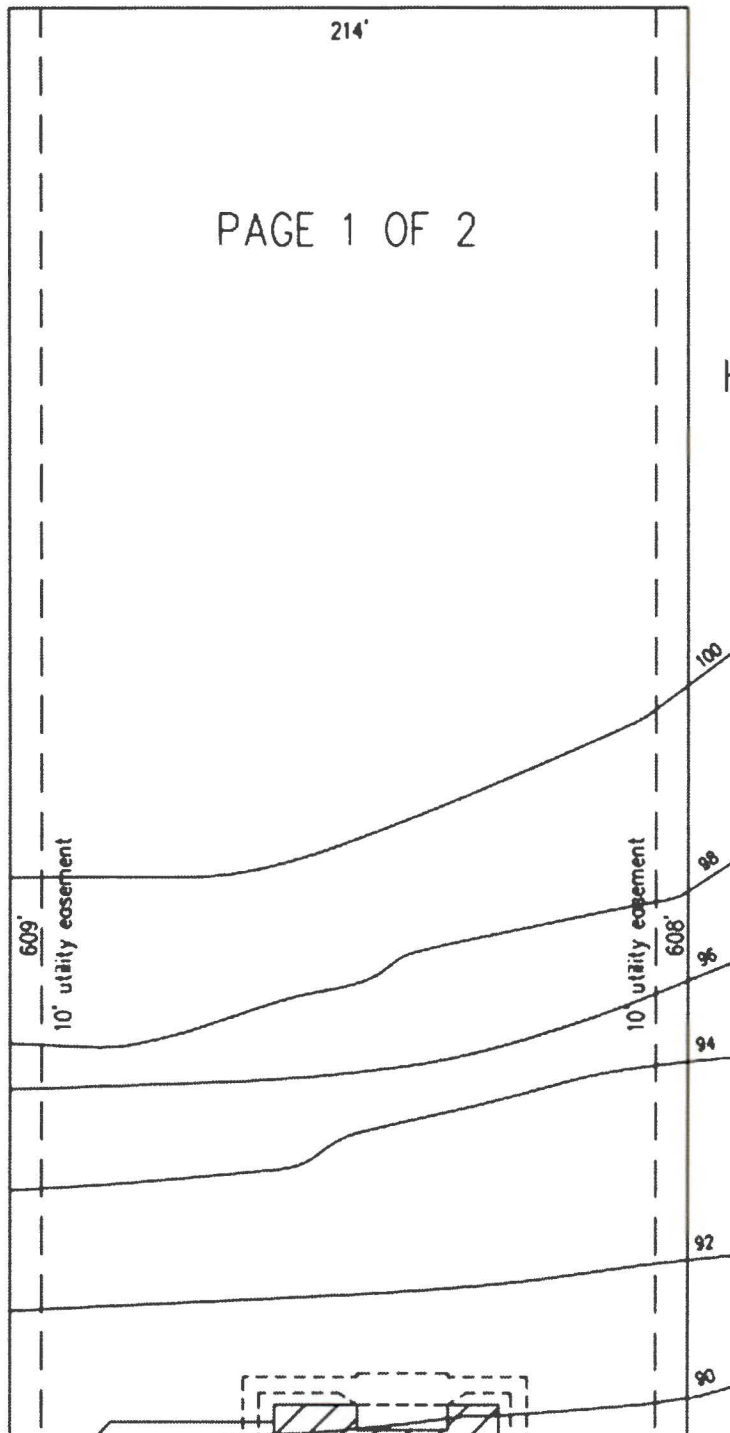




2 DIAGRAMS:



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



PAGE 1 OF 2

HOMES FOR OUR TROOPS
28 SEPT 2024

A = $\pm 17'$ of 4" pvc, Sch 40,
tightline with a cleanout within
3' of the house

B = Pre-treatment, 600 gpd
ATU, chlorinator and pump tank

C = $\pm 175'$ of 1" supply line

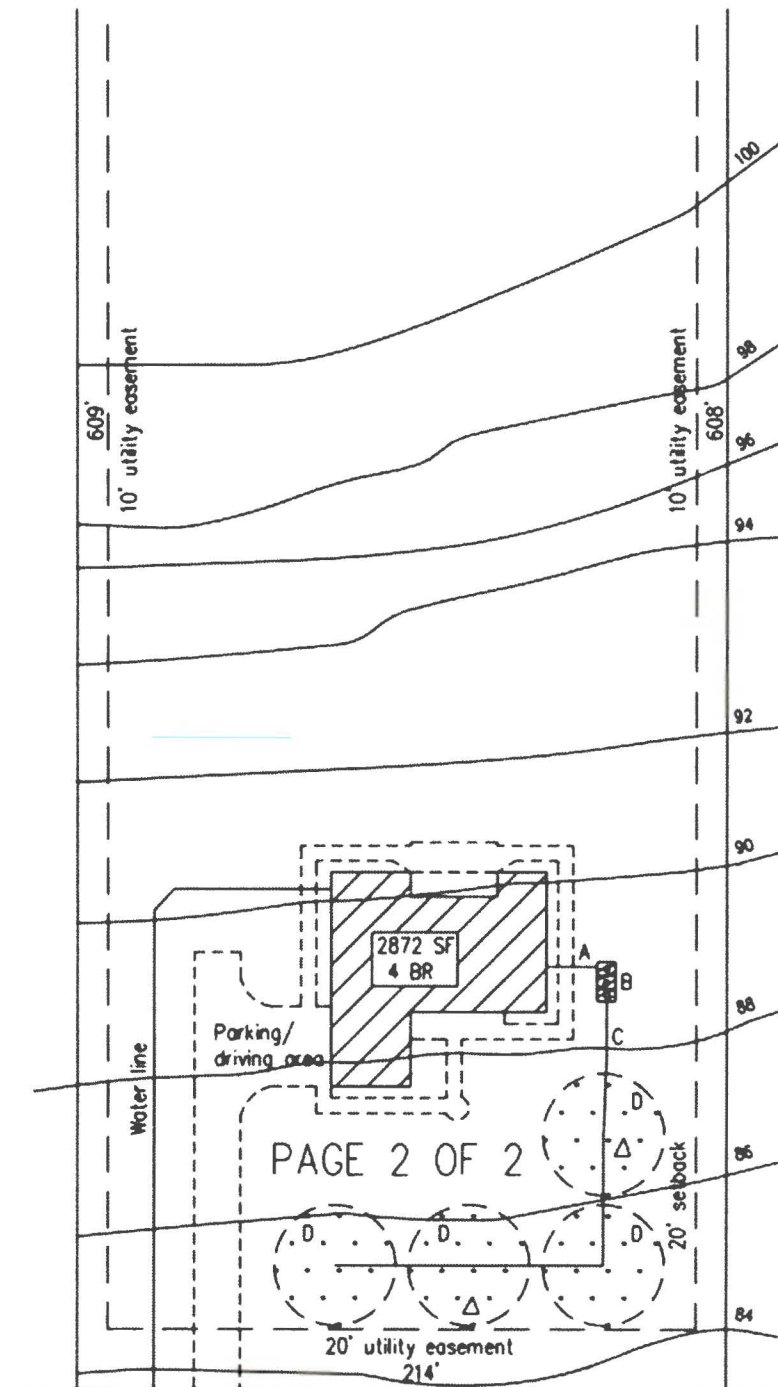
D = 20' of full circle spray

NOTES:

*Sewer line to be sleeved in Sch.
40 under concrete and within
5' of the sidewalk

*Water line shall be sleeved in
Sch. 40 pipe under the sidewalk

Spray application area:
Four 20' radius full circle sprays =
4 x 1256 SF = 5024 SF



421 MEXICAN HAT DR

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

A = $\pm 17'$ of 4" pvc, Sch 40, tightline with a cleanout within 3' of the house

B = Pre-treatment, 600 gpd ATU, chlorinator and pump tank

C = $\pm 175'$ of 1" supply line

D = 20' of full circle spray

NOTES:

*Sewer line to be sleeved in Sch. 40 under concrete and within 5' of the sidewalk

*Water line shall be sleeved in Sch. 40 pipe under the sidewalk

Spray application area:
Four 20' radius full circle sprays =
4 x 1256 SF = 5024 SF

Δ = Soil profile site

Frank Aguirre



RS 994
OS 10807
DR 30400

Lot 1477, Mystic Shores, Unit 12

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

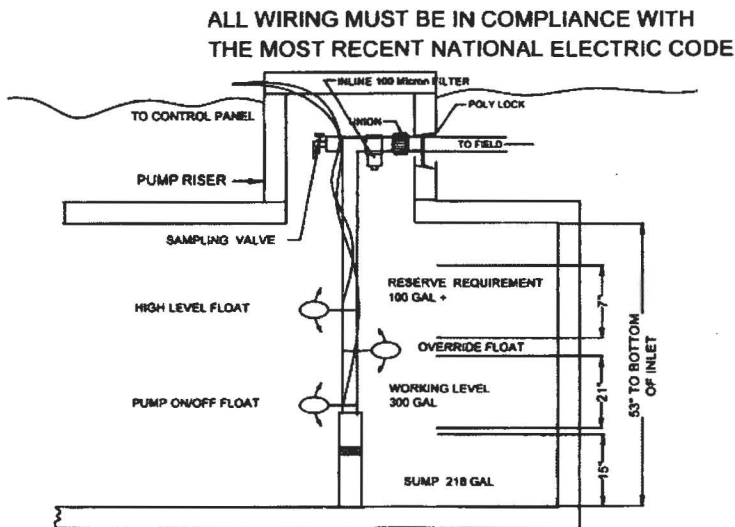
TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

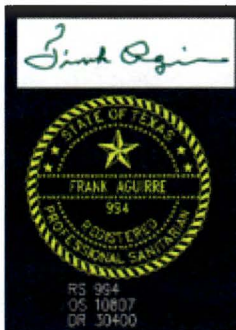
A two way sanitary tee is required between residence and tank.

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



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

Pump times: pump activations (On/OFF modes) shall occur using an electric timer





ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Frank Aguirre, Fernando Aguirre

System Description ATU with spray dispersion

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

Tank Size(s) (Gallons) 600 gpd ATU

Absorption/Application Area (Sq Ft) 4688 Min.

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.)

Is there at least one percolation test as per 285.401? ☒ Yes ☐ No

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 Containment 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.

Frank Aguirre
Signature of Designer

2 October 2024
Date



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***421 Mexican Hat Dr.***
Mystic Shores 12
Lot 1477

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

- ✓. Application Page 2:
 - a. Mystic Shores subdivision does have a TCEQ approved contributing zone plan (CZP).
 - b. Certify that the design complies with the approved CZP.
- ✓. Submit the site and soil evaluation.
- 3. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |
| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

CHICAGO TITLE GF# 4300172400531MB

WARRANTY DEED

DATE: Effective March 28, 2024

GRANTOR: Scott D. Lutjens and Jerilynn S. Lutjens

GRANTOR'S ADDRESS: 8703 Timberland Trail, Boerne TX 78015-6529

GRANTEE: Homes For Our Troops, Inc., a Massachusetts corporation

GRANTEE'S ADDRESS: 6 Main Street, Taunton MA 02708

CONSIDERATION: Ten Dollars (\$10.00) and other valuable consideration

PROPERTY:

Lot 1477, Mystic Shores, Unit Twelve, situated in Comal County, Texas, according to the map or plat recorded in Volume 15, Page 162, Map and Plat Records of Comal County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Volume 15, Page 162, Map and Plat Records of Comal County, Texas, Document No. 200206027138, Document No. 200406026220, Document No. 200406026218, Document No. 200506010449, Document No. 200506020152, Document No. 200506044288, Document No. 200606021273, Document No. 200906011415, Document No. 200906011419, Document No. 200906011422, Document No. 200906021853, Document No. 200906032755, Document No. 201006009684, Document No. 201006011421, Document No. 201006042987, Document No. 201106036532, Document No. 201106039454, Document No. 201206001747, Document No. 201206001748, Document No. 201206001749, Document No. 201206001750, Document No. 201206001788, Document No. 201206007732, Document No. 201206010157, Document No. 201206011273, Document No. 201306002315, Document No. 201306009257, Document No. 201306009258, Document No. 201306035796, Document No. 201306041907, Document No. 201306042528, Document No. 201406011189, Document No. 201406013825, Document No. 201406016700, Document No. 201406035596, Document No. 201406041261, Document No. 201506003266, Document No. 201506010439, Document No. 201506035161, Document No. 201506046205, Document No. 201506046206, Document No. 201606014792, Document No. 201606028381, Document No. 201606035657, Document No. 201706014158, Document No. 201706030535, Document No. 201706044532, Document No. 201706046477, Document No. 201706047588, Document No. 201806027644, Document No. 201806037840, Document No. 201806042970, Document No. 2023060000165, Document No. 2023060009049, Official Public Records, Comal County, Texas, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual

orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

25' building setback

10' public utility and drainage 30' drainage easement

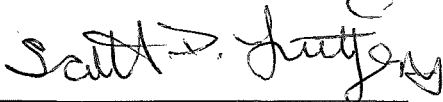
20' public utility, drainage and embankment/backslope easement Variable width drainage easement

Recording No: Volume 15, Page 162, Map and Plat Records of Comal County, Texas.

- 3 Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded at Volume 75, Page 151, Deed Records, Comal County, Texas. Reference to which instrument is here made for particulars.
4. Terms and provisions of Pollution Abatement Plan, recorded in Document No. 200006036215, Official Public Records, Comal County, Texas.
5. Electric utility easement(s), as provided therein, granted to Pedernales Electric Cooperative Inc., in Document No. 200006019003, and Document No. 200506012112, Official Public Records, Comal County, Texas.
6. Assessments, charges and liens as set forth in the document entitled Declaration of Covenants, Conditions and Restrictions for Mystic Shores recorded August 14, 2002 as Document No. 20020627138, Official Public Records, Comal County, Texas.

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

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



Scott D. Lutjens



Jerilyn S. Lutjens

IN THE ARMED FORCES OF THE UNITED STATES OF AMERICA:

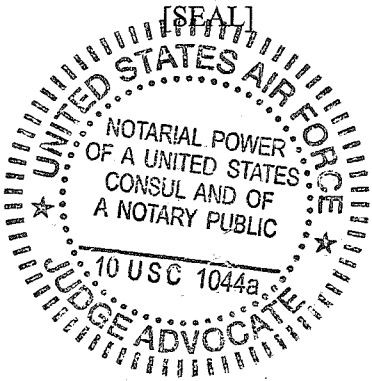
Before me, Matthew C. Foley, a duly commissioned officer in the Air Force of the United States of America at Ramstein AB GER, on this day personally appeared Scott D. Lutjens and spouse Jerilynn S. Lutjens, proved to me on the oath of _____, a member of the Armed Forces of the United States of America or proved to me through Scott D. Lutjens & Jerilynn S. Lutjens to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21 day of March, 2024.



MATTHEW C. FOLEY, Sgt, USAF
Paralegal 1594845737

Name, rank, branch, and serial number of officer



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/28/2024 01:07:05 PM
TERRI 3 Pages(s)
202406009280



Bobbie Koepp