

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: 118648
Issued This Date: 06/26/2025
This permit is hereby given to: PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.

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

1250 VIA PRINCIPALE
NEW BRAUNFELS, TX 78132

Subdivision: VINTAGE OAKS AT THE VINEYARD
Unit: 2
Lot: 698
Block: 0
Acreage: 25.7100

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

--	--

Date Received

Initials

118648

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

05/15/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refeused)



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date 04/10/25

Permit Number 118648

1. APPLICANT / AGENT INFORMATION

Owner Name	<u>The Property Owners Association of Vintage Oaks, Inc.</u>	Agent Name	<u>GREG W. JOHNSON, P.E.</u>
Mailing Address	<u>c/o 23011 FM 306</u>	Agent Address	<u>170 Hollow Oak</u>
City, State, Zip	<u>Canyon Lake, TX 78133</u>	City, State, Zip	<u>New Braunfels, TX 78132</u>
Phone #	<u>830-935-4936</u>	Phone #	<u>830-905-2778</u>
Email	<u>traci@psseptics.com</u>	Email	<u>gregjohnsonpe@yahoo.com</u>

2. LOCATION

Subdivision Name Vintage Oaks at the Vineyard Unit 2 Lot 698 Block
Survey Name / Abstract Number 580163-2 Acreage
Address 1250 Via Principale City New Braunfels State TX Zip 78132

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms

Indicate Sq Ft of Living Area

☒ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility Restroom (Maintenance Bn (EXISTING))

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: \$140,087.92 (Structure Only)

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

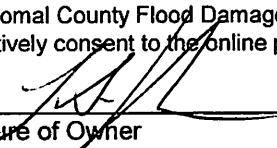
☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

Signature of Owner 

Date 4/10/2025



COMALCOUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

VINTAGE OAKS AT THE VINEYARD, UNIT 2, LOT 698

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

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) 639 TRASH/1447 EQ/MAXX AIR M-800 Absorption/Application Area (Sq Ft) 6842
(#116440)

Gallons Per Day (As Per TCEQ Table 111) 420 DESIGN RATE

(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

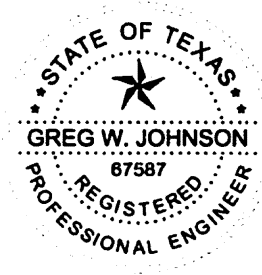
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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 UP has been approved by the appropriate reg

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____




FIRM #2585

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

April 14, 2025

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.

I

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

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):

2 (UNIT) PHASE/SECTION BLOCK 698 LOT VINTAGE OAKS AT THE VINEYARD SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name): PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.

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

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

WITNESS BY HAND(S) ON THIS 21 DAY OF June, 2023

Tate Johnson
Owner(s) signature(s)

Tate Johnson - MANAGER
Owner (s) Printed name (s)

Tate Johnson SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21 DAY OF June, 2023

Heidi Krasner
Notary Public Signature



(Notary Seal Here)

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/03/2023 08:38:42 AM
CHRISTY 1 Pages(s)
202306020967



Bobbie Koepp

RECEIVED

By Brandon Olvera at 1:44 pm, Jun 30, 2025



By Cody Young LLC

To: The Property Owners Association of Vintage Oaks, Inc

Site: 1250 Via Principale, New Braunfels, TX 78132 - Lot 698

County: Comal

Installer: Paul Swoyer Septics

Agency: _____

Mfg./Brand: _____

Level 1 Contract

This service contract for the On-Site Sewage-facility, (OSSF), located at the site stated above. OSSF is to be inspected and serviced at regular intervals under a licensed provider. Special emergency service is to be provided within 48 hours of notification by the homeowner or the owner's agent. The initial contract is for (2) years from the date of final septic system inspection. Renewals shall be for a period of 2 years at the current rate and remain in effect for the specified dates listed. From DATE LICENSE TO OPERATE IS ISSUED until 2 YEARS FROM DATE OF LICENSE TO OPERATE

Contract price \$700

Service Program Includes:

1. Regular site inspection at 4-month intervals for residential septic system.
2. OSSF maintenance: check aerator components for proper operation, control panel, effluent pump, spray head/drip nozzle. Check Proprietary specific components. Check pumps, check spray heads, check, and clean any Filters, check bull run valves and any other valves. Flush drain field if needed.
3. Visual inspection of control panel, (when accessible).
4. Labor expenses required at the home to maintain, repair, or remove any part of the control center or mechanical aerator to be returned for factory repair.
5. Labor expenses required at the home to service, repair, or install any part of the control panel or aerator returned from factory.
6. All maintenance reports will be emailed to the permitting authority & customer within 14 days of inspection.

RECEIVED

By Brandon Olvera at 1:44 pm, Jun 30, 2025

Client Responsibilities:


1. Special service calls after the (at the 4-month intervals) stated in item #1.
2. BODs or TSS grab samples, (if needed).
3. Freight costs to and from factory, for component repair.
4. Costs for replacing damaged or missing parts and repairing any equipment not under any specified warranty.
5. Pumping out any or all the OSSF by a licensed waste hauler.
6. The Homeowner is responsible for maintaining the chlorinator and providing proper chlorine supply if required.
7. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, it is necessary to cancel the maintenance.
8. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, and it is necessary to cancel the maintenance, there will be a \$75 trip charge.
9. Insuring access to the property, always to the maintenance provider. (Gates, chains with locks, codes, etc.)

Miscellaneous Provisions

1. This contract can be terminated by either party in writing, within 30 days' notice. Contracts that are terminated will include notification in writing to the Authority having Jurisdiction, the Manufacturer of the system, and the other party.

Homeowner: POD Vincente Davis Date: Apr 13, 2025
Phone: 2127843257 Email: POD@Nrgslb.com

Maintenance Provider: Milo Young, License #MP0002338



Septic Pumping & Maintenance by Cody Young

911 RR3404

Kingsland, TX 78639

(325)248-8740

RECEIVED

By Brandon Olvera at 9:10 am, Jun 24, 2025

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

June 17, 2025

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE: Septic Permit #118648
1250 Via Principale
Vintage Oaks at the Vineyard, Unit 2, Lot 698
New Braunfels, TX 78132
The Property Owners Association of Vintage Oaks, Inc.

Brandon

Attached is the revised design based on comments from the TCEQ Review.

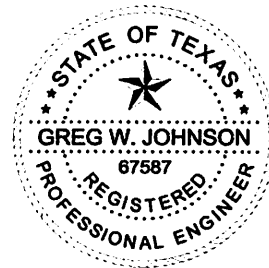
Should you require any additional information, please contact me.

Respectfully yours,



6/17/25

Greg W. Johnson, P.E..No. 67587 / F-2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



Re: Unfavorable Review of Nonstandard OSSF Design for:
Property Owners Association of Vintage Oaks, Inc 1250 Via Principal, New Braunfels, Comal County, Texas OSSF Permit Application Number OSSF-118648

LIST OF COMMENTS, DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.

1. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.

- Page 10 of 34, Proposed System, The designer states “flow will be dosed through a two-inch Sch-40 PVC every four hours for up to forty gallons...”. The dosing schedule does not comply with the minimum of twelve doses per day. The designer should specify the timer settings for the flow equalization control panel. The time “on” and time “off” should be specified. A minimum of 12 doses should be used in the 24-hour period, 30 TAC §285.34(b)(4)(B).

Response: Revised to dose every two hours at 5gpm for four minutes to conform with 30 TAC §285.34(b)(4)(B)

- The designer shall specify the control panel for the flow equalization tank. The designer should indicate the timer should be an Omron, H3CR repeat cycle timer or equivalent for setting the proposed dosing cycle. The design should include elapsed time meters and cycle counters for pump(s) in the tank. The operational data assists the maintenance provider with evaluating system operation.

Response: A RJR LPD-DT control panel specified with Omron H3CR-F timer and elapsed time meter and cycle timers.

Greg W. Johnson, P.E.

170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

April 14, 2025

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

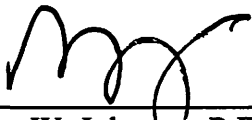
RE- SEPTIC DESIGN
1250 VIA PRINCIPALE
VINTAGE OAKS AT THE VINEYARD, UNIT 2, LOT 698
NEW BRAUNFELS, TX 78132
POA OF VINTAGE OAKS, INC.

Brandon /Brenda,

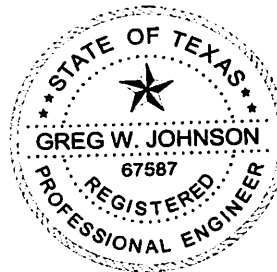
The referenced property is located within the Edwards Aquifer Recharge Zone. This OSSF design will comply with requirements in the WPAP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 04/14/25

Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: April 11, 2025

Site Location: VINTAGE OAKS at the VINEYARD, UNIT 2, LOT 698

Proposed Excavation Depth: N/A

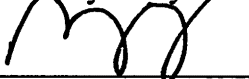
Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
Locations of soil boring or dug pits must be shown on the site drawing.
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBSERVED	LIMESTONE @ 8"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

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



Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

04/11/25

Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: April 14, 2025

Applicant Information:

PROPERTY OWNERS ASSOCIATION of
Name: VINTAGE OAKS, INC.
Address: c/o 23011 F.M. 306
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830) 905-2778

Property Location:

VINTAGE OAKS at the
Lot 698 Unit 2 Blk Subd. **VINEYARD**
Street Address: 1250 VIA PRINCIPALE
City: NEW BRAUNFELS Zip Code: 78132
Additional Info.: _____

Installer Information:

Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone: _____

Topography: Slope within proposed disposal area: 5 %

Presence of 100 yr. Flood Zone:	YES _____ NO <u>X</u>	
Existing or proposed water well in nearby area.	YES <u>X</u> NO _____	>100' (EXISTING-NOT USED)
Presence of adjacent ponds, streams, water impoundments	YES _____ NO <u>X</u>	
Presence of upper water shed	YES _____ NO <u>X</u>	
Organized sewage service available to lot	YES _____ NO <u>X</u>	

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = _____ GPD

Residential Water conserving fixtures to be utilized? Yes X No _____

Number of Bedrooms the septic system is sized for: _____ Total sq. ft. living area _____

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (_____ +1)*75-(20%)= 300 (420 Dose)

Trash Tank Size 431 + 639 Gal.

TCEQ Approved Aerobic Plant Size 800 G.P.D.

Req'd Application Area = $Q/R_i = \frac{420}{0.064} = 6563$ sq. ft.

Application Area Utilized = 6842 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: _____ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 854 Gal. 16.1 Gal/inch.

Reserve Requirement = 140 Gal. >1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

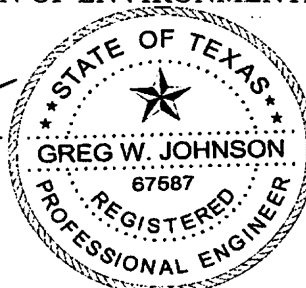
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL .

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

04/14/25
DATE



FIRM #2585

AEROBIC SPRAY DESIGN**DESIGNED FOR:****PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC****c/o 23011 FM 306****CANYON LAKE, TX 78133****SITE DESCRIPTION**

Located in Vintage Oaks at the Vineyard, Unit 2, Lot 698, at 1250 Via Principale, the septic will a restroom for maintenance employees and a three stall restroom for the subdivision soccer/ baseball/softball field, and tennis courts. Aerobic Treatment with spray irrigation was chosen as the most appropriate system for the conditions on this lot.

PROPOSED SYSTEM

A 3 or 4 inch SCH-40 PVC pipe discharges from the ball field restroom, to a 639 trash/1447 Equalization tank fitted with a Liberty LE50 sewage pump. A high level audible and visual alarm will activate should the pump fail. Flow will be dosed through a two inch Sch-40 PVC very two hours (using a RJR LPD-DT controller with Omron H3CR-F cycle timer) for four minutes at five gallons per minute by throttling a two inch SCH-40 PVC ball valve, for up to twenty gallons to an existing Maxx Air M-800 800 gpd (#11640) plant with a 431 trash tank and a 854 gal pump tank. A 3 or 4 inch SCH-40 PVC pipe discharges from the maintenance barn and joins flow from restroom in maintenance barn. Distribution is through a 1" SCH-40 purple manifold. to a series of spray heads as per the attached schematic and timed to spray in the predawn hours with each system to be timed to dose two hours apart. **Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), inspection and cleanout ports shall have risers over the port openings which extend to a minimum of two inches above grade. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.**

SYSTEM COMPONENTS SYSTEM

3" or 4" Sch-40 sewer lines

Two way cleanouts

639 trash / 1447 Equalization tank with 0.5hp Liberty LE50 effluent pump w/ Omron H3CR-F cycle timer with elapsed time meters & cycle timer

Existing Maxx Air M-800, 800 gpd ATU (#11640)

Pump Tank: 854 gal pump tank & FPS E-Series 0.5 hp (20FE05P4-2W115) pump.

Alarms: Audible Visual High Level in all pump tanks.

System is designed for doubling of treatment and field area.

PUMP TANK CALCULATIONS

EQ Pump tank size: 1447 gal.

Volume below working level = 8" = 183 gal

Working level = 1100 gal = 48"

Reserve = 100 gal = 4.5" > 1/3 day flow

Maxx Air M-800 800 gpd 854 gal .
Volume below working level = 12" = 193 gal
Working level 420 gpd = 26"
Reserve = 140 gpd = 9" > 1/3 day flow

WASTE FLOW CALCULATIONS

Restrooms @ up to 200 gpd & 100 gpd maintenance barn = 300 gpd
Design Rate = 420 gpd
BOD5 @ restrooms, $420 \times 600 \text{ mg/l} \times 8.34 \text{ \#/gal} / 1,000,000 = 2.1 \text{ lbs BOD5}$
Aerobic plant reduce 2.6# BOD5 > 2.1 # Required
Application Rate: $R_i = 0.064 \text{ gal/sf}$
Total spray area: $Q/R_a = 420 \text{ GPD} / 0.064 = 6563 \text{ sf}$. Required - (Actual 6,842 sf.)

ELECTRICAL COMPONENTS:

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

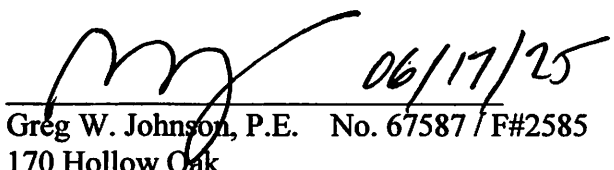
MAINTENANCE SCHEDULE

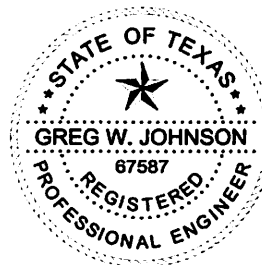
Both systems will require a continuous quarterly maintenance contract in which each component will be inspected to assure proper function, including aerators, filters, and effluent pumps. This system will require a continuous quarterly maintenance contract in which each component will be inspected to assure proper function, including aerators, filters, and effluent pumps, with pumping as determined by inspection of sludge levels in each tank. **Water meter will be installed on discharge to field w/ daily water readings taken and submitted to Comal County monthly for the first year.**

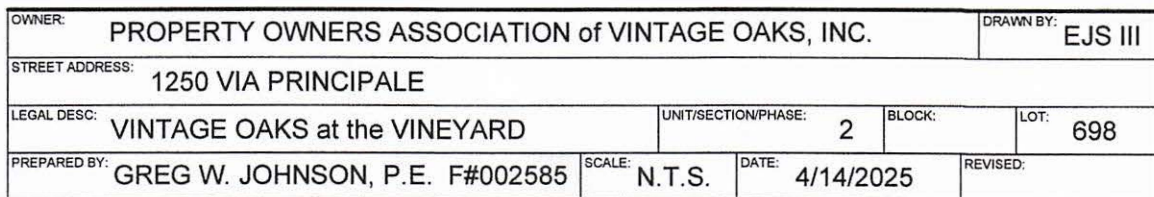
LANDSCAPING

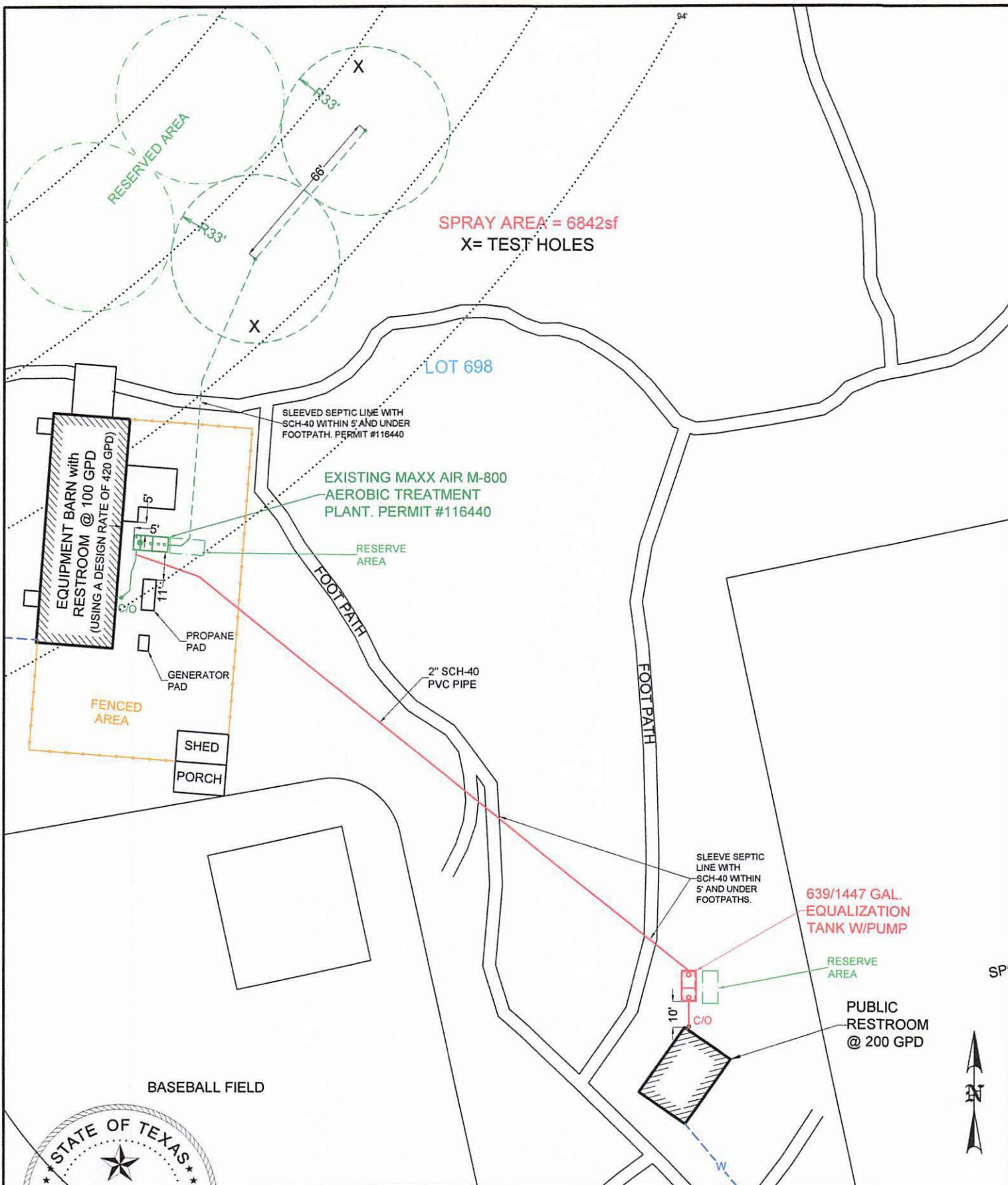
Application area must continue to be maintained with vegetation.

Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)


Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778







OWNER:	PROPERTY OWNERS ASSOCIATION of VINTAGE OAKS, INC.					DRAWN BY:	EJS III
STREET ADDRESS:	1250 VIA PRINCIPALE						
LEGAL DESC:	VINTAGE OAKS at the VINEYARD			UNIT/SECTION/PHASE:	2	BLOCK:	LOT: 698
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585		SCALE:	1"=50'	DATE:	4/14/2025	REVISED:

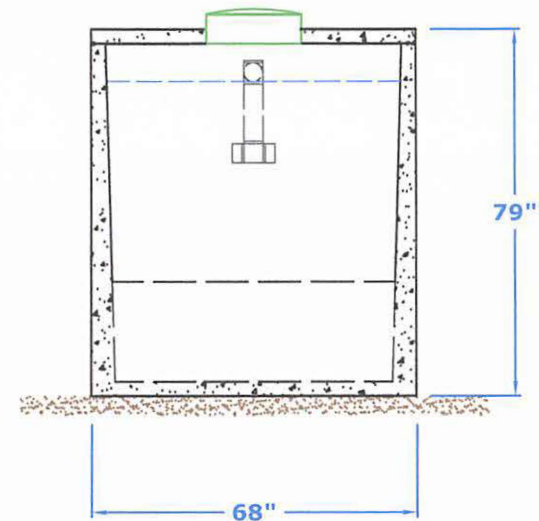
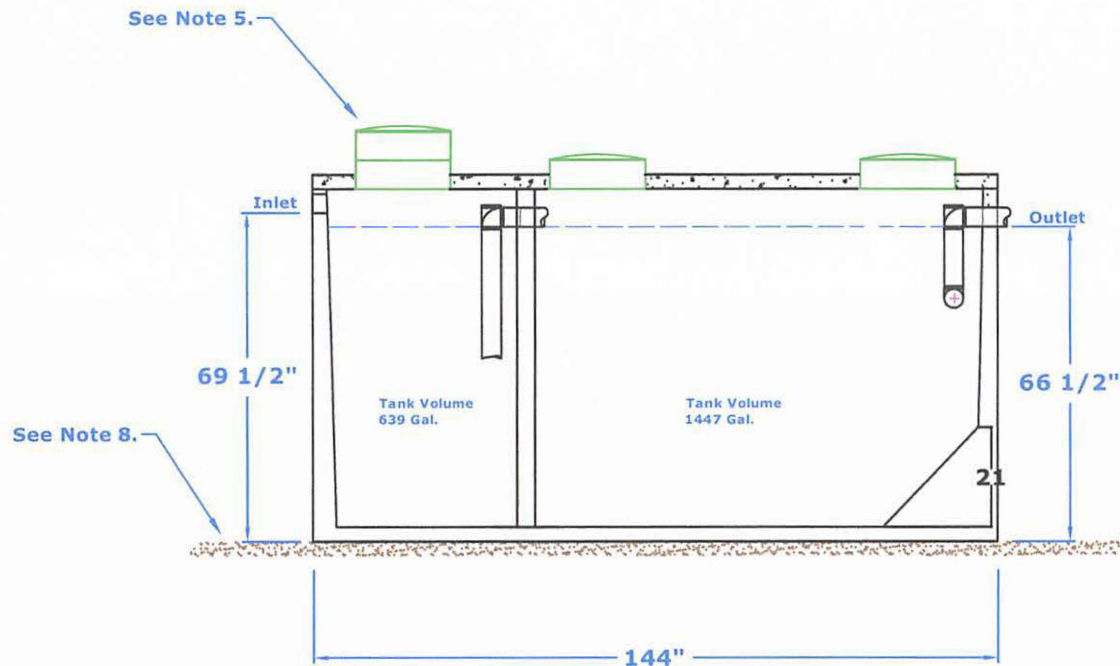


GENERAL NOTES:

1. Tank structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Tank capacity is 2,086 Gal. (639 trash/1447 EQ tank)
5. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
6. 4" min. compacted sand or gravel pad by Contractor

MINIMUM EXCAVATION DIMENSIONS:

Width: 80"
Length: 156"



2086 gallon tank
639 trash / 1447 EQ tank

Model: 2086 gallon

November 2011
By: gwj

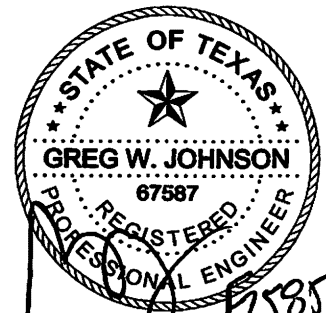
Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: 2086 tank



Advantage Wastewater Solutions llc.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

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

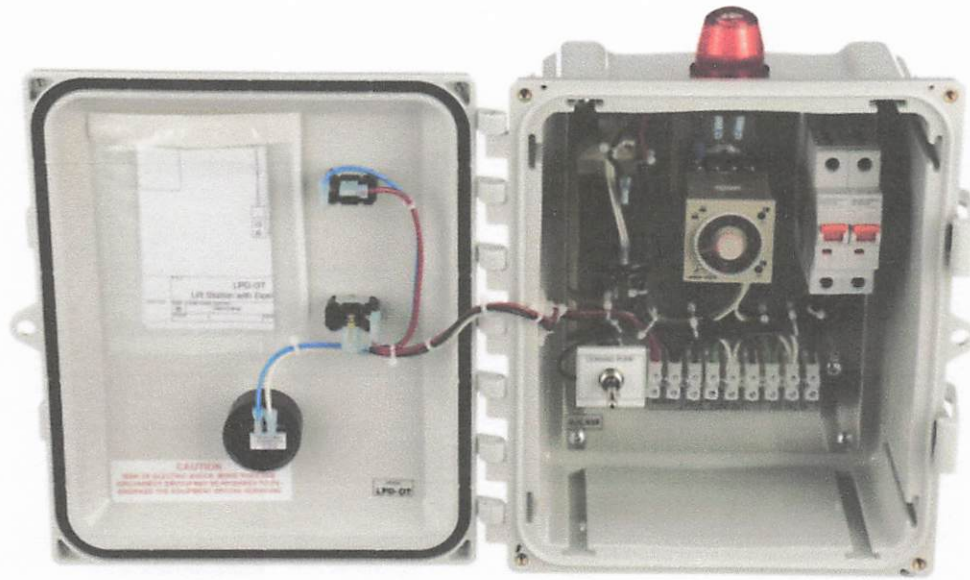


P2585
04/14/25

EQUALIZATION TANK 1447 GAL PUMP TANK
VOLUME = 22.97 GAL/IN

RECEIVED

By Brandon Olvera at 9:12 am, Jun 24, 2025



RJR LPD-DT w/ Omron H3CR-F cycle timer

DIN 48 × 48-mm Twin Timers

- Wide power supply ranges of High Voltage 100 to 240 VAC/100 to 125 VDC and Low Voltage 24 to 48 VAC/12 to 48 VDC.
- ON- and OFF-times can be set independently and so combinations of long ON- or OFF-time and short OFF- or ON-time settings are possible.
- Twenty-four time ranges from 0.05 s to 300 h depending on the model to be used.
- Models with a flicker ON start or flicker OFF start are available.
- Easy sequence checks through instantaneous outputs for a zero set value at any time range.
- Length, when panel-mounted with a Socket, of 80 mm or less.
- 11-pin and 8-pin models are available.



For the most recent information on models that have been certified for safety standards, refer to your OMRON website.

Model Number Structure**Model Number Legend**

H3CR - F -

1 2 3 4 5

1. Classification

F: Twin timers

2. Configuration

None: 11-pin socket

8: 8-pin socket

3. Twin Timer Mode

None: Flicker OFF start

N: Flicker ON start

4. Time Range

None: 0.05 s to 300 h models

5. Supply Voltage

100-240AC/100-125DC: 100 to 240 VAC/100 to 125 VDC

24-48AC/12-48DC: 24 to 48 VAC/12 to 48 VDC

Note: When your order, specify the power supply voltage.

Ordering Information**List of Models**

Operating modes	Supply voltage	0.05 s to 300 h models	
		11-pin models	8-pin models
Flicker OFF start	100 to 240 VAC/100 to 125 VDC	H3CR-F 100-240AC/100-125DC	H3CR-F8 100-240AC/100-125DC
	24 to 48 VAC/12 to 48 VDC	H3CR-F 24-48AC/12-48DC	H3CR-F8 24-48AC/12-48DC
Flicker ON start	100 to 240 VAC/100 to 125 VDC	H3CR-FN 100-240AC/100-125DC	H3CR-F8N 100-240AC/100-125DC
	24 to 48 VAC/12 to 48 VDC	H3CR-FN 24-48AC/12-48DC	H3CR-F8N 24-48AC/12-48DC

Note: Specify both the model number and supply voltage when ordering.

Example: H3CR-F 100-240AC/100-125DC

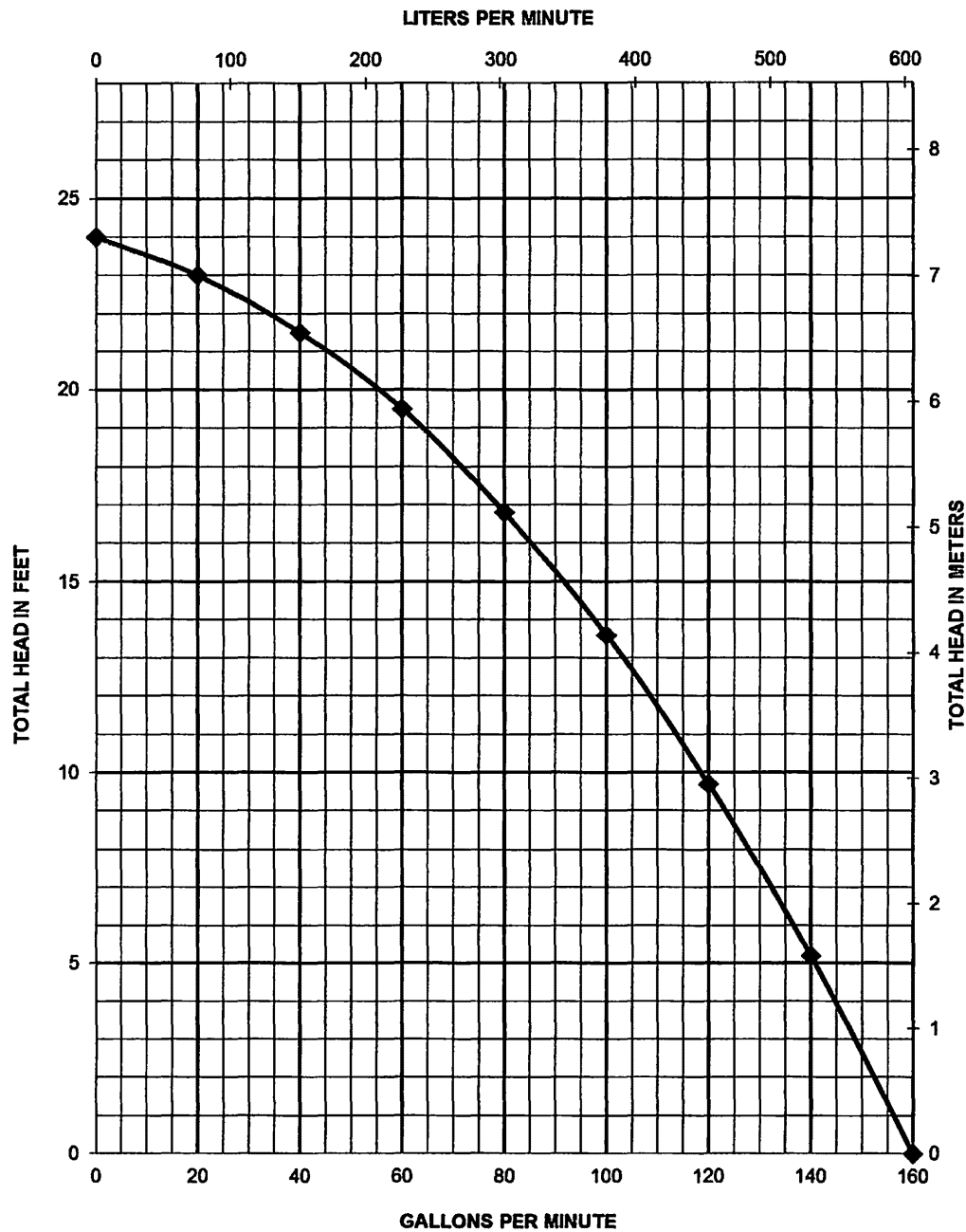
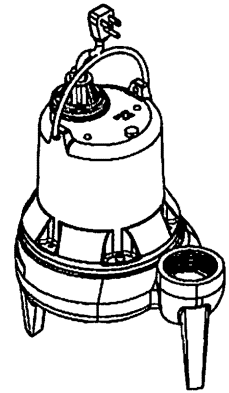
Supply voltage



Pump Specifications

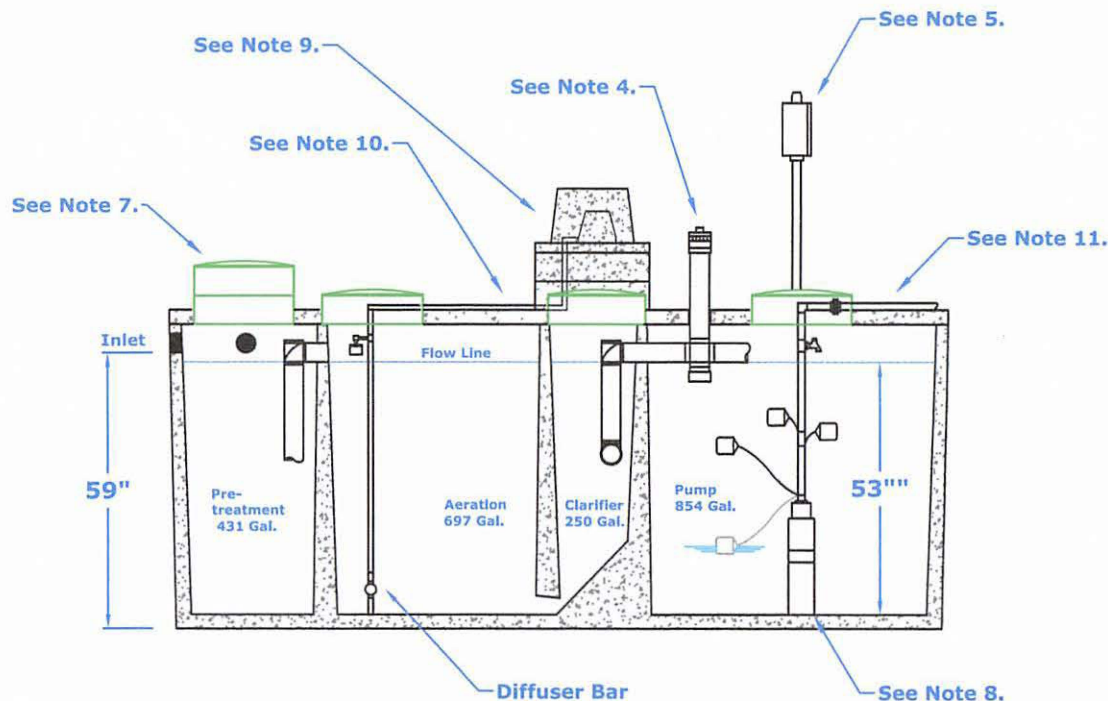
LE50 Series

1/2 HP Submersible Sewage Pump



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Weight = 16,700 lbs.
3. Treatment capacity is 600 GPD. BOD Loading = 2.60 lbs. per day.
4. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
5. Control Center w/ Timer for night spray application.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.



F-2585

04/14/25

DIMENSIONS:

Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:

Width: 87"
Length: 177"

MAXX AIR M-800 Aerobic Treatment Plant (Assembled)

March, 2010
By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2



Advantage Wastewater Solutions LLC.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

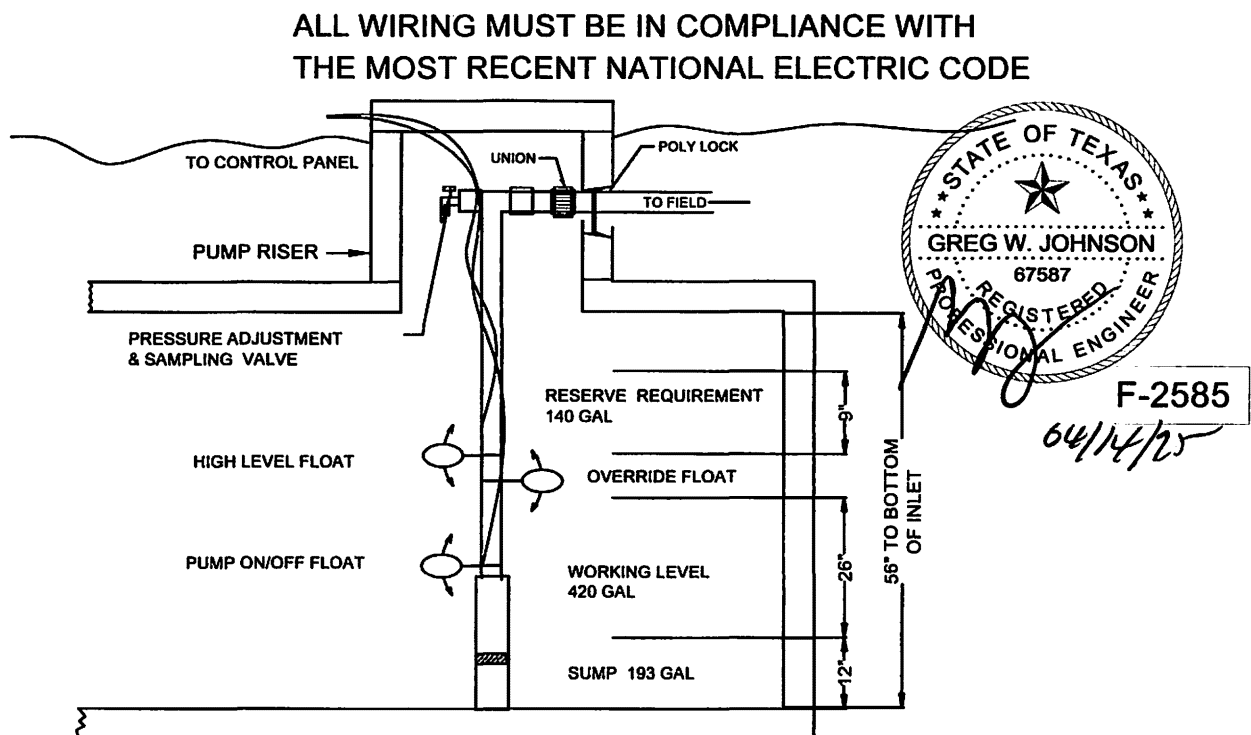
TANK NOTES:

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 M-800 PUMP TANK**

Environmental Series Pumps

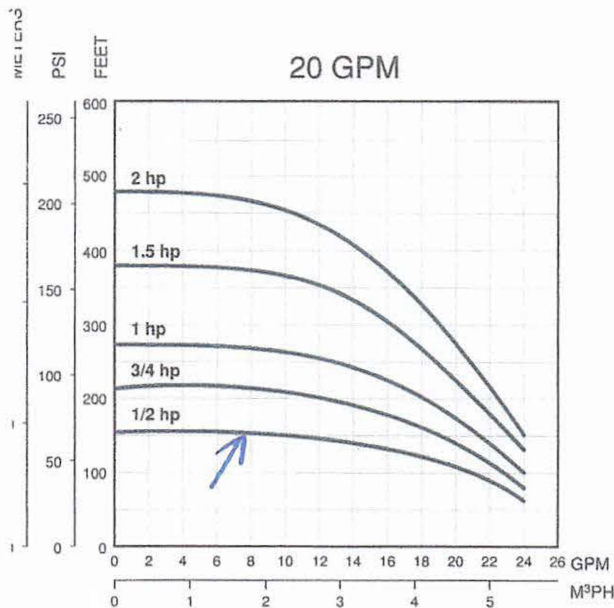
Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN
Pro-Plus

*



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1/2 - 2 HP Pump Ends

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11



COMAL COUNTY
ENGINEER'S OFFICE

CCEO
COPY

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 12/13/2023 Permit Number: 116440

Location Description: 1250 VIA PRINCIPALE
NEW BRAUNFELS, TX 78132

Subdivision: VINTAGE OAKS AT THE VINEYARD
Unit: 2
Lot: 698
Block: 0
Acreage: 0.0000

Type of System: Aerobic
Surface Irrigation

Issued to: PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, LLC

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

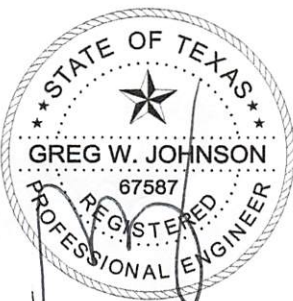
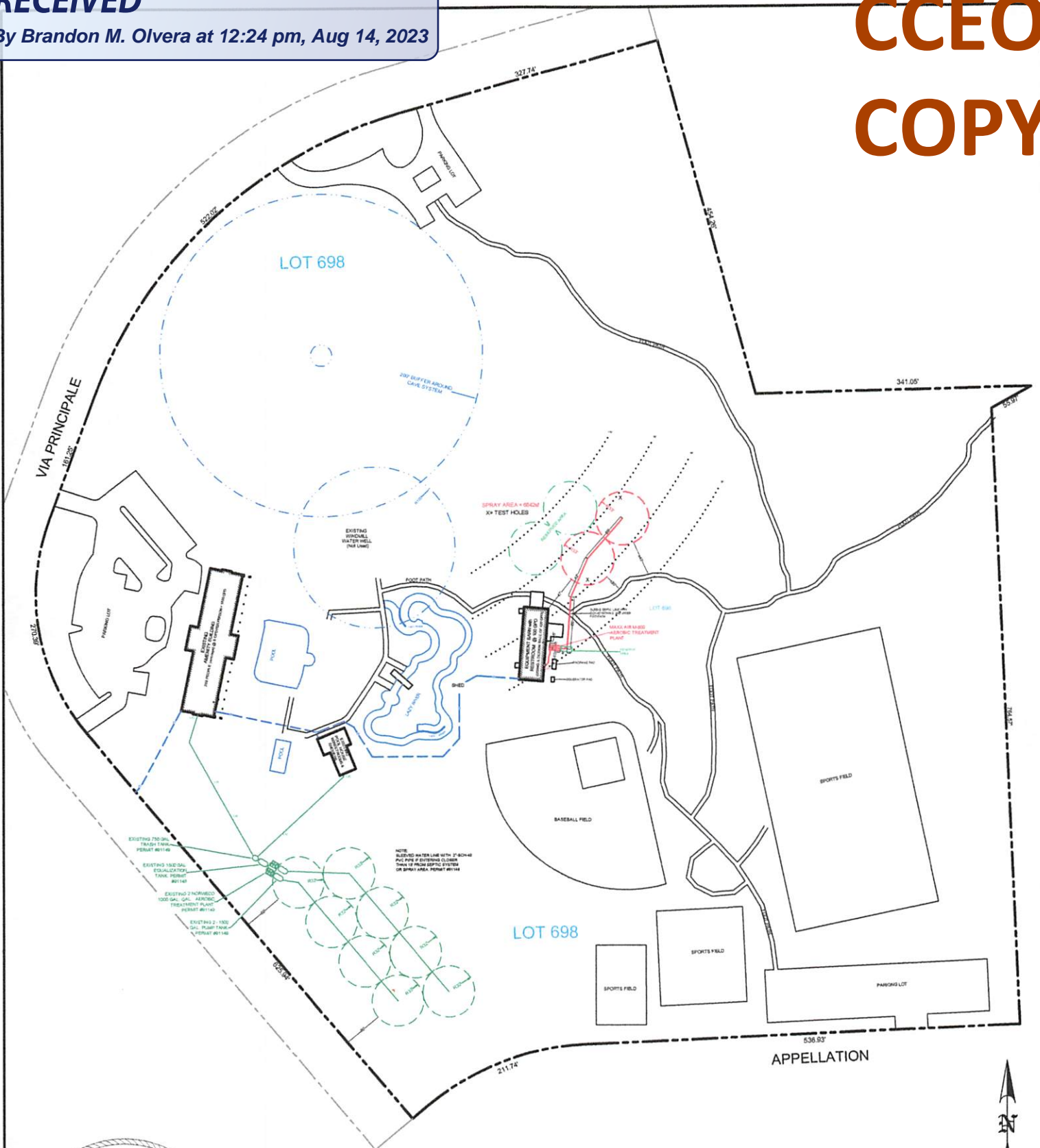
ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

By Brandon M. Olvera at 12:24 pm, Aug 14, 2023

**CCEO
COPY**

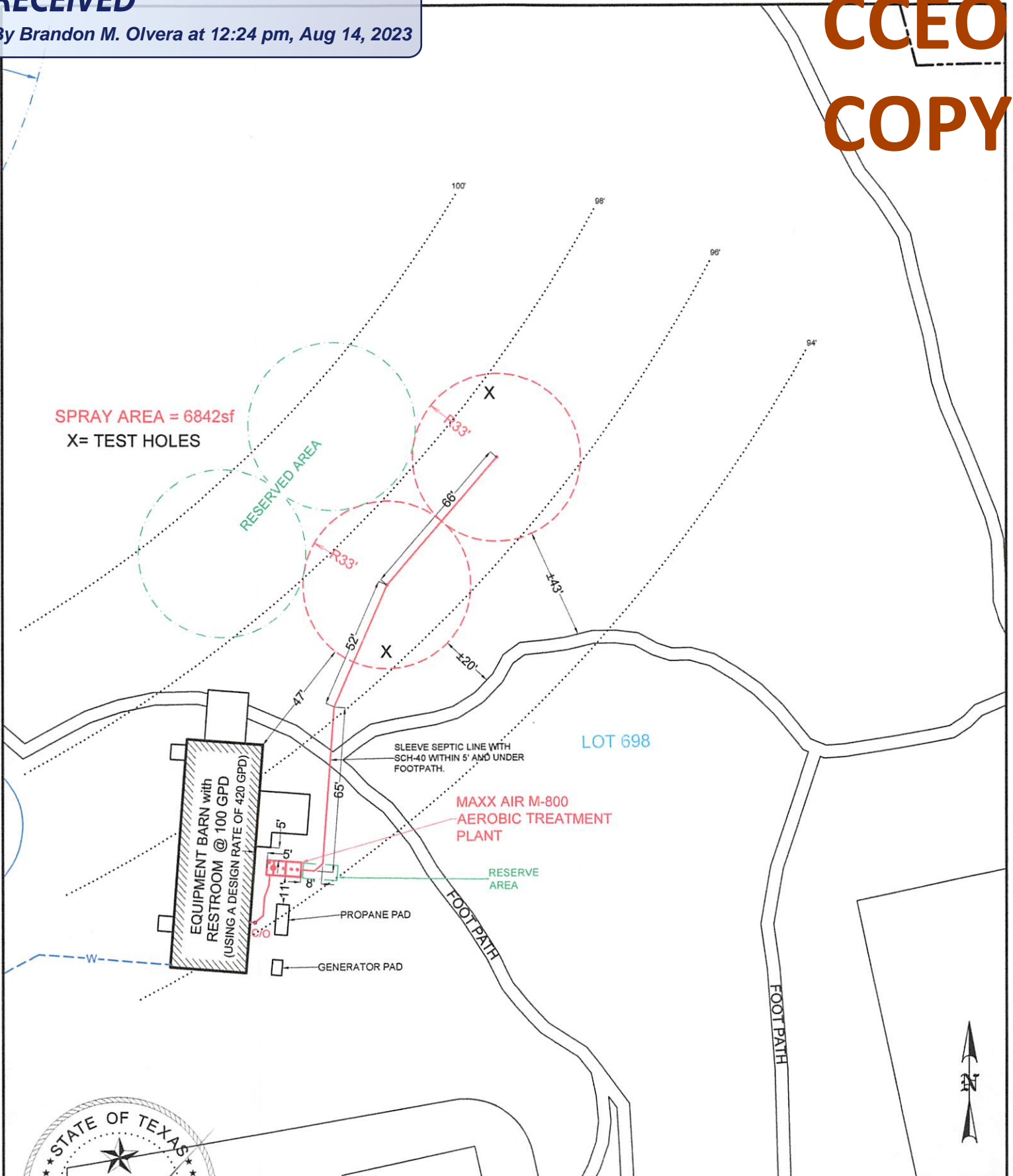


OWNER: PROPERTY OWNERS ASSOCIATION of VINTAGE OAKS, INC.		DRAWN BY: EJS III	
STREET ADDRESS: 1250 VIA PRINCIPALE			
LEGAL DESC: VINTAGE OAKS at the VINEYARD		UNIT/SECTION/PHASE: 2	BLOCK: LOT: 698
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 6/26/2023	REVISED: 8/3/2023

RECEIVED

By Brandon M. Olvera at 12:24 pm, Aug 14, 2023

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COPY**



OWNER: PROPERTY OWNERS ASSOCIATION of VINTAGE OAKS, INC.		DRAWN BY: EJS III	
STREET ADDRESS: 1250 VIA PRINCIPALE			
LEGAL DESC: VINTAGE OAKS at the VINEYARD		UNIT/SECTION/PHASE: 2	BLOCK: LOT: 698
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 6/26/2023 REVISED: 8/3/2023

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 16, 2025

Mr. Branden Olvera, Designated Representative
Comal County, TCEQ ID No. 620049

Re: Unfavorable Review of Nonstandard OSSF Design for:
Property Owners Association of Vintage Oaks, Inc
1250 Via Principal, New Braunfels, Comal County, Texas
OSSF Permit Application Number OSSF- 118648

Dear Mr. Olvera:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on March 25, 2025. Bruce Lesikar of the TCEQ Technical Programs Team conducted a review as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be unfavorable, as submitted.** Specifically, the following items should be addressed prior to the issuance of an Authorization to Construct by the applicable permitting authority:

LIST OF COMMENTS, DEFICIENCIES, RECOMMENDATIONS, AND/OR REQUIRED ITEMS.

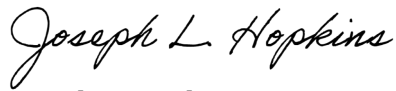
1. 30 TAC §285.32(f)(3) identifies the designer should consider whether flow equalization will be needed for the treatment system to function properly.
 - Page 10 of 34, Proposed System, The designer states “flow will be dosed through a two-inch Sch-40 PVC every four hours for up to forty gallons...”. The dosing schedule does not comply with the minimum of twelve doses per day. The designer should specify the timer settings for the flow equalization control panel. The time “on” and time “off” should be specified. A minimum of 12 doses should be used in the 24-hour period, 30 TAC §285.34(b)(4)(B).
 - The designer shall specify the control panel for the flow equalization tank. The designer should indicate the timer should be an Omron, H3CR repeat cycle timer or equivalent for setting the proposed dosing cycle. The design should include elapsed time meters and cycle counters for pump(s) in the tank. The operational data assists the maintenance provider with evaluating system operation.

The design review by the TCEQ Technical Programs Team is based on the submitted planning materials and is generally limited in scope to the treatment and disposal portions of the design and does not consider any more stringent requirements of the local permitting authority. A thorough review by the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 TAC Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the OSSF order, ordinance, or resolution approved by the TCEQ.

Brandon Olvera
Page 2, Permit Number: 118648
June 16, 2025

Revisions to the system design are necessary. The Authorized Agent should review the updated planning materials to determine appropriate design standards are met. **The Authorized Agent should submit the new or updated design to TCEQ for review.** If you have any questions, or if we may be of assistance to you, please contact Bruce Lesikar in the TCEQ Technical Programs Team at (512) 239-0415 or via e-mail at Bruce.Lesikar@tceq.texas.gov.

Sincerely,

A handwritten signature in black ink that reads "Joseph L. Hopkins". The signature is written in a cursive style with a large, stylized "J" and "H".

Joseph L. Hopkins, P.G.
Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/BJL

Olvera,Brandon

From: Olvera,Brandon
Sent: Monday, June 16, 2025 4:28 PM
To: Greg Johnson; Traci Field
Subject: Comal County - 118648 -1250 Via Principal Vintage Oaks Unfavorable 6-16-2025 (002).pdf
Attachments: Comal County - 118648 -1250 Via Principal Vintage Oaks Unfavorable 6-16-2025 (002).pdf



See attached comments from TCEQ.


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 |

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, June 10, 2025 4:30 PM
To: Greg Johnson; Traci Field
Subject: 118648

Property Owner Agent,

 This has been sent to TCEQ for executive director approval due to the wastewater being high strength. I will let you know of any updates when TCEQ reaches out.

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 |

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, June 10, 2025 4:28 PM
To: OSSF
Subject: 118648- High strength Review
Attachments: 118648.pdf

Permit: **118648**
Address: **1250 Via Principal**
Vintage Oaks at the Vineyard 2
Lot 698

OSSF Team,

Our office is submitting this permit to TCEQ for nonstandard/high-strength wastewater. Attached is the OSSF permit file. For the online version, please refer to the link below

https://cceo.org/environmental/documents/septic_permits/118648.pdf

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 |

AEROBIC SPRAY DESIGN
DESIGNED FOR:
PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC
c/o 23011 FM 306
CANYON LAKE, TX 78133

SITE DESCRIPTION

Located in Vintage Oaks at the Vineyard, Unit 2, Lot 698, at 1250 Via Principale, the septic will a restroom for maintenance employees and a three stall restroom for the subdivision soccer/ baseball/softball field, and tennis courts. Aerobic Treatment with spray irrigation was chosen as the most appropriate system for the conditions on this lot.

PROPOSED SYSTEM

1.5 or 4 inch SCH-40 PVC pipe discharges from the ball field restroom, to a 639 trash/1447 Equalization tank fitted with a Liberty LE50 sewage pump. A high level audible and visual alarm will activate should the pump fail. Flow will be dosed through a two inch Sch-40 PVC very four hours for up to forty gallons to an existing Maxx Air M-800 800 gpd (#11640) plant with a 431 trash tank and a 854 gal pump tank. A 3 or 4 inch SCH-40 PVC pipe discharges from the maintenance barn and joins flow from restroom maintenance barn. Distribution through a 1" SCH-40 pipe, to a series of spray heads per the attached schedule to spray the property. Each system to be timed to dose two times a day. Risers are required in tank section, as per 30 TAC 285.09/1/2. The includes access manhole <65" and or hard (secured lid), inspection and manhole parts shall have covers, the openings shall extend to a minimum of 10 inches above grade, secondary cap, or suitable restraint shall be provided below rise to prevent tank if the cap is unknown, damaged or removed.

SYSTEM COMPONENTS SYSTEM

3" or 4" Sch-40 sewer lines
Two way cleanouts
639 trash / 1447 Equalization tank with 0.5hp Liberty LE50 effluent pump
Existing Maxx Air M-800, 800 gpd ATU (#11640)

PUMP TANK CALCULATIONS

EQ Pump tank size: 1447 gal.

Volume below working level = 8" = 183 gal

Working level = 1100 gal = 48"

Reserve = 100 gal = 4.5" > 1/3 day flow

Maxx Air M-800 800 gpd 854 gal .

Volume below working level = 12" = 193 gal

Working level 420 gpd = 26"

Reserve = 140 gpd = 9" > 1/3 day flow

WASTE FLOW CALCULATIONS

Restrooms @ up to 200 gpd & 100 gpd maintenance barn = 300 gpd

Design Rate = 420 gpd

BOD5 @ restrooms, $420 \times 600 \text{ mg/l} \times 8.34 \text{ \#/gal} / 1,000,000 = 2.1 \text{ lbs BOD5}$

Aerobic plant reduce 2.6# BOD5 > 2.1 # Required

Application Rate: $R_i = 0.064 \text{ gal/sf}$

Total spray area: $Q/R_a = 420 \text{ GPD} / 0.064 = 6563 \text{ sf}$. Required - (Actual 6,842 sf.)

ELECTRICAL COMPONENTS:

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.


MAINTENANCE SCHEDULE

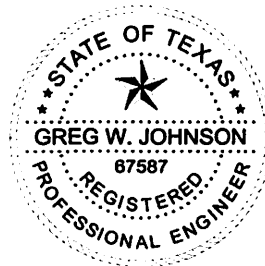
Both systems will require continuous maintenance. Maintenance contract in place. System will be inspected to ensure proper function including aeration, filter, and effluent pumps. System will require a continuous quality maintenance contract which will be installed to assure proper function including aeration, filter, and effluent pumps. System will be inspected of sludge level in tank. Meter will be installed on discharge to field to monitor daily water readings taken and submitted to local County for the year.

LANDSCAPE

Application area must continue to be maintained with vegetation.

Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)

 04/14/25
Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



RECEIVED

By Brandon Olvera at 8:34 am, Jun 26, 2025

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 25, 2025

Mr. Brandon Olvera, Designated Representative
Comal County, TCEQ ID No. 620049

Re: Favorable Assessment- Nonstandard Design Review for:
Property Owners Association of Vintage Oaks, Inc
1250 Via Principal, Canyon Lake, Comal County, Texas
OSSF Permit Application Number OSSF- 118648

Dear Mr. Olvera:

We have received your request for a Texas Commission on Environmental Quality (TCEQ) review of the above-referenced nonstandard design on June 24, 2025. Bruce Lesikar of the TCEQ Technical Programs Team conducted the review, as required by 30 Texas Administrative Code (TAC) §285.5(b)(2). **This letter serves as notification that the nonstandard design review is determined to be favorable, as submitted.**

Please be advised this letter is not an Authorization to Construct. This letter only indicates a favorable assessment based on the submitted planning materials and is generally limited in scope to the treatment and disposal portions of the design. A thorough review by the applicable permitting authority of the entire submitted planning materials is necessary in order to effectively implement and enforce the requirements in 30 TAC Chapter 285; the Texas Health and Safety Code (THSC) Chapter 366; and the local OSSF order, ordinance, or resolution approved by the TCEQ.

If you have any questions, or if we may be of assistance to you, please contact Bruce Lesikar in the TCEQ Technical Programs Team at (512) 239 -0415 or via e-mail at Bruce.Lesikar@tceq.texas.gov.

Sincerely,

A handwritten signature in cursive script that reads "Joseph L. Hopkins".

Joseph L. Hopkins, P.G.
Technical Programs Team Leader
Texas Commission on Environmental Quality

JLH/BJL

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, June 24, 2025 9:55 AM
To: Joseph Hopkins
Cc: OSSF
Subject: RE: 118648- High strength Review
Attachments: 118648.pdf

Permit: 118648
Address: 1250 Via Principal
Vintage Oaks at the Vineyard 2
Lot 698

OSSF Team,

On June 24, 2025, we are submitting these revisions to permit 118648. Attached is the OSSF permit file, or the online version. Please refer to the link below

https://cceo.org/environmental/documents/septic_permits/118648.pdf

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 |

Olvera,Brandon

From: Olvera,Brandon
Sent: Tuesday, June 24, 2025 9:43 AM
To: Greg Johnson
Cc: Traci Field
Subject: RE: Comal County 18648 -1250 Via Principal Vintage Oaks Unfavorable 6-16-2025 (002).pdf

Property Change
File has been generated. I sent this to TCEQ for Executive director approval. Also, the maintenance contract needs the abbreviation written out.

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 |



By Cody Young LLC

To: The Property Owners Association of Vintage Oaks, Inc

Site: 1250 Via Principale, New Braunfels, TX 78132 - Lot 698

County: Comal

Contractor: Fast Swayer Services

Agency:

Mfg./Brand:

VOID

This service contract for Site 5 facility, (OSSF) is entered into between the undersigned parties. OSSF is a licensed and bonded company. All services are provided under a license. All emergency service is to be provided within 48 hours of notification by the homeowner or the undersigned agent. The initial contract is for (2) years from the date of inspection. Renewals shall be for a period of 2 years. The current rate shall remain in effect for the dates listed on LTC 2 Years FROM

Contract price

Service Program includes:

1. Regular site inspection at 4-month intervals for residential septic system.
2. OSSF maintenance: check aerator components for proper operation, control panel, effluent pump, spray head/drip nozzle. Check Proprietary specific components. Check pumps, check spray heads, check, and clean any Filters, check bull run valves and any other valves. Flush drain field if needed.
3. Visual inspection of control panel, (when accessible).
4. Labor expenses required at the home to maintain, repair, or remove any part of the control center or mechanical aerator to be returned for factory repair.
5. Labor expenses required at the home to service, repair, or install any part of the control panel or aerator returned from factory.
6. All maintenance reports will be emailed to the permitting authority & customer within 14 days of inspection.

Client Responsibilities:

1. Special service calls after the (at the 4-month intervals) stated in item #1.
2. BODs or TSS grab samples, (if needed).
3. Freight costs to and from factory, for component repair.
4. Costs for replacing damaged or missing parts and repairing any equipment not under any specified warranty.
5. Pumping out any or all the OSSF by a licensed waste hauler.
6. The Homeowner is responsible for maintaining the chlorinator and providing proper chlorine supply if required.
7. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, it is necessary to cancel the maintenance.
8. Securing pets so that maintenance functions can be performed safely for the technician, and the pet. If pets are present in the yard, and the owner is not on site to secure the animals, and it is necessary to cancel the maintenance, there will be a \$75 trip charge.
9. Insuring access to the property, always to the maintenance provider. (Gates, chains with locks, codes, etc.)

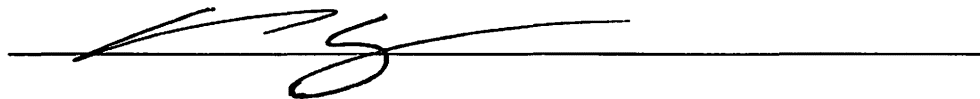
VOID

Homeowner: Cody Young

Phone: (325) 248-8740

Email: cody@nrgsls.com

Maintenance Provider: Milo Young, License #MP0002338



Septic Pumping & Maintenance by Cody Young

911 RR3404

Kingsland, TX 78639

(325)248-8740

11/c



202006058897 12/28/2020 11:30:37 AM 1/11

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

CORRECTION DEED

COMAL COUNTY, TEXAS

Grantor, **SOUTHSTAR AT VINTAGE OAKS, LLC**, ("Grantor"), conveyed to **PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.** ("Grantee"), a Texas nonprofit corporation, the property described in the instrument attached hereto as **EXHIBIT A** (the "Property"), which is recorded as Instrument No. 201206045619 in the real property records of Comal County, Texas.

Under the Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, recorded as Document No. 200705000771 (as amended, the "Declaration"), a Lot is defined as follows:

A portion of the Properties, whether improved or unimproved, which may be independently owned and conveyed and which is intended for development, use, and occupancy as an attached or detached residence for a single family. The term shall refer to the land which is part of the Lot as well as any improvements thereon. The term shall include within its meaning, by way of illustration but not limitation, single-family detached houses on separately platted lots, as well as vacant land intended for development as such, but shall not include Common Area, common property owned by any Neighborhood Association, or property dedicated to the public. In the case of a building within a condominium or other structure containing multiple dwellings, each dwelling shall be deemed to be a separate lot.

Further, under the Declaration, Common Area is defined as follows:

All real and personal property, including easements and licenses, which the Association owns, leases or holds possessory or use rights in for the common use and enjoyment of the Owners.

The Property is designated as Common Area held by the Grantee under the Declaration, and is not designated for development for single-family residential use. All other terms of the conveyance set forth in **EXHIBIT A** continue to apply to the Property, and **EXHIBIT A** is incorporated by reference.

[SIGNATURE PAGES FOLLOW]

CORRECTION DEED

ACKNOWLEDGED AND AGREED:

GRANTEE:

PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.,
a Texas nonprofit corporation

By: [Signature]
Printed Name: THAD RUTHERFORD
Title: PRES.

THE STATE OF TEXAS §
COUNTY OF COMAL §



This instrument was acknowledged before me this 28 day of Dec., 2020, by THAD RUTHERFORD PRES. of PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC., a Texas non-profit corporation, on behalf of said corporation.

(SEAL)

[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Alex S. Valdes, Esq.
Winstead PC
401 Congress Ave., Suite 2100
Austin, Texas 78701

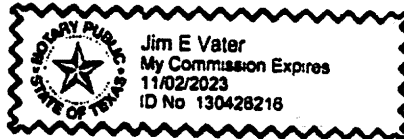
EXECUTED to be effective as of the 28 day of Dec., 2020.

GRANTOR:

SOUTHSTAR AT VINTAGE OAKS, LLC,
a Texas limited liability company

By: [Signature]
Printed Name: THAD RUTHERFORD
Title: PRES.

THE STATE OF TEXAS §
COUNTY OF COMAL §



The foregoing instrument was acknowledged before me on this 28 day of Dec., 2020, by THAD RUTHERFORD, PRESIDENT of SOUTHSTAR AT VINTAGE OAKS, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

[Signature]
Notary Public Signature

CORRECTION DEED

EXHIBIT A

**ADDED TO EFFECT
SCANNING PER COMAL
COUNTY CLERK**

**ADDED TO EFFECT
SCANNING PER COMAL
COUNTY CLERK**



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

2/c

DEVELOPER'S DEED

**FILED BY
PRESIDIO TITLE**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

Grantor: SOUTHSTAR AT VINTAGE OAKS, LLC
6060 North Central Expressway, Suite 138
Dallas, Texas 75208
(sometimes hereinafter referred to as "Grantor" and/or "Developer")

Grantee: PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.
c/o Plateau Property Management, Inc.
P. O. Box 92565
Austin, Texas 78709

WHEREAS, SOUTHSTAR AT VINTAGE OAKS, LLC, (hereinafter referred to as "Grantor" and/or "Developer"), the developer of the subdivision located in Comal County, Texas, designated as VINTAGE OAKS AT THE VINEYARD (hereinafter referred to as "VINTAGE OAKS" or the "Subdivision") being a subdivision situated in the Jose Maria Tejerino Survey No. 349, Abstract No. 618, the CCSD and FGNGRR Survey No. 841, Abstract No. 695, the Thos. Stewart Survey No. 304, Abstract No. 561, and the W. M. Kingston Survey No. 303, Abstract No. 333, all in Comal County, Texas, and according to the maps or plats of VINTAGE OAKS recorded in Comal County, Texas Official Map and Plat Records as follows:

VINTAGE OAKS AT THE VINEYARD, Unit One (1), an addition to Comal County, Texas and according to the plat of the development filed of record under Comal County Clerk's Document #200706000394, Official Map and Plat Records of Comal County, Texas;

VINTAGE OAKS AT THE VINEYARD, Unit Two (2), an addition to Comal County, Texas and according to the plat of the development filed of record under Comal County Clerk's Document #200706040713, Official Map and Plat Records of Comal County, Texas,

VINTAGE OAKS AT THE VINEYARD, Unit Three (3) an addition to Comal County, Texas and according to the plat of the

SOUTHSTAR AT VINTAGE OAKS, LLC

TO

**PROPERTY OWNERS ASSOCIATION
OF VINTAGE OAKS, INC.**

development filed of record under Comal County Clerk's
Document #201206036760, Official Map and Plat Records of
Comal County, Texas;

VINTAGE OAKS AT THE VINEYARD, Unit Four (4), an addition to
Comal County, Texas and according to the plat of the
development filed of record under Comal County Clerk's
Document #201206040252, Official Map and Plat Records of
Comal County, Texas;

(all plats of the Subdivision hereinafter collectively referred to as
the "Plat");

WHEREAS, the **PROPERTY OWNERS ASSOCIATION OF VINTAGE
OAKS, INC.** (hereinafter referred to as "Grantee"), is a Texas non-profit
corporation, and is primarily engaged in the maintenance, preservation and
architectural control of the development located at **VINTAGE OAKS** and in the
promotion of the health, safety and welfare of the residents within the
Subdivision, and pursuant to the Declarations of Covenants, Conditions and
Restrictions for **VINTAGE OAKS** were filed under Comal County Clerk's
Document #200706000771, Official Real Property Records of Comal County,
Texas and the following supplemental and amended restrictions filed in Comal
County, Texas Official Real Property Records under the following:

VINTAGE OAKS AT VINEYARD, Unit One (1): Supplemental
Declaration of Covenants, Conditions and Restrictions for
Vintage Oaks at the Vineyard, Unit One, filed of record at Comal
County Clerk's Document #200706000772, Official Real
Property Records of Comal County, Texas;

VINTAGE OAKS AT VINEYARD, Unit One (1): First Amendment
to the First Supplemental Declaration of Covenants, Conditions
and Restrictions for Vintage Oaks at the Vineyard, Unit One,
filed of record at Comal County Clerk's Document
#200706015484, Official Real Property Records of Comal
County, Texas;

VINTAGE OAKS AT VINEYARD, Unit One (1): Second
Amendment to the First Supplemental Declaration of Covenants,
Conditions and Restrictions for Vintage Oaks at the Vineyard,
Unit One, filed of record at Comal County Clerk's Document
#200706027104, Official Real Property Records of Comal
County, Texas;

VINTAGE OAKS AT VINEYARD, Unit Two (2): Supplemental
Declaration of Covenants, Conditions and Restrictions for

SOUTHSTAR AT VINTAGE OAKS, LLC

TO

**PROPERTY OWNERS ASSOCIATION
OF VINTAGE OAKS, INC.**

Vintage Oaks at the Vineyard, Unit Two, filed of record at Comal County Clerk's Document #200706040721, Official Real Property Records of Comal County, Texas;

VINTAGE OAKS AT VINEYARD, Unit Three (3), Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 3, filed of record at Comal County Clerk's Document #201206037003, Official Real Property Records of Comal County, Texas;

VINTAGE OAKS AT VINEYARD, Unit Four (4), Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 4, filed of record at Comal County Clerk's Document #201206041113, Official Real Property Records of Comal County, Texas;

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VINTAGE OAKS, filed of record at Comal County Clerk's Document #201106044284, Official Real Property Records of Comal County, Texas;

Assignment of Declarant's Rights, SOUTHSTAR AT VINTAGE OAKS, LLC, a Texas limited liability company was assigned all Declarant's Rights in the Vintage Oaks development in a document filed of record on May 9, 2012, at Clerk's Document #201206016339, Official Public Records of Comal County, Texas

(hereinafter collectively the "Restrictions").

WHEREAS, the Grantor and Grantor's predecessor in title recorded certain Maintenance/Drainage Easements for the benefit of and in favor of the PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC., filed of record under the following document numbers:

Comal County Clerk's Document #201206044544, Official Real Property Records of Comal County, Texas
Comal County Clerk's Document #201206044545, Official Real Property Records of Comal County, Texas
Comal County Clerk's Document #201206040253, Official Real Property Records of Comal County, Texas
Comal County Clerk's Document #200606031699, Official Real Property Records of Comal County, Texas
Comal County Clerk's Document #200606031700, Official Real Property Records of Comal County, Texas

DEVELOPER'S DEED TO PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC. - PAGE 4 -

CORRECTION DEED

SOUTHSTAR AT VINTAGE OAKS, LLC

TO

PROPERTY OWNERS ASSOCIATION
OF VINTAGE OAKS, INC.

**Cornal County Clerk's Document #200808031701, Official Real
Property Records of Cornal County, Texas**

WHEREAS, Grantor has developed portions of the Subdivision and in satisfaction of the terms of the Restrictions, and subject to the Reservations set forth below, Grantor hereby desires to GRANT, SELL and CONVEY to Grantee the alleyways, easements, drainage areas, common areas and reserves, restricted reserves, sight benchmarks and related boundary markers, amenities, easements and building lines in the Subdivision hereinafter described, in order to ensure the preservation of the uniform plan for the development, maintenance and improvement of the Subdivision for the benefit for both the present and future owners of Lots in the Subdivision in accordance with terms and provisions of the Restrictions and the Plat.

NOW THEREFORE, Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to it in hand paid by Grantee to Grantor, receipt of which is hereby acknowledged and confessed has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the said Grantee, the following described property located within the Subdivision and as shown on the Plat, to-wit:

**VINTAGE OAKS AT THE VINEYARD, Unit One (1), according to the plat of the
development filed of record under Cornal County Clerk's Document
#200708000394, Official Map and Plat Records of Cornal County, Texas:**

Lot 260, Private Drainage Easement - containing 11.100 acres
Lot 261, Private Drainage Easement - containing 21.200 acres
Lot 263, Retention Pond - containing 10.840 acres
Lot 264, Private Roads for Vintage Oaks, Unit 1 - containing 6.770 acres
Lot 265, Entrance Island - containing 0.060 acres

**VINTAGE OAKS AT THE VINEYARD, Unit Two (2), according to the plat of the
development filed of record under Cornal County Clerk's Document
#200708040713, Official Map and Plat Records of Cornal County, Texas:**

Lot 478, PARK AREA - containing 1.530 acres
Lot 515, Sanitary Control Easement - containing 1.920 acres
Lot 698, Park and Amenity Center - containing 25.710 acres
Lot 700, Access Easement - containing 1.170 acres
Lot 701, Private Roads, for Vintage Oaks, Unit 2 - containing 13.560 acres
Lot 702, Private Drainage Easement - containing 8.510 acres

**VINTAGE OAKS AT VINEYARD, Unit Four (4), according to the plat of the
development filed of record under Cornal County Clerk's Document
#201208040252, Official Map and Plat Records of Cornal County, Texas:**

Lot 807, Private Roads, for Vintage Oaks, Unit 4 - containing 8.780 acres

SOUTHSTAR AT VINTAGE OAKS, LLC

TO

**PROPERTY OWNERS ASSOCIATION
OF VINTAGE OAKS, INC.**

In addition to the foregoing properties and areas, Grantor does GRANT, SELL and CONVEY, unto the said Grantee, the following described real property located within the Subdivision and as shown on the Plat, to-wit:

1. All of the Common Areas and Reserves as shown on the Plat, including but not limited to those areas designated as restricted reserves, reserves, detention ponds, easements, drainage areas, detention ponds, common areas, parks, unrestricted reserves, nature trails, pedestrian trails or equestrian trails as more particularly described in the Plat and the Restrictions;
2. All amenities and/or property located within the Common Areas and Reserves that are used for the amenities as shown on the Plat; and
3. All of the eight benchmarks and related boundary markers, including but not limited to those designated as site benchmarks, benchmarks, iron pipes, iron rods and/or brass disks; and
4. All easements and building lines including but not limited to, those designated as Drainage Easements, Utility Easements, pipeline easements, Flowage Easements, Water Line Easements, Exclusive Drainage Easements and/or Areas, nature trails, pedestrian trails, Pedestrian Access Easements, Landscape Easements, Access Easements, Sanitary Control Easements and/or nature trails all as more particularly set forth in the Plat.

TO HAVE AND TO HOLD the above described real property, premises, easements, and reserves together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its heirs and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor, but not otherwise, except as to the reservations and exceptions listed below.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO taxes for the current year and all subsequent years, which Grantee assumes, all restrictions, covenants, conditions, easements reservations, leases, mineral severances, mineral reservations, and other instruments that affect the Property herein conveyed in any form; and to all zoning laws, regulations and ordinances

SOUTHSTAR AT VINTAGE OAKS, LLC

TO

**PROPERTY OWNERS ASSOCIATION
OF VINTAGE OAKS, INC.**

of municipal and/or other governmental authorities that affect the Property, whether recorded or not.

Bill of Sale – Personal Property. Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to it in hand paid by Grantee to Grantor, receipt of which is hereby acknowledged and confessed has SOLD, TRANSFERRED and CONVEYED, and by these presents does SELL, TRANSFER and CONVEY, unto the said Grantee, the following described personal property located within the Subdivision:

- (1) all items of tangible personal property which may be situated on the real property herein conveyed above, relating or appurtenant to or that is attached to the Land or the improvements thereof (the "improvements"); and
- (2) the following intangible property, to the extent assignable, and to the extent owned by Grantor and used solely in connection with the real property herein conveyed above (without any representation by Grantor that they exist or are assignable, or that Grantor has any rights to them if they do exist):
 - a. all governmental permits, approvals, licenses, and certificates, and
 - b. all architectural and engineering drawings, plans and specifications, design layouts, surveys, reports, and studies; and
 - c. all rights, privileges, and appurtenances pertaining thereto, including but not limited to, water rights, claims and permits and easements and rights of way appurtenant to the property herein conveyed; and

Grantor hereby represents and warrants that Grantor has the right, power and authority to execute and deliver this Assignment and the Personal Property herein assigned, sold, transferred and delivered is free and clear of all liens, claims and encumbrances.

The real property and acreage and interest herein conveyed is conveyed "AS IS" and "WHERE IS" and "WITH ALL FAULTS AND DEFECTS" INCLUDING ALL LATENT AND PATENT DEFECTS, AND EXCEPT AS SET FORTH HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES REGARDING FITNESS FOR ANY PARTICULAR PURPOSE (EXCEPT FOR WARRANTIES OF TITLE SET FORTH IN THIS DEED).

Grantee hereby agrees and covenants to maintain the acreage and interest herein conveyed in the future

SOUTHSTAR AT VINTAGE OAKS, LLC

TO

PROPERTY OWNERS ASSOCIATION
OF VINTAGE OAKS, INC.

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

EXECUTED on the 20 day of December, 2012

SOUTHSTAR AT VINTAGE OAKS, LLC

By: 

Thaddeus Rutherford, Vice President

ACKNOWLEDGEMENT

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

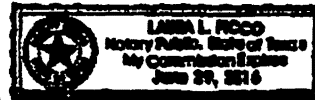
The foregoing instrument was acknowledged before me on this the 20 day of December, 2012 by Thaddeus Rutherford, Vice President of SOUTHSTAR AT VINTAGE OAKS, LLC, Grantor.



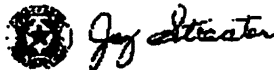
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.
c/o Plateau Property Management, Inc.
P. O. Box 92585
Austin, Texas 78709



Filed and Recorded
Official Public Records
Joy Strasser, County Clerk
Comal County, Texas
12/28/2012 02:10:01 PM
BURLA 7 Page(s)
2012006058897



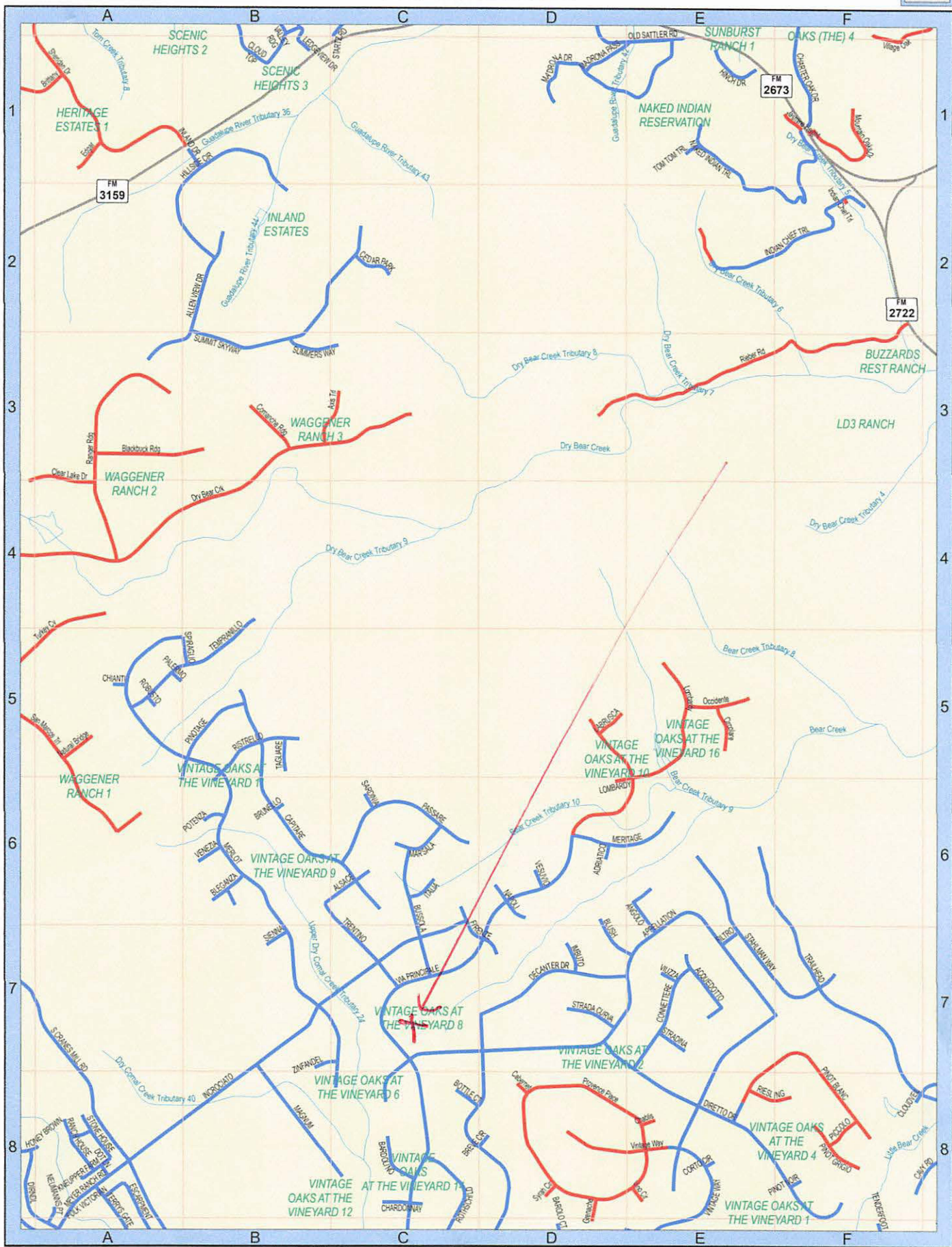
DEVELOPER'S DEED TO PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC. - PAGE 7-

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/28/2020 11:30:37 AM
JESSICA 11 Page(s)
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CORRECTION DEED



SEE PAGE 43

