

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)				

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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						

**Comal County Environmental Health
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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: 118717
Issued This Date: 06/27/2025
This permit is hereby given to: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ

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

30563 DEERFIELD TERRACE
CITY OF BULVERDE, TX 78163

Subdivision: BULVERDE HILLS
Unit: 1
Lot: 21
Block: 4
Acreage: 0.9500

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

REVISED

10:19 am, Aug 27, 2025

ON-SITE SEWAGE FACILITY APPLICATION

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

Date December 4, 2023

Permit Number

118717

1. APPLICANT / AGENT INFORMATION

Owner Name JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ
Mailing Address 1319 WINSTON COVE
City, State, Zip SAN ANTONIO TEXAS 78260
Phone # 210-632-8043
Email josechavez21@yahoo.com

Agent Name GREG JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS TEXAS 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name BULVERDE HILLS Unit 1 Lot 21 Block 4
Survey Name / Abstract Number _____ Acreage _____
Address 30563 DEERFIELD TERRACE City BULVERDE State TX Zip 78163

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOUSE + Detached Living

Number of Bedrooms 4+1

Indicate Sq Ft of Living Area 3025 + 547

☐ 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: \$ 600,000 (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)

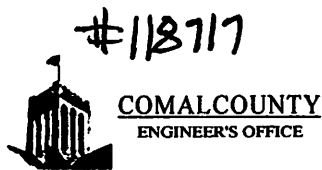
Source of Water ☒ Public ☐ Private Well ☐ Rainwater Collection

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.

Jose Chavez Laura A. Chavez May 20th, 2025
Signature of Owner Date



REVISED
10:19 am, Aug 27, 2025

BULVERDE HILLS, UNIT 1, BLOCK 4, LOT 21
195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

ON-SITE SEWAGE FACILITY APPLICATION

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

System Description PROPRIETARY; AEROBIC TREATMENT AND ~~DI~~ IRRIGATION

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

Tank Size(s) (Gallons) AERIES D840 Absorption/Application Area (Sq Ft) 3000

Gallons Per Day (As Per TCEQ Table 111) 360

(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.)

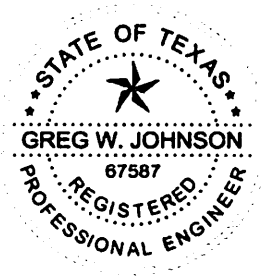
Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

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: BULVERDE



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

September 7, 2025

Date

REVISED

10:19 am, Aug 27, 2025

**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

I

JOSE CHAVEZ-MARTINEZ &

Before me this day appeared **LAURA ALICIA CHAVEZ**, being the owners of the referenced property at **30563 DEERFIELD TERRACE**. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

1 UNIT 4 BLOCK 21 LOT BULVERDE HILLS SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY _____

The property is owned by JOSE CHAVEZ-MARTINEZ & LAURA ALICIA CHAVEZ

WITNESS MY HAND ON THIS 20 OF DAY OF May, 20 25

Jose Chavez
OWNER (SIGNATURE)

Laura A. Chavez
OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 20 DAY OF May, 20 25

JOSE CHAVEZ-MARTINEZ
OWNER NAME (PRINTED)

LAURA ALICIA CHAVEZ
OWNER NAME (PRINTED)

River Moore
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/30/2025 11:56:30 AM
TERRI 2 Pages(s)
202506016024



Bobbie Koepp

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):

1 UNIT/PHASE/SECTION 4 BLOCK 21 LOT BULVERDE HILLS SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): JOSE CHAVEZ-MARTINEZ & LAURA ALICIA CHAVEZ

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 20 DAY OF May, 2025

Jose Chavez
Laura A. Chavez
Owner(s) signature(s)

JOSE CHAVEZ-MARTINEZ

LAURA ALICIA CHAVEZ

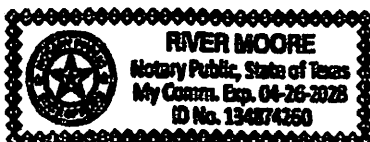
Owner (s) Printed name (s)

JOSE CHAVEZ-MARTINEZ & LAURA ALICIA CHAVEZ

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 20 DAY OF

May, 2025

[Signature]
Notary Public Signature



**REVISED**

12:31 pm, Aug 15, 2025

WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer

Jose & Laura Chavez-Martinez

Residential



Initial Contract



Site Address

30563 Deerfield Terrace, Bulverde, TX 78163

Agency

Comal County

Email

josechavez21@yahoo.com

Phone

(210) 632-8043

Permit Number

System Details

Treatment: Aerobic Drip Emitters / System: Aeris Aerobics 840 Max GPD

MAINTENANCE AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 9595 Ranch Rd 12 Suite #1, Wimberley, TX 78676. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates & Fees:

This agreement commences upon receipt by the Contractor of notice that the Local Regulatory Agency has given final approval of the installation (for a new or modified system), or on **5/22/2026** for an existing system, provided the Contractor has received payment in full of Fee(s) as agreed herein. The fees for this agreement are **\$450.00** and shall be prepaid per the payment terms outlined herein.

III. Renewal Terms:

The term of this Agreement is **2 year(s)** but in no case shall the Fee to the Contractor be for less than **one (1) year**. This Agreement is non-expiring and automatically renews without need for signing of any additional document(s) – provided Client continues to timely pay the Fee(s) when due. Agreements paid monthly are paid using Contractor's system for automatic debit or automatic draft. Agreements that are prepaid will be invoiced by Contractor before the due date and must be timely paid by Client. If not timely paid before the due date, the Contractor has the right to terminate this Agreement.

IV. Services by Contractor:

1. Inspect and perform routine maintenance on the part with "On-Site Sewage Facility ("OSSF or "the system") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Replacement, Replenishment, and

Repairs are additional services not covered by the Fee. Regarding all such work, Contractor shall abide by Client's election in Section V of this agreement.

5. Report to the appropriate regulatory agency and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory agency within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at (855) 560-9909

REVISED

12:31 pm, Aug 15, 2025

V. Client Responsibilities:

1. Maintain a current License to Operate and abide by the conditions and limitations of that license and all requirements for OSSF from the State and Local Regulatory Agency as well as manufacturer's recommendations.
2. Maintain disinfection unit and at all times provide proper and adequate chlorine supply or operating disinfection component, if OSSF is equipped with same.
3. Provide all necessary site, yard, or lawn maintenance and removal of obstacles, including dogs and other animals, as needed to allow the system and its components to function properly and to allow Contractor safe and easy access to all parts of the system and its components.
4. Maintain site drainage to prevent adverse effects on OSSF.
5. Provide for pumping of tanks, when and as suggested by Contractor, at Client's own expense. Typically, every 3 years.
6. Do not exceed the system's physical, hydraulic, or biological limitations
7. Notify Contractor within 24 hours of the occurrence of any and all alarms or problems with any component or with the system.
8. Be available by text, phone, or in person when the Contractor is on-site in case of required repair approvals or questions.
9. Promptly pay Contractor's bills, fees, and invoices in full.
10. Elect one of the following: Authorized

Yes, I authorize. If during the Contractor's time of the maintenance check any component of the system is found to need replacement, replenishment, or repair, then Client authorizes Contractor to perform the service per the above and bill or charge the Client for such additional services without further approval by Client so long as the service is \$150 or less and the Contractor has the necessary materials to perform the replacement, replenishment, or repair.

No, I do not authorize. If, during the Contractor's maintenance check, any component of the system is found to be in need of replacement, replenishment, or repair, Contractor will notify Client of repairs needed and, where feasible, provide an estimate of costs. No replacement, replenishment, or repairs will be performed without express approval of Client. Additional Service fees will apply for return visits to perform repairs.

VI. Authority

In signing this Agreement, the Client: (1) hereby affirms ownership to the Property as well as the OSSF that is the subject of this Agreement. (2) represents that he/she has authority to permit Contractor's entry upon property to monitor, service, or repair and agrees to hold Contractor and its agents harmless for entry upon such real property for these purposes, and (3) represents to have the authority to bind all owners of the property to the terms of this agreement, or to accept personal responsibility for these terms.

VII. Access By Contractor

Contractor is hereby granted access to the system and all related components for the purposes of performing the Services or Additional Services. Unless other arrangements have been made in advance in writing, Contractor's personnel may enter the property at reasonable times without any form of notice for the purpose of performing the Services or Additional Services. Contractor will require free, unrestricted access to the system and related components for the purpose of performing all work. If upon arrival at the site, Contractor determines that access is prevented, blocked, or restricted, Contractor is not required to perform any of the steps, and will be credited with completion of that maintenance check. Additional maintenance checks to complete the Services shall be billed to Client as an Additional Service.

REVISED

12:31 pm, Aug 15, 2025

VIII. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a \$30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. All invoices are due upon receipt by Client. Under no condition shall prepayment of Fee, or the sum of monthly payments of Fee, be for less than **a one-year term**. After **2 year(s)**, prepaid agreements (other than monthly) may be prorated using monthly increments, less other charges as discussed elsewhere in this Agreement.

IX. Application or Transfer of Payment:

The Fee paid for this Agreement may transfer to the subsequent owner(s), however, this Agreement will not transfer. Client will advise subsequent owner(s) of the regulatory requirement for a replacement Agreement. Regulations require that replacement Agreements be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past-due obligations arising from this Agreement including late charges, returned check charges, and charges for repairs or services not paid within 10 days of invoicing. Unpaid balances on Client's account may lead to the extension of the monthly drafting or debiting program, if applicable, to complete payment of Client's account balance(s).

X. Termination of Agreement:

After a minimum of **2 year(s)**, in order to provide sufficient time to comply with the regulatory requirement for notices from the Contractor to the Local Regulatory Agency, this Agreement may be terminated for any reason by either party with a minimum 30 day written notice, without fault of the terminating party. Contractor shall be due a Fee equal to at least the first year and may also deduct for any other work performed by Contractor but not yet paid by Client, whether invoiced prior to termination or not. Contractor will notify the appropriate Local Regulatory Agency of this termination.

XI. Limitation of Liability:

In no event shall the Contractor be liable for indirect, consequential, incidental, or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

XII. Severability:

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

Jose & Laura Chavez-Martinez

DocuSigned by: Customer Name

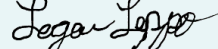


3C2BB4F8B9854F5...

Customer Signature

Luna Environmental / Logan Leppo

Signed by: Maintenance Provider Name



License # MP0002494

2E3D637BB9D84D4...

Maintenance Provider Signature

Additional Comments / Special Terms

**AEROBIC TREATMENT
DRIP TUBING SYSTEM**

DESIGNED FOR:

JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ
1319 WINSTON COVE
SAN ANTONIO, TEXAS 78260

SITE DESCRIPTION:

Located in Bulverde Hills, Unit 1, Block 4, Lot 21, at 30563 Deerfield Terrace, the septic system will serve a four bedroom residence (3025sf.) & one bedroom (547 sf) detached living, situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses, oak, and Mountain Cedar trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4-inch SCH-40 pipe discharges from the residence and detached living into a Aeries Model D-840 gpd aerobic plant containing a 552-gallon pretreatment tank, an aerobic treatment plant, and a 916-gallon pump chamber containing a (0.5 HP FPS E-Series-20FE05P4-2W115) well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 6 minute run time with float setting at 360 gallons.

A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron disc filter then through a 1" SCH-40 manifold to a 3000 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with *0.61 gph* emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. One inch vacuum breakers will be installed at the highest point in the pressure and return manifold. A 1" SCH-40 return line is installed to continuously flush the system to the pump tank by throttling a 1" ball valve. Solids caught in the disc filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to installing drip tubing the entire field area will be scarified and built up with 4" of a Type II or III soil. Drip tubing laid and be capped with 6" of Type II or Type III soil (**NOT SAND**). The field area will be sodded with a hearty grass prior to system startup.

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.

REVISED

10:19 am, Aug 27, 2025

DESIGN SPECIFICATIONS:

Daily waste flow: 360 gpd (Table III)

Pretreatment tank size: 552 Gal

Plant Size: Aeries D840 gpd (TCEQ Approved)

Pump tank size: 916 Gal

Reserve capacity after High Level: 120 Gal (1/3 day Req'd)

Application Rate: $R_a = 0.2 \text{ gal/sf}$

Total absorption area: $Q/R_a = 360 \text{ GPD}/0.20 = 1800 \text{ sf}$. (Actual 3000 sf.)

Total linear feet drip tubing: 1500' *Netifim Bioline* drip tubing .61 GPH

Pump requirement: 750 emitters @ .61 gph @ 30 psi = 7.625 gpm

Pump Requirement (cont.): (0.5 HP FPS E-Series-20FE05P4-2W115)

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS

IN DRIP TUBING W/ NOM. DIA. 0.55" ID

$$\text{MSV} = 2 \text{ FPS } (\Pi d \uparrow 2)/4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$$

$$\text{MSV} = 2(3.14159((.55/12)\uparrow 2)/4) * 7.48 * 60$$

$$\text{MSV} = 1.5 \text{ gpm PER LINE} * 5 \text{ LINES} = 7.5 \text{ GPM MIN FLOW RATE}$$

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

$$\text{MSV} = 2 \text{ FPS } (\Pi d \uparrow 2)/4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$$

$$\text{MSV} = 2(3.14159((1.049/12)\uparrow 2)/4) * 7.48 * 60$$

$$\text{MSV} = 5.4 \text{ GPM}$$

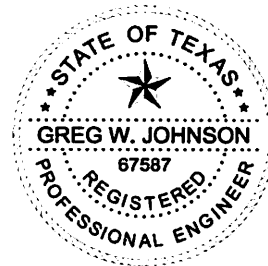
PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective September 1, 2025)

 08/12/25

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



Revised

Efrain Gallegos

10/08/2025 3:06:02 PM

Greg W. Johnson, P.E.

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

August 29, 2025

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

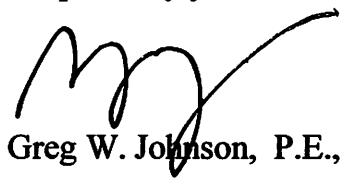
RE: Septic Design #118717
30563 Deerfield Terrace
Bulverde Hills, Unit 1, Block 4, Lot 21
Bulverde, TX 78163
Chavez Residence

Efrain,

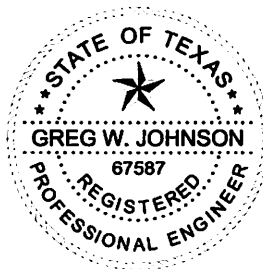
A portion of the waterline is as close as six feet from the proposed drip field. A variance is required to Chapter 285 Table X. Equivalent protection will be maintained by sleeving the water service line with SCH-40 PVC within ten feet of the proposed drip field. I hereby request a variance to Chapter 285 Table X.

If I can be of further assistance please contact me.

Respectfully yours,



Greg W. Johnson, P.E., F#2585



INSTALL 2996sf OF
FIELD USING 1498' OF
DRIP TUBING. THERE
SHALL BE NO
PARKING, DRIVING OR
STORAGE ON THE
SEPTIC FIELD AT ANY
TIME FOR ANY
REASON.

*USE TWO WAY
CLEAN OUTS
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

AERIS D-840
AEROBIC TREATMENT
PLANT

1 BDRM
DETACHED
LIVING
547sf

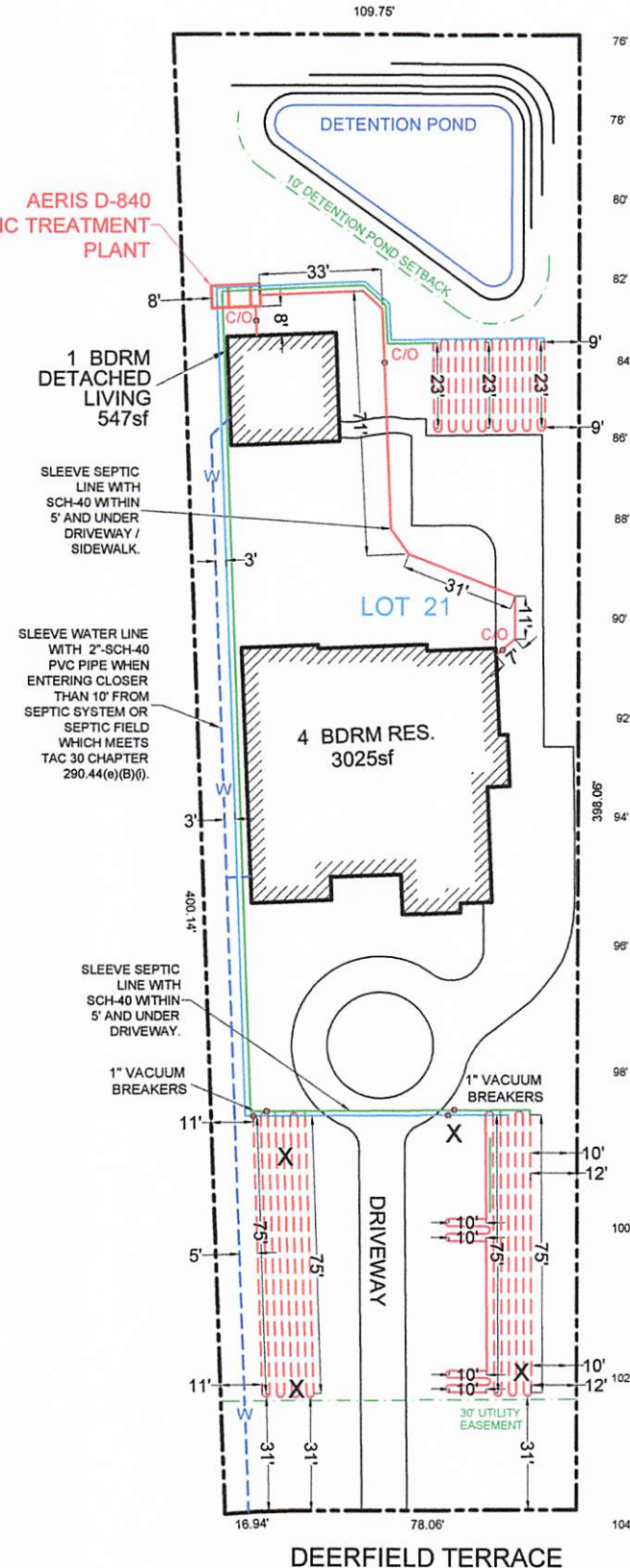
SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN
5' AND UNDER
DRIVEWAY /
SIDEWALK.

SLEEVE WATER LINE
WITH 2" SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD
WHICH MEETS
TAC 30 CHAPTER
290.44(e)(B)(i).

SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN
5' AND UNDER
DRIVEWAY.

1" VACUUM
BREAKERS

1" VACUUM
BREAKERS



DEERFIELD TERRACE

Revised
Efrain Gallegos
10/17/2025 1:27:14 PM



OWNER: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ					DRAWN BY: EJS III	
STREET ADDRESS: 30563 DEERFIELD TERRACE						
LEGAL DESC: BULVERDE HILLS			UNIT/SECTION/PHASE: 1		BLOCK: 4	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 12/6/2023		6th REVISION: 10/7/2025	

Revised

Efrain Gallegos

10/17/2025 1:27:16 PM

AERIS D-840
AEROBIC TREATMENT
PLANT

1 BDRM
DETACHED
LIVING
547sf

SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN
5' AND UNDER
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WHICH MEETS
TAC 30 CHAPTER
290.44(e)(B)(i).

SLEEVE SEPTIC
LINE WITH



OWNER: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ		DRAWN BY: EJS III	
STREET ADDRESS: 30563 DEERFIELD TERRACE			
LEGAL DESC: BULVERDE HILLS	UNIT/SECTION/PHASE: 1	BLOCK: 4	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 12/6/2023	8th REVISION: 10/7/2025

Revised
Efrain Gallegos

10/17/2025 1:27:18 PM

SLEEVE WATER LINE
WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD
WHICH MEETS
TAC 30 CHAPTER
290.44(e)(B)(i).

SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN
5' AND UNDER
DRIVEWAY.

1" VACUUM
BREAKERS

1" VACUUM
BREAKERS

INSTALL 2996sf OF
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*USE TWO WAY
CLEAN OUTS
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

LOT 21

4 BDRM RES.
3025sf

DRIVEWAY

DEERFIELD TERRACE



OWNER: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ				DRAWN BY: EJS III	
STREET ADDRESS: 30563 DEERFIELD TERRACE					
LEGAL DESC: BULVERDE HILLS			UNIT/SECTION/PHASE: 1	BLOCK: 4	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=30'	DATE: 12/6/2023	6th REVISION: 10/7/2025	

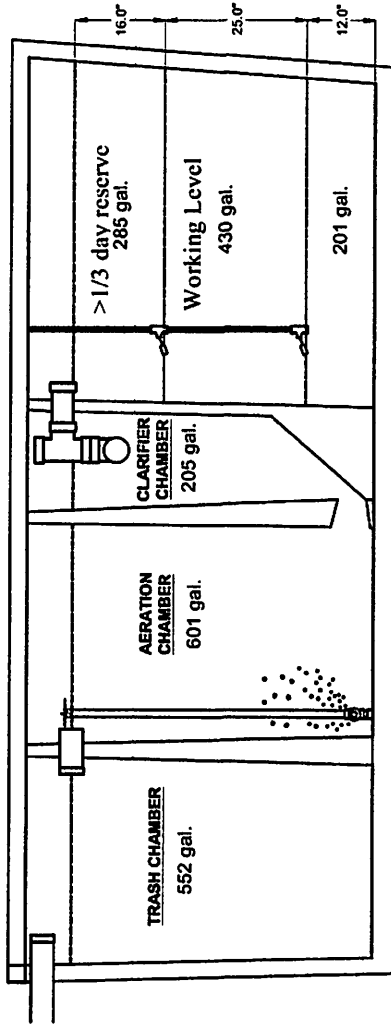
REVISED

10:19 am, Aug 27, 2025

1/2" Discharge

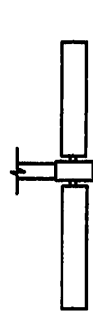


BLOWER



SIDE SECTION VIEW

SCALE: 1" = 3/8"



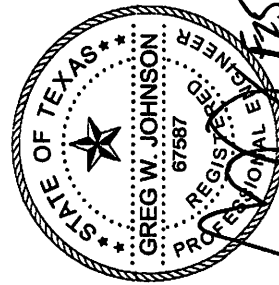
Diffuser Detail

2 - 250 mm

Max flow per diffuser
= 55 liters/minute

END SECTION VIEW

SCALE: 1" = 3/8"



Title:

Model D-840
Night Time Pumping

Company Name:

Aeris Aerobics

Date:

5-8-2014

REVISED

10:19 am, Aug 27, 2025

Arkal 1" Super Filter

Catalog No. 1102 0 _ _ _

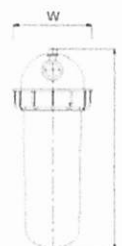
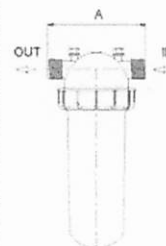
Features

- ♦ A "T" shaped filter with two 1" male threads.
- ♦ A "T" volume filter for in-line installation on 1" pipelines.
- ♦ The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- ♦ Manufactured entirely from fiber reinforced plastic.
- ♦ A cylindrical column of grooved discs constitutes the filter element.
- ♦ Spring keeps the discs compressed.
- ♦ Screw-on filter cover.
- ♦ Filter discs are available in various filtration grades.



Technical Data

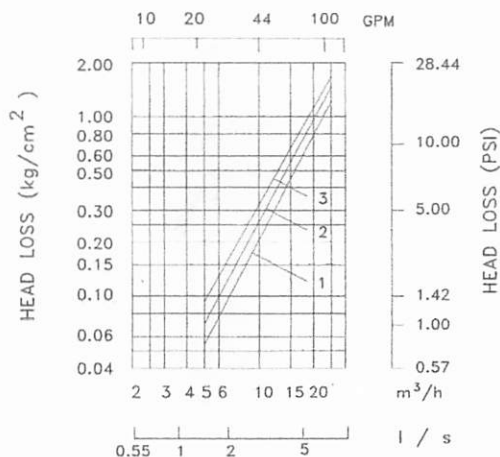
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter	
	33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m ³ /h (1.7 l/sec)	35 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11



Filtration Grades

- Blue (400 micron / 40 mesh)
- Yellow (200 micron / 80 mesh)
- Red (130 micron / 120 mesh)
- Black (100 micron / 140 mesh)
- Green (55 micron)

Head Loss Chart



REVISED

10:19 am, Aug 27, 2025



PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 6, 10, 12, 15, 20, 25, 30, 35, 40, 50, or 60 PSI (0.41, 0.69, 0.83, 1.03, 1.38, 1.72, 2.07, 2.41, 2.76, 3.45, or 4.14 bar) with a flow range between:

- 4 - 16 GPM (909 - 3634 L/hr) for 6 - 10 PSI models or
- 2 - 20 GPM (454 - 4542 L/hr) for 12 - 60 PSI models.

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

Inlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

Outlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

Physical

¾" FNPT x ¾" FNPT model (shown on right)

- Overall Length 5.2 inches (13.1 cm)
- Overall Width 2.5 inches (6.4 cm)

1" FNPT x 1" FNPT model

1" FBSPT x 1" FBSPT model

- Overall Length 5.8 inches (14.6 cm)
- Overall Width 2.5 inches (6.4 cm)



* Please consult factory for applications outside of recommended guidelines.

REVISED

10:19 am, Aug 27, 2025

Senninger®

PMR-MF

PRESSURE-MASTER REGULATOR - MEDIUM FLOW

Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PMR-6 MF	4 - 16 GPM (909 - 3634 L/hr)	6 PSI (0.41 bar)	80 psi (5.51 bar)
PMR-10 MF	4 - 16 GPM (909 - 3634 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PMR-12 MF	2 - 20 GPM (454 - 4542 L/hr)	12 PSI (0.83 bar)	90 psi (6.20 bar)
PMR-15 MF	2 - 20 GPM (454 - 4542 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PMR-20 MF	2 - 20 GPM (454 - 4542 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PMR-25 MF	2 - 20 GPM (454 - 4542 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PMR-30 MF	2 - 20 GPM (454 - 4542 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PMR-35 MF	2 - 20 GPM (454 - 4542 L/hr)	35 PSI (2.41 bar)	115 psi (7.93 bar)
PMR-40 MF	2 - 20 GPM (454 - 4542 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PMR-50 MF	2 - 20 GPM (454 - 4542 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)
PMR-60 MF	2 - 20 GPM (454 - 4542 L/hr)	60 PSI (4.14 bar)	140 psi (9.65 bar)

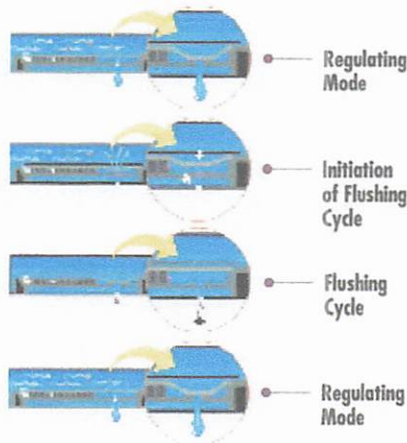
REVISED

10:19 am, Aug 27, 2025



Bioline® Dripperline

Pressure Compensating Dripperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, Bioline is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



Product Advantages

The Proven Performer

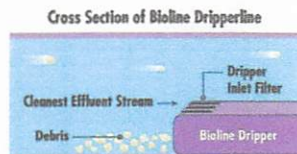
- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

Long-Term Reliability

- Protection against plugging:
 - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
 - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
 - Unique self-flushing mechanism passes small particles before they can build up.



Root Safe

- A physical barrier on each Bioline dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.



Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

Specifications

Wall thickness (mil): 45*

Nominal flow rates (GPH): .4, .6, .9*

Common spacings: 12", 18", 24"*

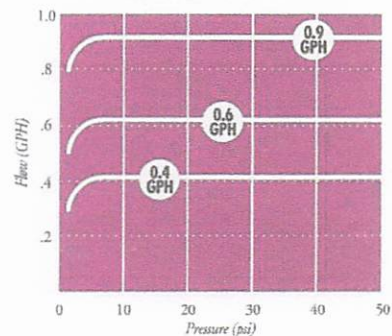
Recommended filtration: 120 mesh

Inside diameter: .570*

Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



NETAFIM USA

5470 E. Home Ave. • Fresno, CA 93727

888.638.2346 • 559.453.6800

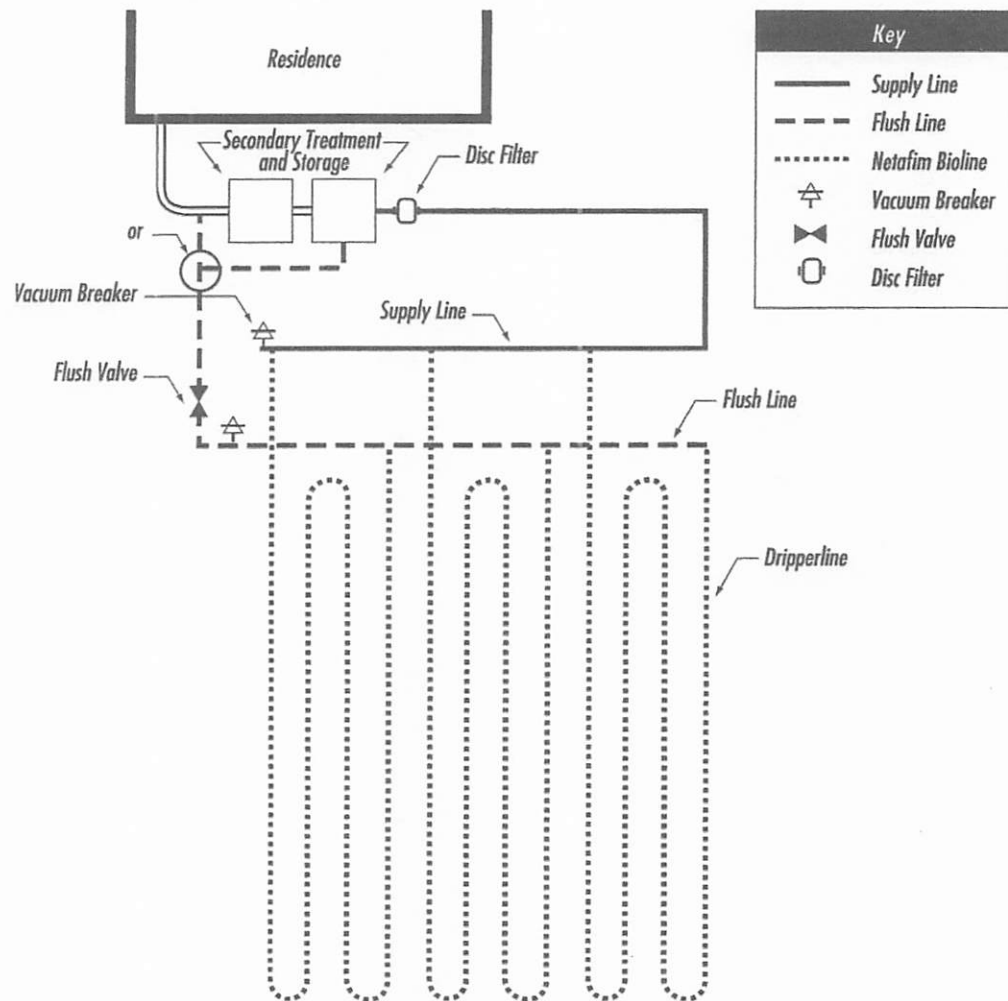
FAX 800.695.4753

www.netafimusa.com

NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE**SAMPLE
DESIGNS****SINGLE TRENCH LAYOUT**

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated



VOID

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of COMAL COUNTY, TEXAS.

I

JOSE CHAVEZ-MARTINEZ &

Before me this day appeared **LAURA ALICIA CHAVEZ**, being the owners of the referenced property at **30563 DEERFIELD TERRACE**. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

1 UNIT 4 BLOCK 21 LOT BULVERDE HILLS SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY _____

The property is owned by JOSE CHAVEZ-MARTINEZ & LAURA ALICIA CHAVEZ

WITNESS MY HAND ON THIS 20 OF DAY OF May, 20 25

Jose Chavez
OWNER (SIGNATURE)

Laura A. Chavez
OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 20 DAY OF May, 20 25

JOSE CHAVEZ-MARTINEZ
OWNER NAME (PRINTED)

LAURA ALICIA CHAVEZ
OWNER NAME (PRINTED)

River Moore
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/30/2025 11:56:30 AM
TERRI 2 Pages(s)
202506016024



Bobbie Koepp

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

December 6, 2023

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

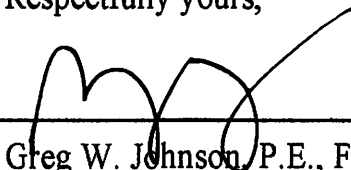
RE- Septic Design
30563 DEERFIELD TERRACE
BULVERDE HILLS, UNIT 1, BLOCK 4, LOT 21
BULVERDE, TX 78163
CHAVEZ RESIDENCE

Brandon/Brenda,

Due to the lack of available application area it is necessary to have the setback from the property line to the spray at ten feet as required by TCEQ Chapter 285 rules Table X. I hereby request a variance to the twenty foot setback to property lines as required by Comal County Order and equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If I can be of further assistance please contact me.

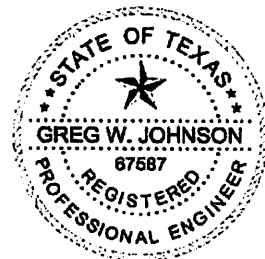
Respectfully yours,



Greg W. Johnson, P.E., F#2585

December 6, 2023

Date



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: December 05, 2023

Site Location: BULVERDE HILLS, UNIT 1, BLOCK 4, LOT 21

Proposed Excavation Depth: N/A

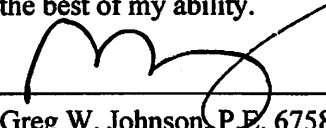
Requirements:

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	III	CLAY LOAM	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

12/05/23
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: December 06, 2023

Applicant Information:

JOSE CHAVEZ MARTINEZ & LAURA

Name: ALICIA CHAVEZ
Address: 1319 WINSTON COVE
City: SAN ANTONIO State: TEXAS
Zip Code: 78260 Phone: (210) 632-8043

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:

Lot 21 Unit 1 Blk 4 Subd. BULVERDE HILLS
Street Address: 30563 DEERFIELD TERRACE
City: BULVERDE Zip Code: 78163
Additional Info.: _____

Installer Information:

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

Topography: Slope within proposed disposal area: 5 to 10 %

Presence of 100 yr. Flood Zone:	YES	NO <u>X</u>
Existing or proposed water well in nearby area.	YES	NO <u>X</u>
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: 4 Total sq. ft. living area 3025

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

Q = (4 +1)*75-(20%)= 300

Trash Tank Size 552 Gal.

TCEQ Approved Aerobic Plant Size 840 G.P.D.

Req'd Application Area = Q/Ri = 300 / 0.064 = 4688 sq. ft.

Application Area Utilized = 5128 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 = 916 Gal. 17.3 Gal/inch.

Reserve Requirement = 100 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

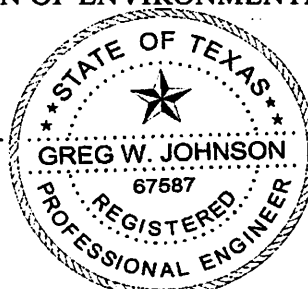
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

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

12/06/23
DATE



FIRM #2585



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 December 4, 2023

Permit Number 118717

1. APPLICANT / AGENT INFORMATION

Owner Name JOSE CHAVEZ MARTINEZ ALICIA CHAVEZ Agent Name GREG JOHNSON, P.E.
Mailing Address 1319 WINSTON COURT Agent Address 170 HOLLOW OAK
City, State, Zip SAN ANTONIO TEXAS 78260 City, State, Zip NEW BRAUNFELS TEXAS 78132
Phone # 210-632-8043 Phone # 830-905-2778
Email josechavez21@yahoo.com Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name BULVERDE HILLS Unit 1 Lot 21 Block 4
Survey Name / Abstract Number _____ Acreage _____
Address 30563 DEERFIELD TERRACE City BULVERDE State TX Zip 78163

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3025

☐ 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: \$ 600,000 (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 ☐ Rainwater Collection

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.

Jose Chavez Lana A. Am May 20th, 2025
Signature of Owner Date



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

BULVERDE HILLS, UNIT 1, BLOCK 4, LOT 21

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 PROPOSED ON-SITE SEWAGE TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) AERIES D840 Absorption/Application Area (Sq Ft) 5128

Gallons Per Day (As Per TCEQ Table 111) 500

(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

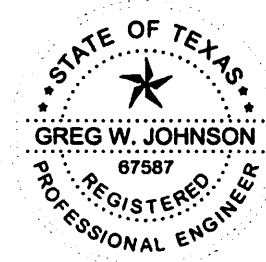
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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

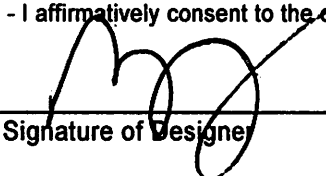
If yes, indicate the city: BULVERDE



FIRM #2585

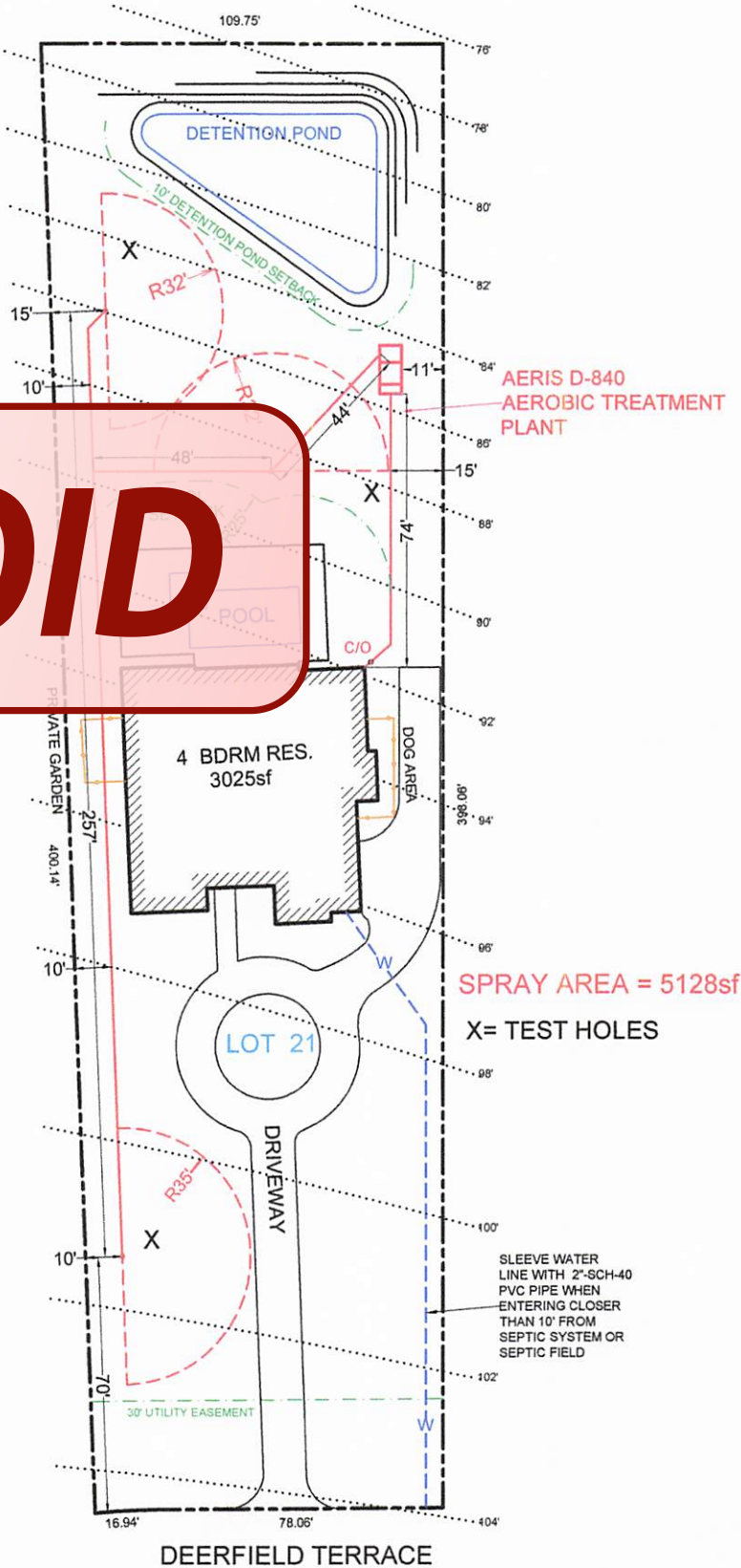
By signing this application, I certify that:

- 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

September 7, 2025
Date

VOID



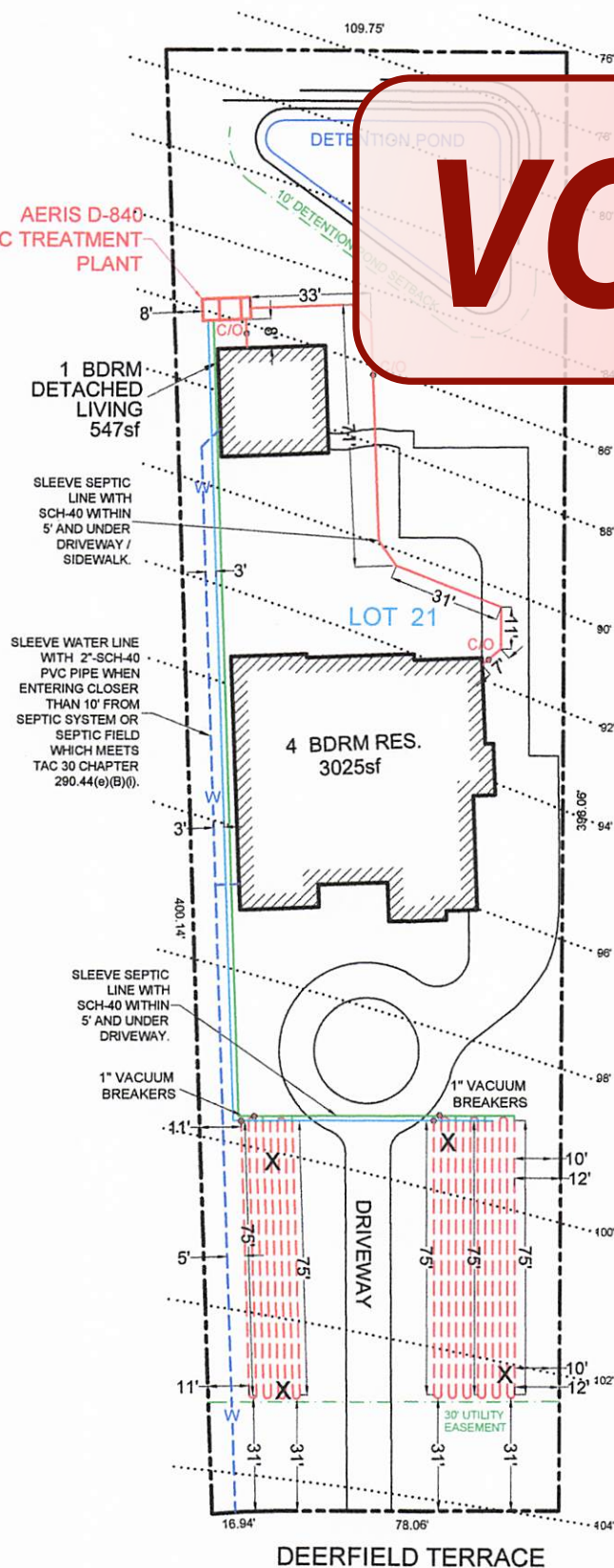
OWNER: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ					DRAWN BY: EJS III	
STREET ADDRESS: 30563 DEERFIELD TERRACE						
LEGAL DESC: BULVERDE HILLS			UNIT/SECTION/PHASE: 1		BLOCK: 4	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 12/6/2023		2nd REVISION: 9/7/2024	

INSTALL 3000sf OF
FIELD USING 1500' OF
DRIP TUBING. THERE
SHALL BE NO
PARKING, DRIVING OR
STORAGE ON THE
SEPTIC FIELD AT ANY
TIME FOR ANY
REASON.

*USE TWO WAY
CLEAN OUTS
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

AERIS D-840
AEROBIC TREATMENT
PLANT



DEERFIELD TERRACE



Revised
Efrain Gallegos
10/08/2025 3:06:07 PM

VOID

OWNER: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ					DRAWN BY: EJS III	
STREET ADDRESS: 30563 DEERFIELD TERRACE						
LEGAL DESC: BULVERDE HILLS			UNIT/SECTION/PHASE: 1		BLOCK: 4	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 12/6/2023		5th REVISION: 8/25/2025	

SLEEVE WATER LINE
WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD
WHICH MEETS
TAC 30 CHAPTER
290.44(e)(B)(i).

LOT 21
4 BDRM RES.
3025sf

VOID

SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN
5' AND UNDER
DRIVEWAY.

1" VACUUM
BREAKERS

1" VACUUM
BREAKERS

INSTALL 3000sf OF
FIELD USING 1500' OF
DRIP TUBING. THERE
SHALL BE NO
PARKING, DRIVING OR
STORAGE ON THE
SEPTIC FIELD AT ANY
TIME FOR ANY
REASON.

*USE TWO WAY
CLEAN OUTS

**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

DEERFIELD TERRACE



OWNER: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ					DRAWN BY: EJS III	
STREET ADDRESS: 30563 DEERFIELD TERRACE						
LEGAL DESC: BULVERDE HILLS				UNIT/SECTION/PHASE: 1	BLOCK: 4	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=30'	DATE: 12/6/2023		5th REVISION: 8/25/2025	

Revised
Evan Gale
10/1/2023 3:42 PM
VOID

AERIS D-840
AEROBIC TREATMENT
PLANT

1 BDRM
DETACHED
LIVING
547sf

SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN
5' AND UNDER
DRIVEWAY /
SIDEWALK.

INSTALL 3000sf OF
FIELD USING 1500' OF
DRIP TUBING. THERE
SHALL BE NO
PARKING, DRIVING OR
STORAGE ON THE
SEPTIC FIELD AT ANY
TIME FOR ANY
REASON.

*USE TWO WAY
CLEAN OUTS
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

SLEEVE WATER LINE
WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD
WHICH MEETS
TAC 30 CHAPTER
290.44(e)(B)(i).

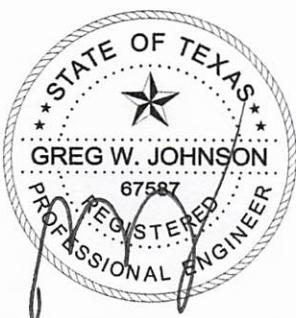
4 BDRM RES.
3025sf

DETENTION POND

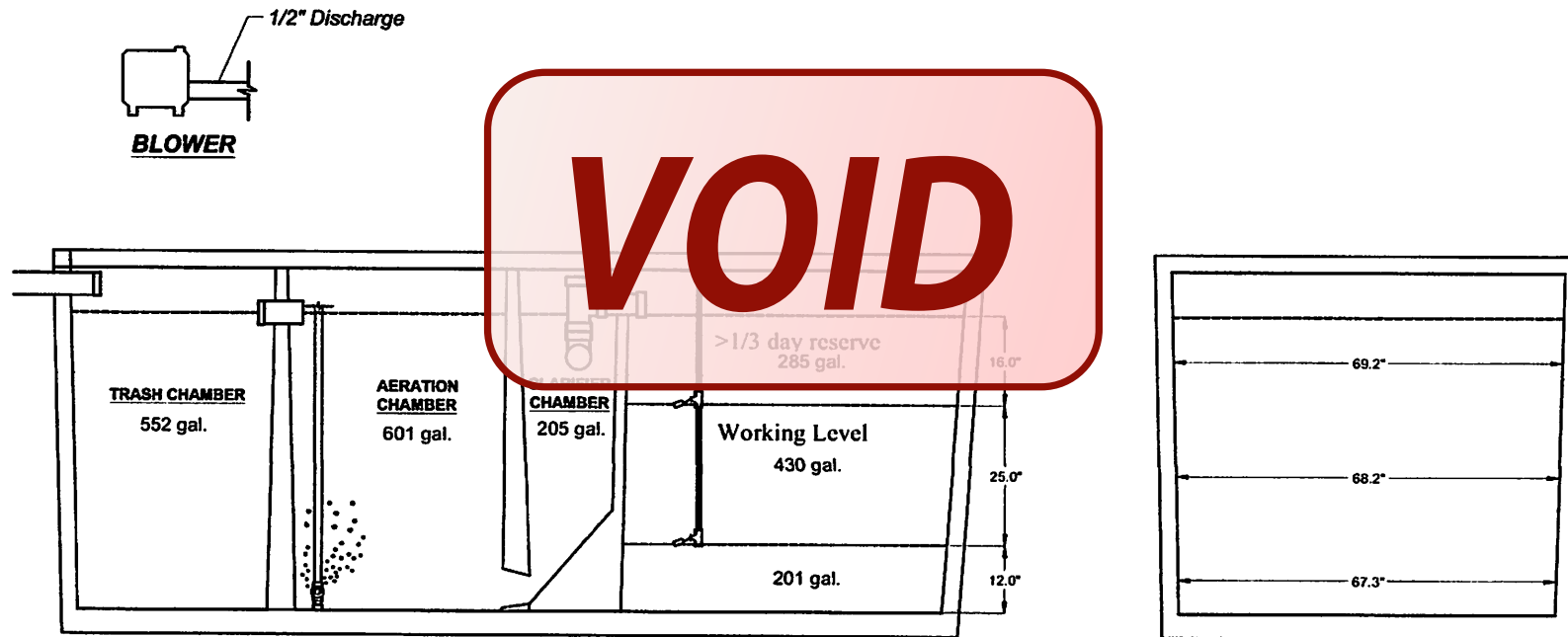
10' DETENTION POND SETBACK

LOT 21

SLEEVE SEPTIC
LINE WITH

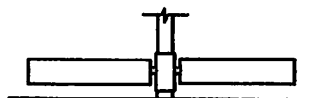


OWNER:	JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ					DRAWN BY:	EJS III		
STREET ADDRESS:	30563 DEERFIELD TERRACE								
LEGAL DESC:	BULVERDE HILLS			UNIT/SECTION/PHASE:	1	BLOCK:	4	LOT:	21
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585			SCALE:	1"=30'	DATE:	12/6/2023	5th REVISION:	8/25/2025

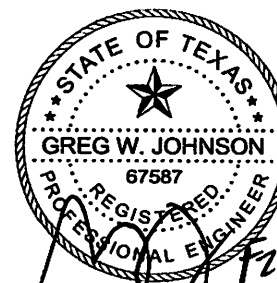


SIDE SECTION VIEW
SCALE: 1" = 3/8"

END SECTION VIEW
SCALE: 1" = 3/8"



Diffuser Detail
2 - 250 mm
Max flow per diffuser
= 55 liters/minute



Handwritten signature and date:
F2505
12/06/23

Title:

Model D-840
Night Time Pumping

Company Name:

Aeris Aerobics

Date:

5-8-2014

E-Series

FPS

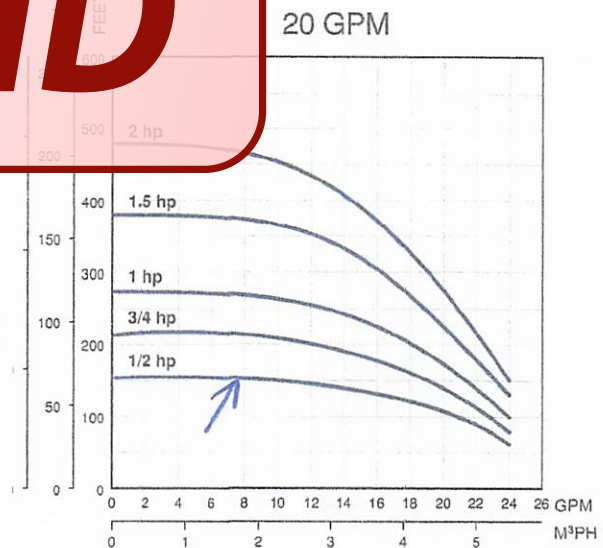
Environmental Series Pumps

Thermoplastic Performance

VOID

LOW ANGLE NOZZLE PERFORMANCE

Nozzle	PSI	Radius	
#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



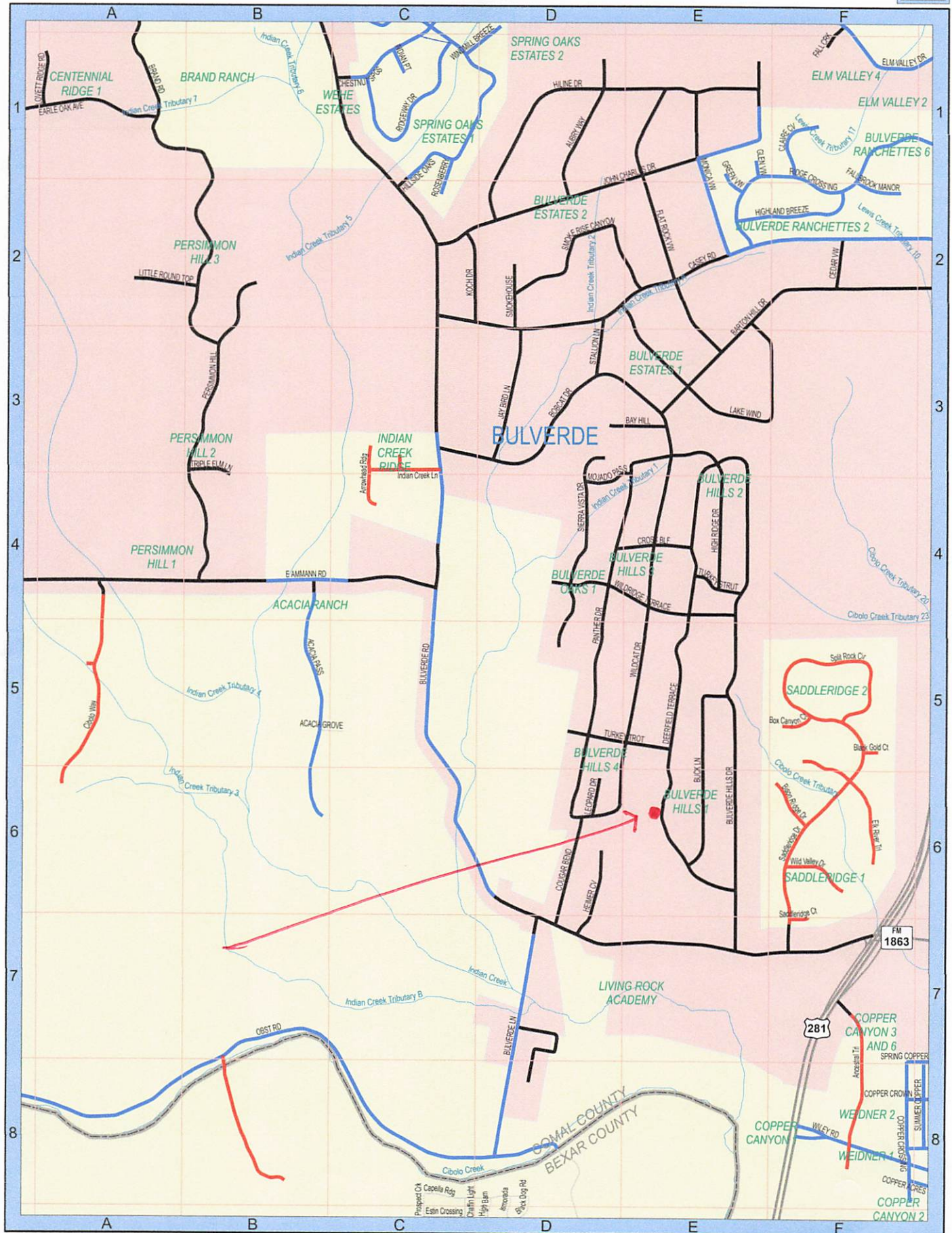
Thermoplastic Units Ordering Information

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



SEE PAGE 53



0 1,250 2,500
Feet

0 0.25 0.5
Miles

**RECEIVED**

By Brenda Ritzen at 2:01 pm, Jun 27, 2025

CITY OF BULVERDE
New Single Family (Residential) Permit

PERMIT# 2023-284

DATE ISSUED 8/26/2024

PROJECT ADDRESS: 30563 Deerfield Terrace Bulverde, TX 78163

LOCATION NAME: NSFR

SUBDIVISION: Bulverde Hills

OWNER: Three Brothers Trucking - Jose Chavez

CONTRACTOR: Canyon Springs Partners Development Group LLC - Nick Zapiain

ADDRESS: 20403 Encino Ledge

CITY, STATE, ZIP: San Antonio, TX 78259

PHONE: (210) 274-0072

EMAIL ADDRESS: zapiain.g@gmail.com

CONTACT NAME: Jose Chavez

ALT PHONE: (210) 274-0072

SQ FT: 0.00

PROJECT VALUATION: 0.00

PLAN REVIEW BY:

NOTES: The Planning review was completed concurrently with the Engineering review and comments can be seen in the Engineering Department Review. All planning comments were cleared on 4/19/2024.**-Form Survey must be uploaded and reviewed by Planning Department before Plumbing Rough inspection.****-Electrical layout per NEC 210.52/IRC 3901. Field verified.****Not to be built at this time:****Pool by separate permit.****Guest quarters by separate permit.****-BB 2708****PERMIT TYPE**New Single-Family
Residential**TOTAL PAID:** \$2508.96**NOTES:** Schedule by 2pm for next day inspections**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS STARTED. SEPARATE PERMITS FOR ELECTRICAL, PLUMBING, MECHANICAL, AND PAVING ARE REQUIRED. ALL PERMITS REQUIRE FINAL INSPECTION.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

Nick Zapiain / Jose Chavez

PRINTED NAME

Canyon Springs Partners Development Group LLC

PRINTED COMPANY NAME

ISSUED BY

CITY OF BULVERDE

30360 Cougar Bend, Bulverde Texas 78163
830.438.3612 / 830.980.8832 metro / 830.438.4339 faxwww.bulverdetx.gov

From: [Ritzen,Brenda](#)
To: ["Greg Johnson"](#)
Subject: RE: 118717 updated maint agreement - 30563 Deerfield Terrace
Date: Friday, August 15, 2025 12:32:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Steve,

The permit file has been updated.

Thank you,



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

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Friday, August 15, 2025 10:11 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Subject: 118717 updated maint agreement - 30563 Deerfield Terrace

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

See attached for updated maint agreement

Steve

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132



1328 W Borgfeld Dr.
San Antonio, TX 78260
(210) 875-3625
mjseptic@mjseptic.com

Michael J. Long
TCEQ Maintenance Provider #001291
Expiration Aug 31 2021

VOID

Residential OSSF Maintenance Agreement Year Initial Membership

JOSÉ CHAVEZ MARTÍNEZ
LAURA ALICIA CHAVEZ
Customer Name: _____ Agreement Dates: _____

Service Address 30563 DEERFIELD TERRAC City, State & Zip: BULVERDE, TX 78163

Permitting Authority: COMAL (CCEO) 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 begins on initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, and 30 days after installation 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 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 mailed to the email address(es) you provided to MJ Septic, please check your spam folder. If you have not received your report 5 business days after your scheduled inspection, please call our office.

Please note, customers will receive an emailed notice 15 business days prior to your scheduled inspection, this is your only notification we will send. MJ Septic will assess a \$75 re inspection/mis scheduled inspection fee if we are rescheduled. If you are unable to attend 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: JOSE CHAVEZ-MARTINEZ & LAURA ALICIA CHAVEZ
Service Address: 30563 DEERFIELD TERRACE
Service City, State & Zip: BULVERDE, TX 78163
Agreement Dates: INITIAL 3 YEAR SERVICE STARTING AT LICENSE TO OPERATE

I have fully read the terms of this agreement. I understand that upon issuance of OSSF LTD, 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.

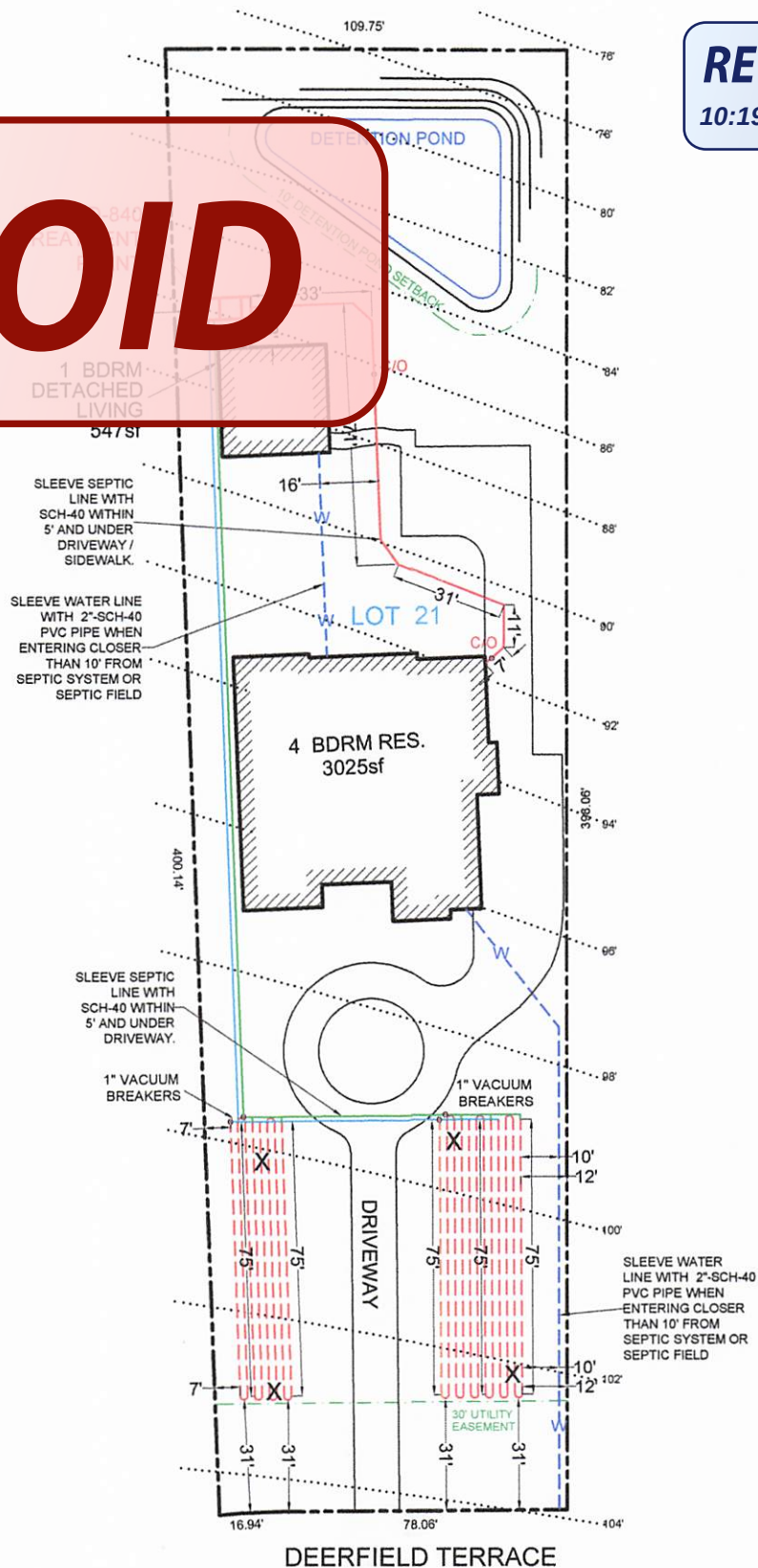
MJ Septic will not sign until we have received a signed estimate for each.

Customer Signature: X Jose Chavez
Customer Signature Date: Laura A. Chavez May 20th 2025
MJ Septic Signature: Stephanie E. Perez
MJ Septic Signature Date: June 03 2025

VOID

X= TEST HOLE

10:19 am, Aug 27, 2025



OWNER: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ				DRAWN BY: EJS III	
STREET ADDRESS: 30563 DEERFIELD TERRACE					
LEGAL DESC: BULVERDE HILLS			UNIT/SECTION/PHASE: 1		BLOCK: 4
					LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=50'	DATE: 12/6/2023		4th REVISION: 7/7/2025

REVISION
10:19 AM, 10/19/2023

VOID

AERIS D-840
AEROBIC TREATMENT
PLANT

1 BDRM
DETACHED
LIVING
547sf

SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN
5' AND UNDER
DRIVEWAY /
SIDEWALK.

SLEEVE WATER LINE
WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD

INSTALL 3000sf OF
FIELD USING 1500' OF
DRIP TUBING. THERE
SHALL BE NO
PARKING, DRIVING OR
STORAGE ON THE
SEPTIC FIELD AT ANY
TIME FOR ANY
REASON.

*USE TWO WAY
CLEAN OUTS
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

DETENTION POND

10' DETENTION POND SETBACK

109.75'

76'

78'

80'

82'

84'

86'

88'

90'

92'

94'

96'

LOT 21

4 BDRM RES.
3025sf

400.14'

SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN



OWNER: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ		DRAWN BY: EJS III	
STREET ADDRESS: 30563 DEERFIELD TERRACE			
LEGAL DESC: BULVERDE HILLS	UNIT/SECTION/PHASE: 1	BLOCK: 4	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 12/6/2023	4th REVISION: 7/7/2025

SLEEVE WATER LINE
WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD

LOT 21

4 BDRM RES.
3025sf

VOID

SLEEVE SEPTIC
LINE WITH
SCH-40 WITHIN
5' AND UNDER
DRIVEWAY.

1" VACUUM
BREAKERS

1" VACUUM
BREAKERS

INSTALL 3000sf OF
FIELD USING 1500' OF
DRIP TUBING. THERE
SHALL BE NO
PARKING, DRIVING OR
STORAGE ON THE
SEPTIC FIELD AT ANY
TIME FOR ANY
REASON.

*USE TWO WAY
CLEAN OUTS
**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

SLEEVE WATER
LINE WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD

DRIVEWAY

DEERFIELD TERRACE



OWNER: JOSE CHAVEZ MARTINEZ & LAURA ALICIA CHAVEZ		DRAWN BY: EJS III	
STREET ADDRESS: 30563 DEERFIELD TERRACE			
LEGAL DESC: BULVERDE HILLS	UNIT/SECTION/PHASE: 1	BLOCK: 4	LOT: 21
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 12/6/2023	4th REVISION: 7/7/2025

From: [Ritzen,Brenda](#)
To: josechavez21@yahoo.com; "gregjohnsonpe@yahoo.com"
Subject: Permit 118717
Date: Thursday, June 26, 2025 4:11:00 PM
Attachments: [image001.png](#)

**Re: Jose Chavez Martinez & Laura Alicia Chavez
Bulverde Hills Unit 1 Lot 21 Block 4
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

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

1.  Submit a copy of the approved building permit from the City of
Bulverde.

Thank you,



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

Warranty Deed

Independence Title/GF# 2217170 -CRSA/AMG

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

Date: April 22, 2022

Grantor: Gloria Barba, a single woman

Grantor's Mailing Address: 5019 Wycliff, San Antonio, Bexar County, Texas 78220

Grantee: Jose Chavez Martinez and Laura Alicia Chavez

Grantee's Mailing Address: 1319 Winston Cove, San Antonio, Bexar County, Texas 78260

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Lot 21, Block 4, BULVERDE HILLS SUBDIVISION UNIT 1, situated in the City of Bulverde, Comal County, Texas, according to the map or plat thereof, recorded in Volume 2, Pages 44-45, Map and Plat Records, Comal County, Texas.

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

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

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

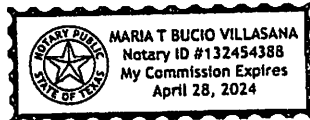
When the context requires, singular nouns and pronouns include the plural.

Gloria Barba
Gloria Barba

STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on this 22nd day of April 2022, by Gloria Barba.



Maria T. Bucio Villasana
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jose Chavez Martinez
and Laura Alicia Chavez
1319 Winston Cove
San Antonio, Texas 78260

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/22/2022 04:07:02 PM
CHRISTY 2 Pages(s)
202206019043

 Bobbie Koepp



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118717
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

06/04/2025

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION ____ (Missing Items Circled, Application Refused)
