

Denton County

**Notice of Approval
Of On-Site Sewage Facility
Permit # _____**

Project Owner: Bartonville South 1031, LLC

Mailing Address: 2001 S. Stemmons Freeway

Jewettville, TX 75007

Property Location: Off Vera Court

Bartonville, TX 76726

Denton County, Texas

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ)

Any modifications to the structure, system components, or changes of ownership may require a new permit. The owner must notify this office of the aforementioned changes.

Comments:

Designated Representative: Malissa Gauthier, P.E., D.R.

Date Approved: 8/18/2025 050551000

Handwritten signature

CS 0035220

**ON-SITE SEWAGE FACILITY INSPECTION REPORT
AND PERMIT TO OPERATE AN ON-SITE SEWAGE FACILITY**

OSSF PERMIT NO. _____

MAPSCO # _____

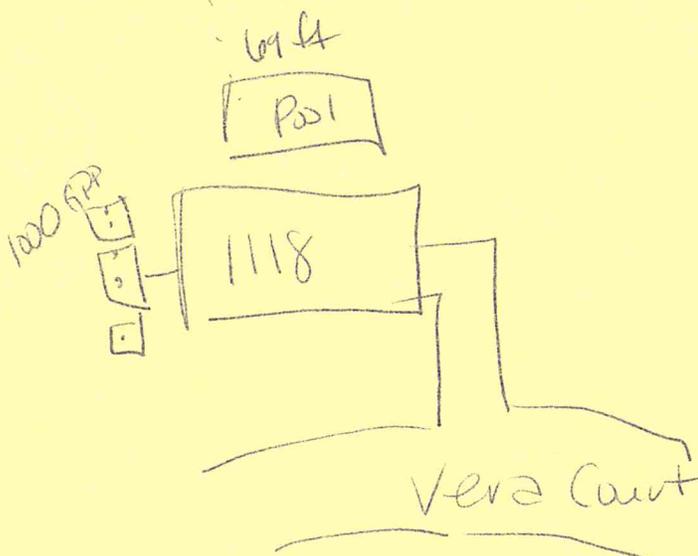
PROPERTY LOCATION 1118 Vera Court Bartonville, TX 76226
Street City Zip

OSSF OWNER Bartonville South 1031, LLC TELEPHONE: (972) 410-1111

SEE PAGES 1 - ____ OF CONSTRUCTION AUTHORIZATION FORM FOR DETAILS OF OSSF.

INSPECTOR'S COMMENTS:

(If applicable, draw sketch of system. Give enough information to be able to locate system at a later date with respect to cross streets, wells, building foundations, property lines, etc. Show complete construction details on sketch, materials used in its construction, trench widths, depths, dimensions, etc. Use reverse side for sketch if necessary.)



Tank Quality Concrete
1000 GPD
Generator
PFO-2545
ProFlo 1000 GPD
Chlorinator
EnnoFlo
96058

An inspection has been made for assurance that the On-Site Sewage Facility (OSSF) has been installed according to Town of Bartonville Article 13.02 ON-SITE SEWAGE FACILITIES and Texas Commission on Environmental Quality (T.C.E.Q) rules and regulations. This is done as a service to the homeowner and should not be misconstrued. The variables of septic system use, maintenance, soil conditions and weather prohibit any guarantee that an OSSF will always function in a satisfactory manner.

NOTE: HOMEOWNER IS RESPONSIBLE FOR MAINTAINING CHLORINATION AND CURRENT MAINTENANCE CONTRACTS WITH AN AEROBIC TREATMENT/SPRAY IRRIGATION ON-SITE SEWAGE FACILITY.

INSTALLED BY [Signature]

INSPECTOR [Signature] #511DR
 OSSF Designated Representative 850351000

INSTALLER OS 0035220

TITLE _____

INSPECTION DATE 8/10/2025

**ON-SITE SEWAGE FACILITY
TECHNICAL INFORMATION FOR PERMIT**

APPLICATION # _____

DO NOT BEGIN CONSTRUCTION PRIOR TO APPLICATION APPROVAL.
UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND OR ADMINISTRATIVE PENALTIES.

OWNERS NAME: LINGENFELTER Custom Homes COUNTY: DUNTON
Professional design required?: Yes No If yes, professional design attached: Yes No

I. SEWER (House drain):
Type and size of pipe: 4" SCH 40 Slope of sewer pipe to tank: 1/8" per 1'

II. DAILY WASTEWATER USAGE RATE: Q= 480 (gallons/day)
Water saving devices: Yes No

III. TREATMENT UNIT:
A. SEPTIC TANK
* Tank dimensions: 7.4' x 6.5' * Liquid depth (tank bottom to outlet): 63"
* Size required: 500 * Size proposed: 1000

B. AEROBIC
* Manufacturer: QUOLIN CONCRETE * Model #: 1000S
* Size required: 840 Gallons * Size proposed: 1000 Gallons
* Pretreatment tank: Yes No

C. OTHER: _____
(PLEASE ATTACH DESCRIPTION)

IV. DISPOSAL SYSTEM
Type: Surface Application
* Area required: 7500 SQ. Ft. * Area proposed: 8,478 SQ. Ft.

V. ADDITIONAL INFORMATION: (Note – This information must be attached for review to be complete)
A. Site Evaluation
B. Planning Materials

The attached checklist details those items that must be addressed under each of these categories.

[Signature]
DESIGNER'S SIGNATURE

R.S. #3462
REGISTRATION NO.

1-29-2024
DATE

Richard Milam, R.S.
Sanitarian Registration #3462
Site Evaluator # OS0011767
Prosper, TX 75078
(214) 310-6961

**Aerobic Treatment Unit
With Surface Application Disposal**

Name: Lingenfelter Custom Homes

Address: 1118 Vera Court
Bartonville, TX 76226

Legal Description: Eagle Ridge Addition, Block A, Lot 17, 2.01 Acres

DESIGN PARAMETERS

Proposed Home:	6,977 Sq. Ft. (5 Bedrooms)
Estimated Flow Rate:	480 GPD (with water saving devices)
Site Evaluation:	Class IV Soil, Clay
Loading Rate:	.064 gal/sq.ft./day
Total Sq. Ft Required:	7500 sq. ft of surface application area
Design Area:	8,478 sq. ft of surface application area

SYSTEM PARAMETERS

Pre-Treatment:	1000 Gallon Trash Tank
Aerobic Treatment Unit:	1000 gallon/day class I aerobic unit which meets or exceeds National Sanitation Foundation Standard 40, and TCEQ approved.
Chlorinator:	Erosion fed, tablet type
Pump Tank:	1000 Gallon Pump Tank
Sprinkler Head Details:	30' radius @ 360 degrees X 3 heads

*Minimum aerobic unit size is 840 gallons

Property is not located in the floodplain/floodzone



Precast concrete tanks shall conform to requirements in the Materials and Manufacture Section and the Structural Design Requirements Section of American Society for Testing and Materials (ASTM) Designation: C 1227, Standard Specification for Precast Concrete Septic Tanks (2000).

All inspection and cleanout ports shall have risers over the port openings which extend to the ground surface. 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. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock; a cover that can be removed with tools; a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid.

SOIL ANALYSIS:

Class IV soil, site will support vegetation.

TECHNICAL DATA



PIPE & FITTINGS:

Schedule 40 PVC should be used in the installation. 3/4" or 1" PVC, as required to provide adequate flow to the individual spray heads. All distribution piping, fittings, valve box covers, and sprinkler tops shall be permanently colored purple to identify the system as reclaimed water. Tanks shall be designed and constructed to prevent the entrance of groundwater and prevent the exit of wastewater. Risers may be needed for access to tanks and to prevent surface water runoff.

PUMP FLOAT CONTROLS, & ALARM:

1/2 h.p. submersible pump, 18-25 gpm. Pump controls should provide a manual on/off switch. Alarm float should be located as to provide 1/3 days flow below the inlet of the pump tank. There will be one days flow (480 gallons) of storage between the pump on and alarm on float. A check valve may be needed to prevent siphoning.

SECONDARY DISINFECTION:

Effluent will be disinfected prior to surface application. An inline chlorinator will provide this disinfection.

SPRINKLER DESIGN:

Low angle nozzles, <15 degrees. Maximum inlet pressure of 40 psi.

LANDSCAPE PLAN:

Bermuda and other natural vegetation. Acceptable land for surface application shall be generally flat (less than 15% slope). Effluent should never be applied to land used for growing foods, gardens, or crops for human consumption. Spray application area will currently support vegetation growth.

SYSTEM MAINTENANCE:

A valid maintenance contract must be in effect at all times.

COMMENTS:

All manufacturer installation requirements and local standards must be met during installation. Deviation of tank location and sprinkler head locations is permissible provided approval is obtained from the permitting authority.

OWNER'S RESPONSIBILITY:

A properly designed on-site sewage facility can malfunction if the amount of water it is required to dispose of is not controlled or is exceeded. This system is being designed to treat 480 gallons of wastewater per day. It will be the owner's responsibility to maintain and operate the facility in a satisfactory manner. The proper performance of the on-site sewage facility cannot be guaranteed even though all provisions of the Standards have been met. Inspection and licensing of an on-site sewage facility by the permitting authority shall indicate only that the facility meets minimum standards and does not relieve the owner of the property from complying with State, Federal, and Local Regulations. On-site sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner, at the owner's expense, if the operation of the on-site sewage facility results in objectionable odors, if unsanitary conditions are created, if nuisance conditions occur, or if the on-site sewage facility does not comply with governmental standards.

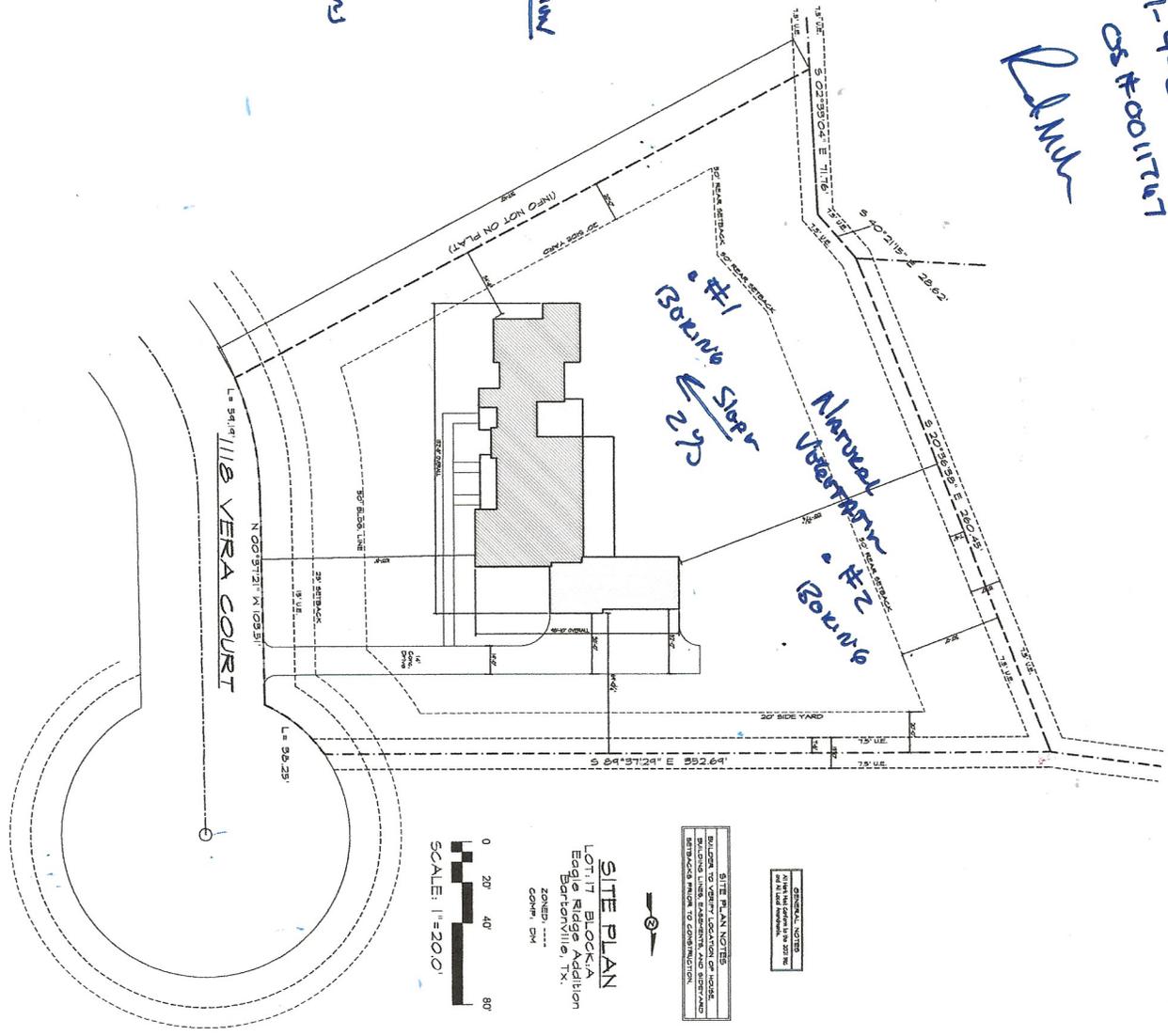


1-29-2024
R. Milam



1-11-2024
 CS#0011247
[Signature]

Site / Soil Evaluation
 * No Wells
 * No Floodplain
 * No Ponds / Streams



SITE PLAN NOTES
 1. VERIFY LOCATION OF HOUSE
 2. VERIFY SETBACKS FROM EXISTING
 3. VERIFY SETBACKS FROM TO ADJACENT PROPERTY

SITE PLAN
 LOT 17 BLOCK A
 Eagle Ridge Addition
 Bartonville, TX.
 ZONED: CM
 CORNER: CM



Client: SPEC
 Builder: Lingenfelter
 Date: 8-25-23
 Plan: TS-MYR-SqFt

Construction Drawings
 Job No.: (23098)A Lingenfelter-SPEC
 File name: 24
 Lot/Block: IT / A
 Subdivision: Eagle Ridge Addition

Comments:
 1118 Vera Court
 Bartonville, Tx.

Sheet: C1

jbolton
 and associates
 EXCLUSIVE RESIDENTIAL & COMMERCIAL DESIGN
 700 N. Carroll Avenue, Suite 100, Southlake, TX 74092
 817-251-9993 Metro 817-328-6025

COPYRIGHT 2020

These Plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or omission if found is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering, including structural, electrical, mechanical, plumbing, and HVAC, and structural before beginning construction of any kind. NOTE: ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS AND THEIR USE ARE THE SOLE RESPONSIBILITY OF THE BUILDER AND ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRADED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES.
 DIVERSIFIED PLANNING & DEVELOPMENT, INC.

Site Evaluation/Soil Analysis

Address: 1118 Vera Court
 Bartonville, TX 76226
 Eagle Ridge Addition, Block A, Lot 17, 2.01 Acres



Soil Boring #1

Depth	Texture Class	Soil Texture	Structure	Drainage Redox Features	Restrictive Horizon	Observations
0-25"	IV	Silty Clay	None/Somewhat blocky	No	Boring Stopped at 25"	Silty Clay
					No detectable rock layer	Small sandstone mixed appx 20%
			Not suitable for conventional system	Natural Vegetation		Natural Vegetation on site.

Soil Boring #2

Depth	Texture Class	Soil Texture	Structure	Drainage Redox Features	Restrictive Horizon	Observations
0-25"	IV	Silty Clay	None/Somewhat blocky	No	Boring stopped at 25"	Silty Clay
					No detectable rock layer	Small rock mix Appx. 20%
			Not suitable for conventional system	Natural Vegetation		Natural Vegetation on site.



Homeowner Information on New Aerobic Septic System

If you have lived with a standard septic system before, most of the requirements for keeping an aerobic system properly maintained should seem familiar. If you have been on city-provided sewage though, we advise you to read carefully through this document to familiarize yourself with the sensitivities and the legal rules of an aerobic system. For in-depth description of how the system operates, it is advised that you read through the Owner's Manual (available upon request). **Please call the septic maintenance provider, Total Septic, LLC at 214-364-4840 for an orientation upon move in.**

Each system is installed with a two-year manufacturer and installation warranty that covers parts only from manufacturers defects. The system also comes with a two year monitoring contract with Total Septic, LLC. This contract is state law and Total Septic, LLC, will monitor your system for proper use and to insure that the homeowner complies with normal use and that chlorine is added to the system at all times. At the end of the two-year term, it is required by state law that you renew your monitoring contract. This can be done by contacting the existing maintenance provider or you may change to another provider as well should you deem it necessary.

GENERAL RECOMMENDATIONS – The following items should NOT be introduced into your septic system.

- Bleach*
- Disinfectants*
- Sanitizers*
- Toilet Cleaners*
- Heavy paper products
- Excessive volumes of water
- Shrimp/seafood/eggshells
- Exhaust from water softeners
- Toilet chemicals (Tidy Bowl, etc.)
- Home Brewery Waste
- Fabric Softeners
- Cigarette butts
- Plastic and rubber products
- Paper towels/baby wipes/diapers
- Commercial or industrial waste
- Ground or rain water
- Coffee grounds
- Excessive grease/cooking oil
- Solvents, paints, drain cleaners

ANY NON BIODEGRADABLE ITEMS!

Despite package directions, condoms/feminine hygiene products should NOT be flushed down the toilet; these items in your system will VOID the system's warranty.

*Products used in normal amounts as long as manufacturer's labels are followed and amounts are not exceeded are acceptable.

Break up water usage as much as possible. Avoid long showers or multiple showers within the same hour. **DO NOT LEAVE** water running unnecessarily. Rather than saving laundry to do on one day of the week, it is advised that you distribute laundry and dish washing throughout the week. Many loads on one day can overload your system. Liquid, low-sudsing, phosphate and baking soda based detergents are advised. Biodegradable and non-toxic cleansers and soaps are also suggested; fabric softening sheets instead of liquid additives are strongly advised.

In addition, do not allow surface water to pool around the unit. Do not allow non-sewage water to enter the unit. Do not allow anybody to service or maintain your system that is not certified or licensed by the state.

Your system will need to be pumped occasionally, usually every 2-5 years. The service provider will be able to coordinate pumping as necessary.

HOMEOWNER RESPONSIBILITIES:

ALARM SOUNDING – In the event that the alarm on your system should sound, you should move the HWA (High Water Alarm) switch on the outside of the control panel to “MUTE”. “Muting” the system WILL NOT correct any malfunctions; it will merely silence it until your service provider comes to your home to determine why the alarm is sounding. Call your service provider and inform them that your alarm is sounding, along with any other information (observable odors, sprinklers not working, etc.).

CHLORINE – (For SPRINKLER SYSTEMS ONLY--NO CHLORINE ON DRIP SYSTEMS):

It is recommended that chlorine levels be checked weekly, though on most systems, chlorine will only need to be added once or twice a month depending on usage. Upon move-in, the maintenance provider will instruct you on where to add the chlorine tablets. It is **VERY IMPORTANT** that you use **ONLY SEPTIC SPECIFIC CHLORINE**. Although they may seem similar, chlorine for pools and/or hot tubs should never be used. Pool chlorine releases gases as it breaks down and can cause a pressure build up in the tanks that can result in tank failure. Use of pool chlorine will void the warranty on your system. Septic chlorine tablets can be purchased on-line or at Home Depot or Lowe’s.

USAGE – The power to your system must remain on at all times. Should you go on vacation, the system should not be turned off! Turning off the power to your aerator will eliminate oxygen delivery to the bacteria in your system; without oxygen, the bacteria will die and system will cease to function properly. All electrical and plumbing connections must be properly wired and connected at all times.

WARRANTY VIOLATIONS – Never drive anything heavier than a lawn mower on your system! Even small cars and trucks can cause your system to collapse and void your warranty.

In addition to traffic, fire and damage to the aeration equipment and/or control panel, water damage to the aeration equipment and/or control panels, misuse or neglect of the system or components, and any level of destruction to the system will render all warranties void. Ant poison should be used to prevent hills from being built around the system.

Moving components, including but not limited to heads, boxes, or any part of the system, or altering wiring or changing part of your system could result in its damage, and that damage would not be covered by your warranty or service policy. **SPRINKLER HEADS ARE NOT COVERED UNDER WARRANTY. STATE LAW REQUIRES ALL CHANGES TO A SEPTIC SYSTEM BY HANDLED BY AN AUTHORIZED STATE LICENSED SEPTIC INSTALLER.**

VIOLATIONS OF SERVICE AGREEMENT – User failure to provide constant electric current to the system, disconnecting the alarms, restricting ventilation of the aerator, overloading the system above its rated capacity, using excessive amount of harmful matter, flooding by internal means and destruction of mechanical components by ants, water, digging, trenching, pouring concrete or rolling over and/or driving over tanks and system.

Please feel free to contact Royal Flush with any questions or concerns:

info@royalflushseptics.com or call 972-839-8419

Total Septic 214-364-4840

For septic orientation and maintenance service, please call or email info@totalseptic.net



1941 E. Jeter Road
TEL 817-693-5280 FAX 817-491-6367
<http://townofbartonville.com>

BUILDING PERMIT

OSSF Permit - Residential

Issued to: Royal Flush Septic Phone: (972) 839-8419

Location: 1118 Vera Court, Bartonville, TX 76226

Date Issued: 4/11/2024 Date Expires: 4/11/2025

Permit Number: 24-00195-01

Issued at the Direction of the Building Official by: *Shavon L. Borth* Permit Technician 4/11/2024
SIGNATURE TITLE Date

ROLLOFFS, IF ANY, USED FOR THE PROJECT MUST BE OBTAINED THROUGH THE TOWN'S SOLID WASTE PROVIDER:

WASTE CONNECTIONS 817-222-2221

The collection and disposal of solid waste & recycling materials within the incorporated limits of the Town of Bartonville by any company not franchised by the Town is prohibited.

THIS PERMIT MUST BE DISPLAYED ON SITE DURING CONSTRUCTION

Building Inspection Requests are to be made online: www.townofbartonville.com/inspection



2 YEAR MAINTENANCE CONTRACT FOR AN ON-SITE SEWAGE FACILITY (OSSF) TREATMENT SYSTEM

NAME: Bartonville South 1031, LLC

ADDRESS: 1118 Vera Ct, Bartonville, TX 75067

PHONE: 972-410-4141 SECONDARY PHONE: _____

EMAIL ADDRESS: adan@lingenfeltercustomhomes.com

SUBDIVISION: _____ GATE CODE: _____ COUNTY: Denton

TYPE OF SYSTEM: Aerobic Spray BRAND: ProFlo SYSTEM SIZE: _____

This is a **2-year** Service contract for the waste water treatment system located at the address described above. Total Septic, LLC will inspect and service your aerobic septic system once every **four** months for the duration of this contract between the dates listed below by a qualified technician. The contract will remain in effect per dates specified below. Service contracts are non-refundable and are not prorated, but transfer with the Home until expiration. Before the service contract expires, the owner of the septic system is required to have a new sign service contract. A copy of the new contract shall be submitted to the permitting authority at least 30 days before the current contract expires. Home owner must have official address must be visible on the home or the mailbox from the street. It is recommended to pump sludge out of the septic tanks every 2 to 4 years to maintain proper function. Provide office with any keys or gate codes needed to access your property for service.

Office Hours are M-F, 730AM-630PM. Calls/Texts are monitored outside of business hours for jobs determined to be emergencies. Emergency calls are responded to within 24 hours, all other calls within 72 hours.

Service is provided by licensed technician Mackie DaWayne Gourley Lic# MP-2235.

CONTRACT INCLUDES:

- Regular/Routine service inspection/call every **four (4)** months.
- Maintenance: clean/check aerator shaft/filter, water pump, sprinkler heads
- **CHLORINE TABS ONLY added DURING ROUTINE MAINTENANCE VISITS UNLESS ARRANGED DIFFERENTLY AND NOTED AT BOTTOM.**
- All technicians will give a courtesy call before arriving on property to do any service calls.
- Responding to septic alarms will include service call charges and parts needed to fix the system.
- All service septic repairs not under contract will require approval from home owner.

OTHER EXPENSES:

- Service calls at \$75 plus parts. Weekend/Holiday service call rate of \$150.
- If your system has a bleach chlorinator system, then homeowner responsible for putting in bleach monthly.
- Cost for repairing/replacing parts to the system. Examples include sprinklers, aerators/air pumps, float switches, electric breakers, plugs, lids, covers, septic leaks, backups, broken pipes, water pump etc.
- If health dept. requests a BOD test or sample testing.
- Pumping/cleaning out sludge out of the tanks. This is recommended every 2-4 years.

TERMINATION: This agreement may be terminated without refund with notice (10 days) for failure to pay in a timely manner. All charges are due at time of service.

Violations of warranted parts: Warranty could be revoked if shutting off the electric current to the system for more than 24 hours, disconnected the alarm system, restricting ventilation to the aerator and/or air pump, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

Home Owner Signature: 

Printed Name: FOR Bartonville South 1031, LLC

Today's Date: 4/10/2024 Contract End Date: 4/10/2026 (2 years)

Mackie DaWayne Gourley Lic# MP-2235: 

Total Septic Company Owner: Mackie DaWayne Gourley

Contract Version 01-2024