

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **05/15/2019 **** Permit Number: **103041**

Location Description: 2355 BULVERDE RD
BULVERDE, TX 78163

Subdivision:
Unit:
Lot:
Block:
Acreage: 47.7500

Type of System: Aerobic
Surface Irrigation

Issued to: Jane Wood Family Partnership

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health


OS8497
ENVIRONMENTAL HEALTH INSPECTOR


OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

**** See attached "Exhibit A" for special permit conditions**

“EXHIBIT A” - PERMIT 103041

As a condition for the issuance of this License to Operate daily meter readings from the meter installed on the outflow line of the pump tank must be recorded and submitted to our office. These daily meter readings must be submitted to the Comal County Environmental Health Office on a monthly basis, beginning 30 days from the issuance date of this License to Operate and continuing every 30 days for a period of 12 months. If at any time the daily water meter readings exceed the permitted flow rate of 728 gallons per day, or you fail to comply with this requirement, this permit will be void and a new permit must be obtained.

Ritzen, Brenda

From: Charlie Wood <villageofbulverde@gmail.com>
Sent: Monday, March 9, 2020 2:49 PM
To: Ritzen, Brenda
Subject: Feb 2020 meter readings

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

Charlie Wood
Wood Family Partnership, Ltd.
210.602.1006 Cell
Sent from my iPad

2/1- 101600
2/2- 102150
2/3- 102740
2/4- 103150
2/5- 103720
2/6- 104110
2/7- 104780
2/8- 105250
2/9- 105740
2/10- 105920
2/11- 106280
2/12- 106580
2/13- 107070
2/14- 107460
2/15- 107950
2/16- 108160
2/17- 108390
2/18- 108520
2/19- 108870
2/20- 109120
2/21- 109650
2/22- 110050
2/23- 110500

2/24- 110670
2/25- 110820
2/26- 111110
2/27- 111690
2/28- 112210
2/29- 112730

Ritzen, Brenda

From: Charlie Wood <villageofbulverde@gmail.com>
Sent: Monday, February 17, 2020 2:28 PM
To: Ritzen, Brenda
Subject: Jan 2020 water meter readings

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- Comal IT

1/1/20-91420
1/2- 91510
1/3- 91960
1/4- 92020
1/5- 92180
1/6- 92220
1/7- 92230
1/8- 92410
1/9- 92520
1/10- 92640
1/11- 92990
1/12-93510
1/13- 93830
1/14- 94310
1/15- 94900
1/16- 95300
1/17- 95620
1/18- 95880
1/19- 96420
1/20- 96825
1/21- 97120
1/22- 97470
1/23- 97820
1/24- 98020
1/25- 98230
1/26- 98790
1/27- 99100
1/28- 99620
1/29- 100130
1/30- 100520
1/31- 100980

Charlie Wood

Ritzen, Brenda

From: Charlie Wood <villageofbulverde@gmail.com>
Sent: Tuesday, January 14, 2020 11:36 AM
To: Ritzen, Brenda
Subject: Dec 2019 water meter readings

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12/1- 82170
12/2- 82350
12/3- 82390
12/4- 82460
12/5- 82840
12/6- 83220
12/7- 83590
12/8- 84090
12/9- 84660
12/10- 84740
12/11- 85110
12/12- 85550
12/13- 85680
12/14- 86250
12/15- 86740
12/16- 86900
12/17- 86980
12/18- 87380
12/19- 87770
12/20- 88270
12/21- 88610
12/22- 89100
12/23- 89160
12/24- 89210
12/25- 89290
12/26- 89320
12/27- 89740
12/28- 90020
12/29- 90210
12/30- 90290
12/31- 91340

Charlie Wood

Wood Family Partnership, Ltd.
210.602.1006 Cell
Sent from my iPad

Ritzen, Brenda

From: Charlie Wood <villageofbulverde@gmail.com>
Sent: Monday, December 2, 2019 2:25 PM
To: Ritzen, Brenda
Subject: 2355 Bulverde Rd Nov 2019 meter readings

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- Comal IT

11/1- 72440
11/2- 72840
11/3- 73250
11/4- 73680
11/5- 74100
11/6- 74400
11/7- 74740
11/8-75050
11/9-75470
11/10-75790
11/11- 75930
11/12- 76050
11/13- 76160
11/14- 76320
11/15- 76730
11/16- 77180
11/17- 77520
11/18- 77640
11/19- 77820
11/20- 77930
11/21- 78100
11/22- 78560
11/23- 78970
11/24- 79350
11/25- 79810
11/26- 80090
11/27- 80430
11/28- 80860
11/29- 81250
11/30- 81690

Charlie Wood
Wood Family Partnership, Ltd.

210.602.1006 Cell
Sent from my iPad

Ritzen, Brenda

From: Charlie Wood <villageofbulverde@gmail.com>
Sent: Monday, December 2, 2019 1:33 PM
To: Ritzen, Brenda
Subject: 2355 Bulverde Rd Oct 2019 meter readings

This email originated from outside of the organization.

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- Comal IT

Brenda,

Here you go, sorry about that. Will send you the November readings in the next couple of days, have not put them into my computer yet.

Thanks,

Charlie

Charlie Wood
Wood Family Partnership, Ltd.
210.602.1006 Cell
Sent from my iPad

10/1- 62280
10/2- 62510
10/3- 62790
10/4- 631209
10/5- 63540
10/6- 64010
10/7- 64280
10/8- 64590
10/9- 64910
10/10- 65330
10/11- 65780
10/12- 66240
10/13- 66740
10/14- 66900
10/15- 67020
10/16- 67200
10/17- 67620
10/18- 68160
10/19- 68500
10/20- 68640
10/21- 68900

10/22- 69240
10/23- 69360
10/24- 69690
10/25- 70150
10/26- 70630
10/27- 71140
10/28- 71330
10/31- 72060

Ritzen, Brenda

From: Charlie Wood [REDACTED]
Sent: Thursday, October 17, 2019 2:15 PM
To: Ritzen, Brenda
Subject: 2355 Bulverde Rd Sept 2019 meter readings

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

Charlie Wood
Wood Family Partnership, Ltd.
210.602.1006 Cell
Sent from my iPad

9/1- 54140
9/2- 54360
9/3- 54610
9/4- 54830
9/5- 55100
9/6- 55420
9/7- 55920
9/8- 56110
9/9- 56160
9/10- 56520
9/11- 56790
9/12- 57170
9/13- 57630
9/14- 58080
9/15- 58560
9/16- 58880
9/17- 59040
9/18- 59260
9/19- 59410
9/20- 59600
9/21- 60120
9/22- 60450
9/23- 60560
9/24- 60610
9/25- 60730

9/26- 60920

9/27- 61300

9/28- 61750

9/29- 61880

9/30- 62040

Ritzen, Brenda

From: Charlie Wood [REDACTED]
Sent: Wednesday, September 11, 2019 3:01 PM
To: Ritzen, Brenda
Subject: Re: 2355 Bulverde Rd August 2019 meter readings

This email originated from outside of the organization.

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- Comal IT

here you go, thanks.

7/1- 36970

7/2- 37120

7/3- 37290

7/4-37690

7/5-38070

7/6- 38390

7/7- 38640

7/8- 38760

7/9- 38900

7/10- 39100

7/11- 39530

7/12- 39940

7/13- 40320

7/14- 40620

7/15- 40710

7/16- 40840

7/17- 41080

7/18- 41530

7/19- 41920

7/20- 42220

7/21- 42430

7/22- 42540

7/23- 42710

7/24- 42890

7/25- 43270

7/26- 43690

7/27- 44030

7/28- 44110

7/29- 44240

7/30- 44390

7/31- 44480

Charlie Wood
Wood Family Partnership, Ltd.
210.602.1006 Cell
Sent from my iPad

On Sep 10, 2019, at 9:33 AM, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Charlie,

My apologies for not getting back with you sooner. I was unable to locate the readings for the month of July. Can you please resend?

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

From: Charlie Wood [REDACTED]
Sent: Thursday, September 5, 2019 2:54 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Re: 2355 Bulverde Rd August 2019 meter readings

Great, did you not get July? Should have come in around first of August. If not I can send again.

Thank you for getting back to me.

Charlie

Charlie Wood
Wood Family Partnership, Ltd.
210.602.1006 Cell
[REDACTED]

Sent from my iPhone

On Sep 5, 2019, at 11:49 AM, Ritzen, Brenda <rabbjr@co.comal.tx.us> wrote:

Charlie,

Water records received on 6/03/19, 6/30/19 & 7/03/19.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

From: Charlie Wood [REDACTED]
Sent: Tuesday, September 3, 2019 1:26 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: 2355 Bulverde Rd August 2019 meter readings

Brenda,

Attached are the water meter reading for August. Please let me when you received this file.

Thanks,

Charlie

Charlie Wood
Wood Family Partnership, Ltd.
210.602.1006 Cell
Sent from my iPad

8/1- 44590

8/2- 44980

8/3- 45340

8/4- 45830

8/5- 45990

8/6- 46180

8/7- 46450

8/8- 46920

8/9- 47310

8/10- 47770

8/11- 48060

8/12- 48330

8/13- 48450

8/14- 48840

8/15- 49260

8/16- 49740

8/17- 50250

8/18- 50460

8/19- 50630

8/20- 50800

8/21- 50920

8/22- 51330

8/23- 51820

8/24- 52250

8/25- 52400

8/26- 52520

8/27- 52700

8/28- 52910

8/29- 53220

8/30- 53610

8/31- 54030

Ritzen, Brenda

From: Charlie Wood [REDACTED]
Sent: Tuesday, September 3, 2019 1:26 PM
To: Ritzen, Brenda
Subject: 2355 Bulverde Rd August 2019 meter readings

Brenda,

Attached are the water meter reading for August. Please let me when you received this file.

Thanks,

Charlie

Charlie Wood
Wood Family Partnership, Ltd.
210.602.1006 Cell
Sent from my iPad

8/1- 44590

8/2- 44980

8/3- 45340

8/4- 45830

8/5- 45990

8/6- 46180

8/7- 46450

8/8- 46920

8/9- 47310

8/10- 47770

8/11- 48060

8/12- 48330

8/13- 48450

8/14- 48840

8/15- 49260
8/16- 49740
8/17- 50250
8/18- 50460
8/19- 50630
8/20- 50800
8/21- 50920
8/22- 51330
8/23- 51820
8/24- 52250
8/25- 52400
8/26- 52520
8/27- 52700
8/28- 52910
8/29- 53220
8/30- 53610
8/31- 54030

RECEIVED

By Brenda Ritzen at 8:58 am, Jul 01, 2019

Ritzen, Brenda

From: Charlie Wood [REDACTED]
Sent: Sunday, June 30, 2019 7:21 PM
To: Ritzen, Brenda
Subject: 2355 Bulverde Rd June 2019 meter readings

Brenda,

Below are the water meter readings from June, please let me know if you received this email.

Thanks,

Charlie

6/1- 27490

6/2- 27750

6/3- 27930

6/4- 28120

6/5- 28460

6/6- 28690

6/7- 29150

6/8- 29560

6/9- 29820

6/10- 29900

6/11- 30020

6/12- 30350

6/13- 30660

6-14- 30950

RECEIVED

By Brenda Ritzen at 8:58 am, Jul 01, 2019

6/15- 31540

6/16- 32160

6/17- 32230

6/18- 32410

6/19- 32720

6/20- 33190

6/21- 33590

6/22- 33910

6/23- 34170

6/24- 34320

6/25- 34680


6/26- 34950

6/27- 35470

6/28- 35950

6/29- 36480

6/30- 36870

Charlie Wood
Wood Family Partnership, Ltd.
210.602.1006 Cell


Sent from my iPhone

RECEIVED

By Brenda Ritzen at 9:12 am, Jun 05, 2019

Ritzen, Brenda

From: Charlie Wood [REDACTED]
Sent: Monday, June 3, 2019 9:50 PM
To: Ritzen, Brenda
Subject: Water meter readings for May 2019 2355 Bulverde Rd

5/1- 15850

5/2- 16110 260

5/3- 16430 320

5/4- 16790 360

5/5- 17310 520

5/6- 17890 580

5/7- 18220 330

5/8- 18660 440

5/9- 18990 330

5/10- 19320 330

5/11- 19870 550

5/12- 20120 250

5/13- 20430 310

5/14- 20880 450

5/15- 21290 410

5/16- 21630 340

5/17- 22130 500

5/18- 22690 560

5/19- 23220 510

5/20- 23340 120

5/22- 23510 170

RECEIVED

By Brenda Ritzen at 9:12 am, Jun 05, 2019

5/23- 23860 350

5/24- 24290 430

5/25- 24800 510

5/25- 25230 430

5/26- 25660 430

5/27- 25820 160

5/28- 26080 260

5/29- 26350 270

5/30- 26830 480

5/31- 27260 430

Charlie Wood
Wood Family Partnership, Ltd.
210.602.1006 Cell
Sent from my iPad

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: D. Dowleam OSSF Installer #: _____

1st Inspection Date: 4/24/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: Mike T. Inspector Name: _____ Inspector Name: _____

Permit#: 103041 Address: 2355 Bulverde Rd.

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)	installed meter to spray heads. Reading 4/24/19 <u>1375</u> <input type="checkbox"/>	4/24/19		
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT. 4/24/19
Installed meter
on distribution line
to spray heads from
aerobic unit.

**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)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>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</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>		285.32(c)(1)				
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>						
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>						
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port & Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

A meter will be installed on the outflow line of the pump tank. Once the meter is in place they must call for inspection. A condition of the permit will be that daily water meter readings must be submitted to our office once a month for a period of 12 months. Exceeding the permitted gpd will void the LTO.



Comal County

OFFICE OF COMAL COUNTY ENGINEER

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 103041
Issued This Date: 06/11/2015
This permit is hereby given to: Jane Wood Family Partnership

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

2355 BULVERDE RD
BULVERDE, TX 78163

Subdivision:

Unit:

Lot:

Block:

Acreage: 47.7530

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.

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED 2:31 pm, Jan 30, 2019

Date _____

Permit # _____

Owner Name Jane Wood Family Partnership
Mailing Address P. O. Box 7
City, State, Zip Bulverde, TS 78163
Phone # 970-218-5186
Email [Redacted]

Agent Name Douglas R. Dowlearn
Agent Address 703 Oak Drive
City, State, Zip Blanco, TX 78606
Phone # (210)240-2101
Email [Redacted]

All correspondence should be sent to: [] Owner [] Agent [x] Both Method: [] Mail [x] Email

Subdivision Name _____ Unit _____ Lot _____ Block _____
Acreage/Legal 47.753 A-206 Sur-192 G Herrera
Street Name/Address 2355 Bulverde Road City Bulverde Zip 78163
2395 Bulverde Road

Type of Development:

[] Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) _____
Number of Bedrooms _____
Indicate Sq Ft of Living Area _____

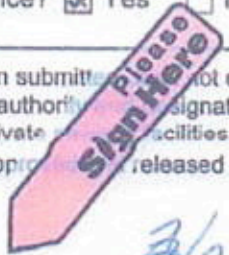
[x] Commercial or Institutional Facility
(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
Type of Facility _____
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____
Restaurants, Lounges, Theaters - Indicate Number of Seats _____
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
Travel Trailer/RV Parks - Indicate Number of Spaces _____
Miscellaneous Wine Tasting/ministry, Restaurant Restrooms, Food Bank = 728 GPD (See Attachment)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
[] Yes [x] No
(If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [] Public [x] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [x] Yes [] No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permitting authority and its designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities. I also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.



[Handwritten Signature]
Signature of Owner

3/29/15
Date

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED
8:18 am, Jun 04, 2015

Planning Materials & Site Evaluation as Required Completed By Douglas R. Dowlearn, R.S.

System Description Aerobic Treatment with Spray Disposal

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

Tank Size(s) (Gallons) 1000 GPD Absorption/Application Area (Sq Ft) 16075 Sq. Ft Existing

Gallons Per Day (As Per TCEQ Table III) 728

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? Yes No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? Yes No

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

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

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

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

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

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No

I certify that the information provided above is true and correct to the best of my knowledge.


Signature of Designer

6/1/15
Date

RECEIVED

By Brenda Ritzen at 1:32 pm, May 15, 2019

MJ Septic, LLC
27662 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

Date: 1/16/2019

www.mjseptic.com

To: **Verde Bistro (Restaurant)**
Attention: **Charlie Wood**
2367 Bulverde Rd
Bulverde, TX 78163

Permit: 81667

Contract Period

Start Date: 1/21/2019
End Date: 1/21/2020

Phone: (210) 602-1006 Subdivision:
Site: 2355 Bulverde Rd, Bulverde, TX 78163

County: Comal

Installer:

Agency: Comal County Environmental Health

Mfg/Brand: Clearstream Wastewater Systems, Inc. / Clearstream Wastewater Systems

MJ Central Texas Septic, LLC

3 visits per year - one every 4 months
1000 gallons per day

Map Key:

ID: 1929

The Texas Commission on Environmental Quality (TCEQ) require 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 contract, MJ Septic will offer a continuation of your maintenance contract 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 2-year initial contract. For a new single family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued. MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s).

- **The annual fee on your contract includes the following:** an inspection every four months (three times annually) which include inspecting 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 \$125 service call (\$150 service call for locations beyond 50 miles from our office) for re-scheduling. It is very important that we have all proper gate codes, combination locks etc. to inspect your system.
- **Repairs I:** If repairs or replacement of parts is needed during routine inspection, we will try to contact the supervisor for approval if we are able to repair onsite. If we are unable to repair/replace parts onsite, client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse, ALL WARRANTED items are VOIDED.
- **Repairs II:** For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic.
- **Additional Service Calls/Charges:** If a service call is required by your company between regular inspections, a service call fee of \$125 (\$150 service call for locations beyond 50 miles of our office) (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, leaky airlines, timer adjustments, spray head adjustments and system power failure.
- **Chlorine:** The property owner is responsible for maintaining the chlorine supply. TCEQ regulation requires proper chlorination. For liquid chlorinators, you are to add 2-3 gallons of liquid chlorine/bleach per month. (if the chlorinator is completely empty, DO NOT add more than 3 1/2 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, you can purchase Calcium Hypochlorite tablets at your local Home Depot or Lowe's.
- **DO NOT USE POOL TABLETS** (this can cause a volatile reaction)
- **Cleaning/Pumping:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge.
A typical/average system will need to have their system pumped every 2-5 years; this all depends on usage and will vary
- **Transfer of Property/Ownership:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new property owner(s) information is provided before repairs are made and transfer contract is signed (by new property owner) and returned to us. The new property owner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract.
- **Altering the system:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts.
- **Violations of Warranty:** Violations of the 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 owner(s)/company 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 tank, lids, etc.

• **Terms of Payment:** Payment is due in full for the maintenance contract at time of signing. Payment for parts, repairs, cleaning/pumping, service calls, etc. are due prior to or at time of service, unless otherwise specifically noted. If payment is not received within ten (15) business days of service date, a 1.5% finance charge will be assessed per month. If payment is delinquent, your next service check/maintenance contract may be cancelled. If payment is more than 90 days past due, contract will be cancelled and we will send to collections.

• **Maintenance Tips/Owner Guide:** Please read the attached Maintenance Tips/Owner Guide. Following these easy steps can help prevent unnecessary and avoidable expenses to the property owner(s)/company. Please initial here that you've received a copy of this document. (keep the maintenance tips/owner guide for your reference - page 3!)

CIRCLE ONE CHOICE BELOW

Contract Verified (office use only) _____

(PRICES BELOW ARE ONLY FOR LOCATIONS 50 MILES FROM OUR OFFICE, ADDITIONAL PRICING APPLIED TO JOBSITES BEYOND 50 MILES)

1 YEAR AGREEMENT (\$395)
 2 YEAR AGREEMENT (\$750)
 3 YEAR AGREEMENT (\$1100)
 2 YEAR INITIAL AGREEMENT (PRICE INCLUDED W/ INSTALLATION)

Property owner(s)/client's(s) are NOT required to be present at inspections. They will receive phone call notification the day of service. Reports emailed/mailed within a few business days.

Acceptance of Maintenance Contract: The above prices, specifications, 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 agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Owner Guide.

Accepted by Signature: *Charlie Wood*

Printed Name: Charlie Wood

Title/Position: Manager

Billing Address: 2367 Bulverde Rd, Bulverde, TX 78163

Email: villageofbulverde@gmail.com

Email: _____

(Office) _____

(Cell) 210-602-1006

(Cell) _____

(Accounts Payable) _____

Date: 1/21/19

Total Number Onsite Employees: 2

Days & Hours of Operation: 9-5

Gate Codes/Combination Locks, etc. N/A

Jobsite Hazards/Notes: _____

(MJ Septic will assess a \$125 service call (\$150 service call for locations beyond 50 miles from our office) if we are not notified of gate code changes, etc.)

MJ Central Texas Septic, LLC Authorized Signature: Stephanie E. Perez
Michael J. Long, MP 0001294 Licensed by T.C.E.Q.

Date: 01/22/2019

ENTERED JAN 23 2018
Upm

REVISED

10:21 am, Apr 15, 2019

Legend of Buildings
2355 & 2395 Bulverde Road

- A= Existing Residence, 2355 Bulverde Road, Suite 5 & 6, Permit 88125
- B= Existing Store, 2361 Bulverde Road, Permit Grandfathered
- C= Existing Bulverde Area Arts Center & Office, 2355 Bulverde Rd, Suite 7 & 8
- D= Mike's in the Village & Roadhouse Arts, 2355 Bulverde Rd, Suite 3 & 4, Kitchen on Permit 81667, Restrooms on 103041
- E= Third Stream Music, 2355 Bulverde Road, Suite 1 (No permit required)
- F= Light Shine Ministries, 2295 Bulverde Road, Suite 5, Permit 103041
- G= Wine 101 – 2295 Bulverde Road, Permit 103041
- H= Provisions Outreach, Bulverde Area Food Pantry – 2295 Bulverde Road, Suite 1, Permit 103041



Douglas R. Dowlearn, P.E.
1/29/19

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 1/30/19

Applicant Information:

Name: Jane Wood Family Partnership
 Address: 2355 Bulverde Road
 City, State & Zip Code: Bulverde, TX 78163
 Phone: 210.602.1006 Fax:
 Email: [REDACTED]

Site Evaluator Information:

Name: Douglas R. Dowlearn
 Company: D.A.D. Services, Inc.
 Address: 703 Oak Drive
 City, State & Zip: Blanco, TX 78606
 Phone: (210)240-2101 Fax: (866)260-7687
 Email: [REDACTED]

Property Location:

Legal: A-206 Sur-192 G Herrera
 Street/Road Address: 2355 Bulverde Road
 City: Bulverde Zip: 78163
 Additional Info: Comal County

Installer Information:

Name:
 Company:
 Address:
 City, State & Zip:
 Phone: Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-42" Clay Loam	Blocky	No	None	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: Restrooms for Existing Office, Restaurant, Lightshine Ministries/ Wine Tasting & Food Bank
 728 Gallons per day required (See Attached Breakdown Sheet)

An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.

11375 sq. ft. disposal area required (Existing 16075 Sq. Ft.)

1000 gallon/day aerobic tank required (Existing Tank)

Calculations: Absorption Area: $Q/RA = 728 \text{ gpd} / 0.064 = 11375 \text{ ft. sq.}$ **FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: YES

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

License No. OS9902

TDH: #2432

Signature:



REVISED

10:22 am, Apr 15, 2019

D.A.D SERVICES, INC.
DOUG DOWLEARN
703 OAK DRIVE, BLANCO, TX 78606
Designed for: Jane Wood Family Partnership

The installation site is on 47 Acres of A-206 Sur 192 G Herrera in Comal County, TX. The proposed OSSF will treat the wastewater from restrooms servicing the restaurant, wine testing pavilion/Lightshine Ministries, existing office & food bank. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 1000 gpd aerobic treatment plant. The aerobic tank effluent flows to a 500 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 5 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 32 feet at <40 psi. Each sprinkler will spray 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 728 gpd
Application rate: 0.064
Application area required: $728/.064 = 11375$ ft. sq.
Application area utilized: 16075 sq. ft.
Pump tank reserve capacity: 120 gal minimum



Douglas R. Dowlearn
11/30/19

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
1" purple PVC supply line
1000 gpd aerobic treatment plant with manual or timed controls
Liquid chlorinator
5 K-Rain Gear Driven Pop-up Sprinkler
Flow usage meter
Pre-tank and 750 gallon pump tank

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

2355 & 2395 Bulverde Road
Septic Usage Specifications

Facility	GPD/Persons	Total
Restaurant Restrooms	8 GPD/30	240
Wine Tasting & Lightshine Ministries	8 GPD/60	480
Food Bank	4 GPD/1-2	8
GRAND TOTAL		728



1/30/19

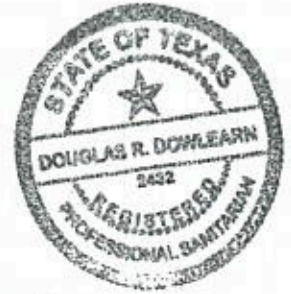


REVISED

10:21 am, Apr 15, 2019

Jane Wood Family Partnership
2355 Bulverde Road
Bulverde, TX 78163
A-206 Sur-192 G Herrera
Comal County
47 acres

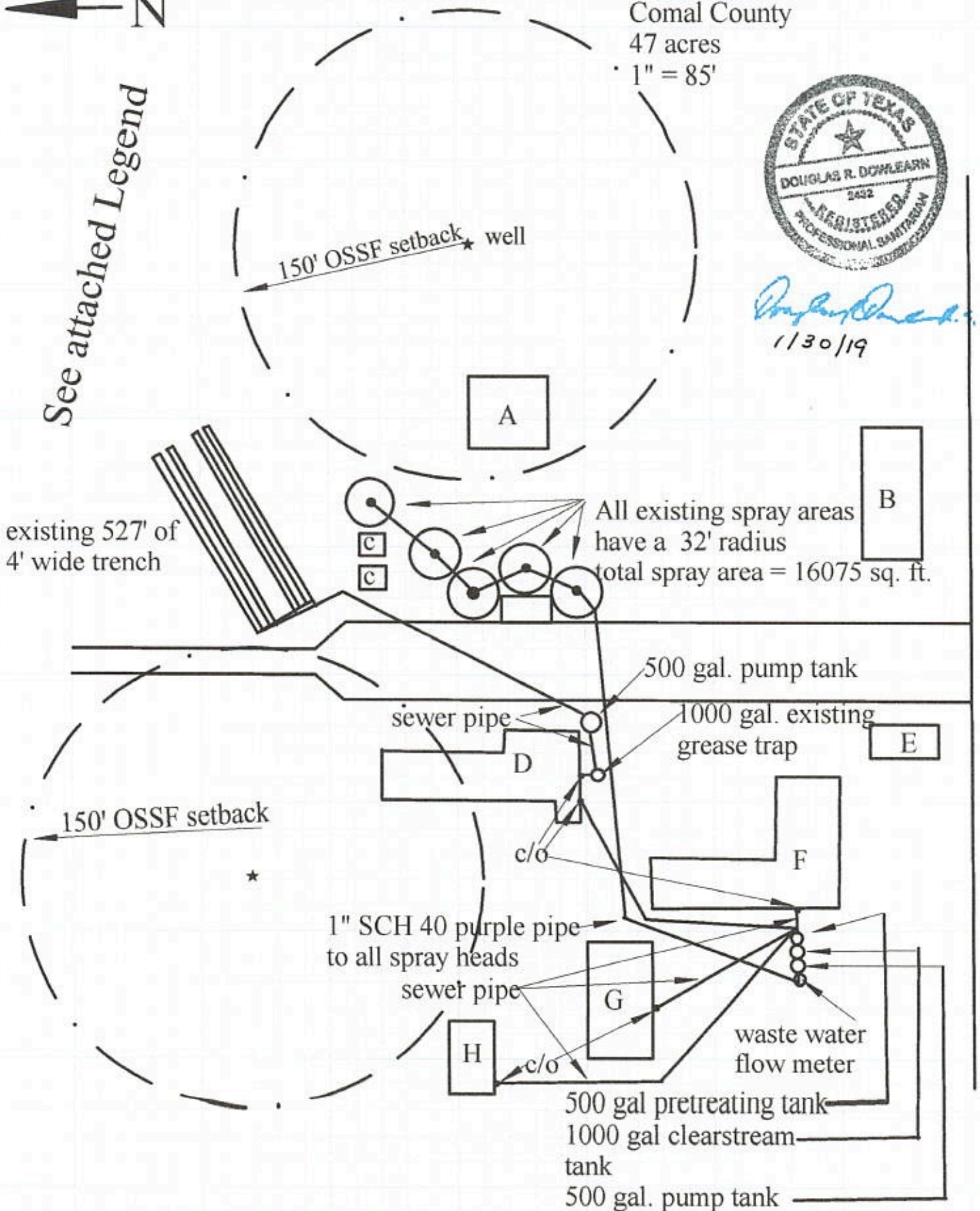
1" = 85'



Douglas R. Downlearn
1/30/19



See attached Legend



Ritzen, Brenda

From: doug dowlearn [REDACTED]
Sent: Tuesday, January 29, 2019 12:41 PM
To: Ritzen, Brenda
Subject: Re: 2355 Bulverde Road - 103041

I will get a package together for you later today.

Sandra

Sent from my iPhone

On Jan 29, 2019, at 8:29 AM, Ritzen, Brenda [REDACTED] wrote:

Sandra,

Can you please submit updated planning materials to match the changed use within this request.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

From: Boyd, Robert [REDACTED]
Sent: Wednesday, January 23, 2019 9:35 AM
To: Ritzen, Brenda [REDACTED]
Cc: Helmke, Shelly K. <[REDACTED]>; Pendley, Aaron [REDACTED]
Subject: FW: 2355 Bulverde Road - 103041

Brenda,

Please see attached request for the referenced permit. It appears that Doug is seeking to have a conditional License to Operate with the condition being that water usage rates are submitted showing that they are operating within the licensed flow. In other cases, we have done this by having daily water usage rates submitted on a monthly bases for one year.

Can you please review and take action accordingly?

Thanks.

<image001.png>

From: doug dowlearn [REDACTED] >

Sent: Tuesday, January 22, 2019 8:16 PM

To: Boyd, Robert <[REDACTED]>

Cc: doug dowlearn [REDACTED] Doug Dowlearn <[REDACTED]>

Subject: 2355 Bulverde Road - 103041

Please find attached request for conditional license for subject permit.

Sandra Ginder
Office Manager
D.A.D. Services, Inc.

<2355 Bulverde Road - 103041 - Request for Conditional License.pdf>

Douglas R. Dowlearn
D.A.D. Services, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
[REDACTED]

January 23, 2019

Robert Boyd, P.E.
Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132

RE: 2355 Bulverde Road – Permit # 103041

Dear Sir:

The above referenced Permit to Construct was issued June 11, 2015, but a License to Operate for the permit was not issued. The usage has changed slightly in that the biergarten was never developed and the wine tasting bar was enlarged. These changes are an even exchange, and the daily usage seems to be in line with the 728 gpd that the On-Site Sewage Facility (OSSF) was designed for.

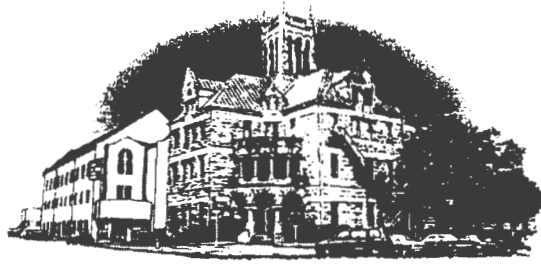
In our recent discussion, you indicated that Comal County will consider a conditional license for installing a meter on the OSSF 1" pressure sewer; therefore, I am requesting that the conditional license be issued.

If you have any additional questions or concerns, I can be contacted by phone at 210.240.2101 or by email at [REDACTED].

Respectfully,



Douglas R. Dowlearn, R.S.



Comal County

OFFICE OF COMAL COUNTY ENGINEER

December 17, 2018

Jane Wood Family Partnership
P.O. Box 7
Bulverde, Texas 78163

Re: Jane Wood Family Partnership
46.753 acres, 2355 & 2395 Bulverde Road
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Dear property owner,

Permit 103041 described above, was submitted April 6, 2015 and a Permit to Construct issued June 11, 2015. It has come to our attention that a License to Operate for this permit was not issued and changes to the use of the system have occurred since the original submission on April 6, 2015. You may still be able to utilize the referenced permit, but your designer must revise the planning materials as necessary to account for the current use of the system. Please contact your designer at your earliest convenience. I have attached a summary of the permits, copy of the design from Permit 103041, and what appears to be the current use of the property.

Be advised that failure to comply with this notice could result in referral to Environmental Enforcement.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

CCEO COPY

Jane Wood Family Partnership Ltd

OSSF P#76799 – LTO issued 5/29/1996 – Restaurant, Hair Salon, & Newspaper Office – Aerobic Surface Irrigation System 300 GPD.

OSSF P#80949 – LTO issued 3/15/2000 – added 2 spray heads to the existing OSSF P#76799 – 864 GPD. This permit replaced OSSF P#76799. Actual: Music Store – No bathroom, Real Estate Office, & Handbag Retail Store.

OSSF P#81667 – LTO issued 4/11/2001 – Restaurant – added a 500 gallon pump tank that is connected to a soil absorption system – 630 GPD. The restaurant was removed from OSSF P#80949. Actual: Restaurant/Retail.

OSSF P#88125 – LTO issued 6/23/2006 – 2 office buildings and a 2 bedroom guest house – Aerobic Surface Irrigation System – 180 GPD. Actual: Art Gallery & a 1 bedroom residence.

OSSF P#103041 – Permit expired – existing residence & 2 offices, 2 offices, restrooms, office, Wine bar, food pantry, beer garden (seating only) – 728 GPD. Aerobic Surface Irrigation System. Actual: Ministry, Wine Bar/Beer Garten, Food Pantry.

- A. Residence – Permit #93510 – 2367 Bulverde Road
- B. Existing Convenience Store – Grandfathered
- C. Art Gallery & 1 bedroom residence – Permit #88125
- D. Restaurant/Retail Store – Permit #81667
- E. Music Store – No bathroom
- F. Real Estate Office & Retail Store – Permit #80949
- G. Ministry, Wine Bar/Beer Garten – Expired Permit #103041
- H. Food Pantry – Expired Permit #103041
- I. Outdoor seating area

**CCEO
COPY**

REVISED
8:17 am, Jun 04, 2015

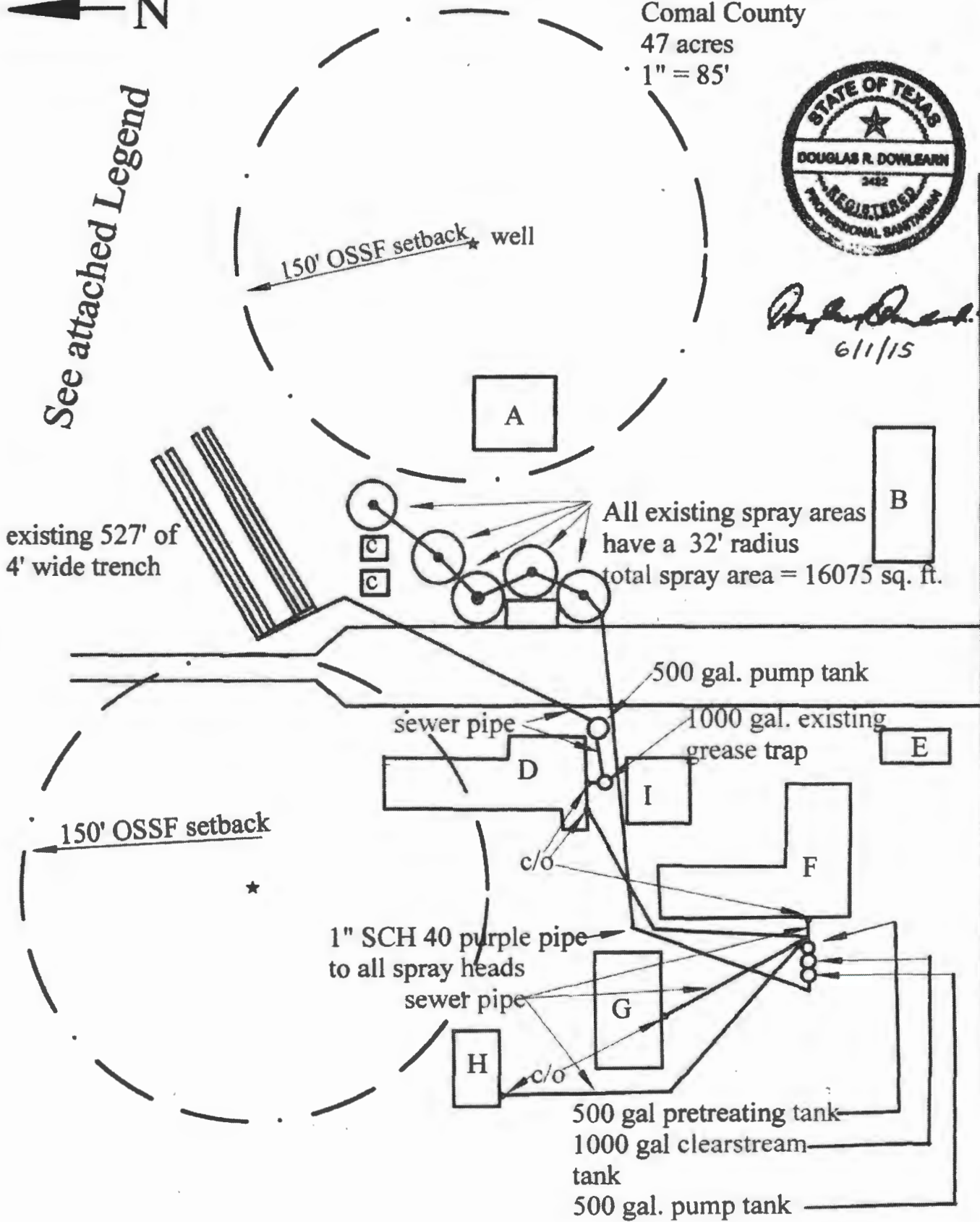
Jane Wood Family Partnership
2355 Bulverde Road
Bulverde, TX 78163
A-206 Sur-192 G Herrera
Comal County
47 acres
1" = 85'



Douglas R. Dowle
6/11/15



See attached Legend



CCEO

COPY

Jane Wood Family Partnership LTD			
13-Dec-18			
Permit #	Existing GPD	Proposed GPD	Existing Usage 12/12/2018
80949	864	864	Retail, Office F
81667	630	630	Restaurant/Retail D
88125	212	212	Art Gallery/1 bedroom residence C
103041	728	728	Retail, Office, Ministry, Wine Bar/Beer Garten, Food Bank G& H
Store (Grandfathered)	160	160	
Total	2594	2594	

**OSSF/FLOODPLAIN DEVELOPMENT
APPLICATION CHECKLIST**

Staff will complete shaded items

Date Received

Initials

Permit Number

Instructions:

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

Floodplain Development Permit

- Property in Incorporated City
- Completed Application
- Boundary Map Indicating Location of Proposed Improvements
- Copy of Recorded Deed
- Required Permit Fee

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



James D. Ford
Signature of Applicant

3/29/15
Date

COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION


(Missing Items Circled, Application Refused)

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Tuesday, May 14, 2019 9:20 AM
To: 'doug dowlearn'
Subject: Permit 103041

Re: Jane Wood Family Partnership
46.753 acres, 2355 & 2395 Bulverde Road
Application for Permit to Construct an On-Site Sewage Facility

Doug/Sandra,

We are  in the process of issuing the License to Operate for the referenced permit but need a copy of the current maintenance contract.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED

8:18 am, Jun 04, 2015

Date _____

Permit # _____

Owner Name Jane Wood Family Partnership

Agent Name Douglas R. Dowlearn

Mailing Address P. O. Box 7

Agent Address 703 Oak Drive

City, State, Zip Bulverde, TS 78163

City, State, Zip Blanco, TX 78606

Phone # 970-218-5186

Phone # (210)240-2101

Email _____

Email _____



All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acreage/Legal 46.753 A-206 Sur-192 G Herrera

Street Name/Address 2355 Bulverde Road + City Bulverde Zip 78163

2395 Bulverde Road

Type of Development:

Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

Commercial or Institutional Facility

(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 Wine Tasting, Beer Garden, Restaurant Restrooms, Food Bank = 728 GPD (See Attachment)

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

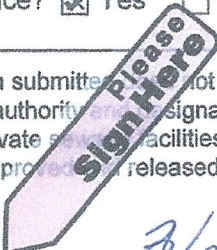
Yes No

(If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well

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

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permitting authority designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities. I also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.



Jane Wood
Signature of Owner

3/29/15
Date

RE: WPAP issue

Alex Grant [REDACTED]

Sent: Wednesday, April 29, 2015 2:55 PM

To: [REDACTED]

Greetings Becky,

Based on the location of the proposed beer garden and the information stating that the proposed activity is limited to only adding seating (no construction), it is our determination that the proposed activities are not regulated by 30 TAC 213. It will not be required for you to submit a WPAP for the proposed activity. Please use this email correspondence as confirmation.

Please be aware that if the project changes from what was described and will involve any building construction, installation of concrete, require any additional wastewater treatment/modifications, or involve any soil disturbing activities, then a WPAP application may need to be submitted and approved before any of the above activities can commence. Please feel free to contact me if you have any questions.

V/R
Alex

Alex D. Grant
Texas Commission on Environmental Quality (TCEQ)
Edwards Aquifer Protection Program
TCEQ - San Antonio Region
14250 Judson Road
San Antonio, TX 78233
Office: 210-403-4035
Fax: 210-545-4329
Email: [REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, April 29, 2015 3:40 PM
To: Alex Grant
Subject: WPAP issue

Good afternoon Alex,

As you know the County is requesting documentation that a WPAP is not required for 2355 Bulverde Road. As we discussed over the phone, we are not doing any construction or changing the existing septic system in any way. All we are planning is add seating for 20 for a beer garden.

Please let me know if there is any additional information needed from me.

Thank you for your time,

Becky Feeley
Owner Texas Carpet Baggers
2347 Bulverde Road
Suite 1
Bulverde, Tx. 78163
www.TexasCarpetBaggers.com

FAX
Brenda
830-608-2078

REVISED

8:17 am, Jun 04, 2015

Douglas R. Dowlearn
D.A. Dowlearn, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
[REDACTED]

June 1, 2015

Comal County Engineer's Office
Attn: Brenda Ritzen
195 David Jonas Drive
New Braunfels, TX 78132

RE: Permit 103041

Ms. Ritzen:

The purpose of this letter is to explain that permit 103041 has been submitted to address the change of use that has occurred concerning Permit 80949. The original permit included all sewage from a restaurant, and was permitted for 867 gpd. Permit 81667 removed the kitchen waste from the permit, which accounted for 630 gpd. Permit 103041 was initiated by tenants who propose to put 30 seats in the courtyard for a Biergarten (beer garden). The patrons of the Biergarten will use existing restroom facilities. No construction activities involving the OSSF or buildings will be involved in establishing the Biergarten, and the calculated waste flow for Permit 103041 will be 728 gpd.

If you have any questions, please contact me by phone at (210)240-2101 or by email at [REDACTED]

Sincerely,

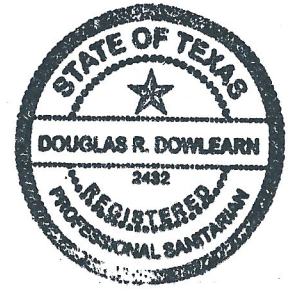


Douglas R. Dowlearn, R.S.

Cc: Robert Boyd

REVISED
8:17 am, Jun 04, 2015

Jane Wood Family Partnership
2355 Bulverde Road
Bulverde, TX 78163
A-206 Sur-192 G Herrera
Comal County
47 acres
1" = 85'



Douglas R. Dowlearn
6/11/15



See attached Legend

VOID

150' OSSF setback * well

existing 527' of
4' wide trench

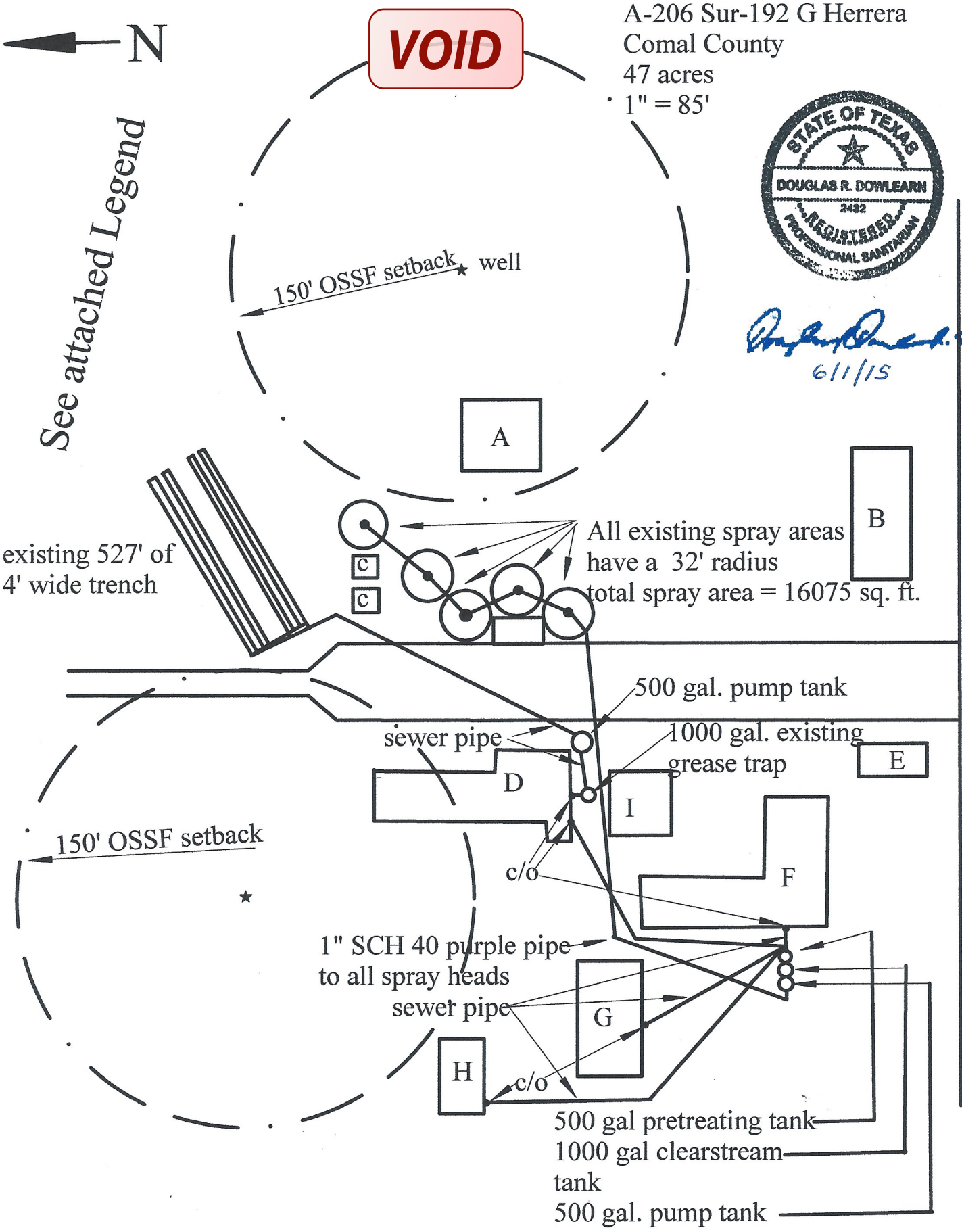
All existing spray areas
have a 32' radius
total spray area = 16075 sq. ft.

150' OSSF setback *

1" SCH 40 purple pipe
to all spray heads
sewer pipe

500 gal. pump tank
1000 gal. clearstream
tank
500 gal. pump tank

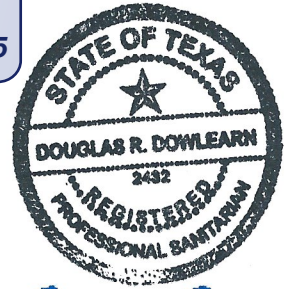
Bulverde Road



REVISED

8:17 am, Jun 04, 2015

Legal Buildings
VOID
2355 & 2395 Bulverde Road



Douglas R. Dowlearn, S.
6/11/15

- A = Existing Residence, 2355 Bulverde Rd, Suite 5 & 6, Permit 88125
- B = Existing Store, 2361 Bulverde Rd, Permit Grandfathered
- C = Existing Bulverde Area Arts Center & Office, 2355 Bulverde Rd, Suite 7 & 8
- D = Mike's in the Village & Roadhouse Arts, 2355 Bulverde Rd, Suite 3 & 4, Kitchen on Permit 81667, Restrooms on 103041
- E = Third Stream Music, 2355 Bulverde Road, Suite 1 (No permit required)
- F = Light Shine Ministries, 2295 Bulverde Road, Suite 5, Permit 103041
- G = Wine 101- 2295 Bulverde Road, Permit 103041
- H = Provisions Outreach, Bulverde Area Food Pantry - 2295 Bulverde Road, Suite 1, Permit 103041
- I = Beer Garden (Seating Only), no street address, patrons will use restroom in Building F, Permit 103041

REVISED

8:17 am, Jun 04, 2015

Comal County Permit 103041 Meeting

May 28, 2015

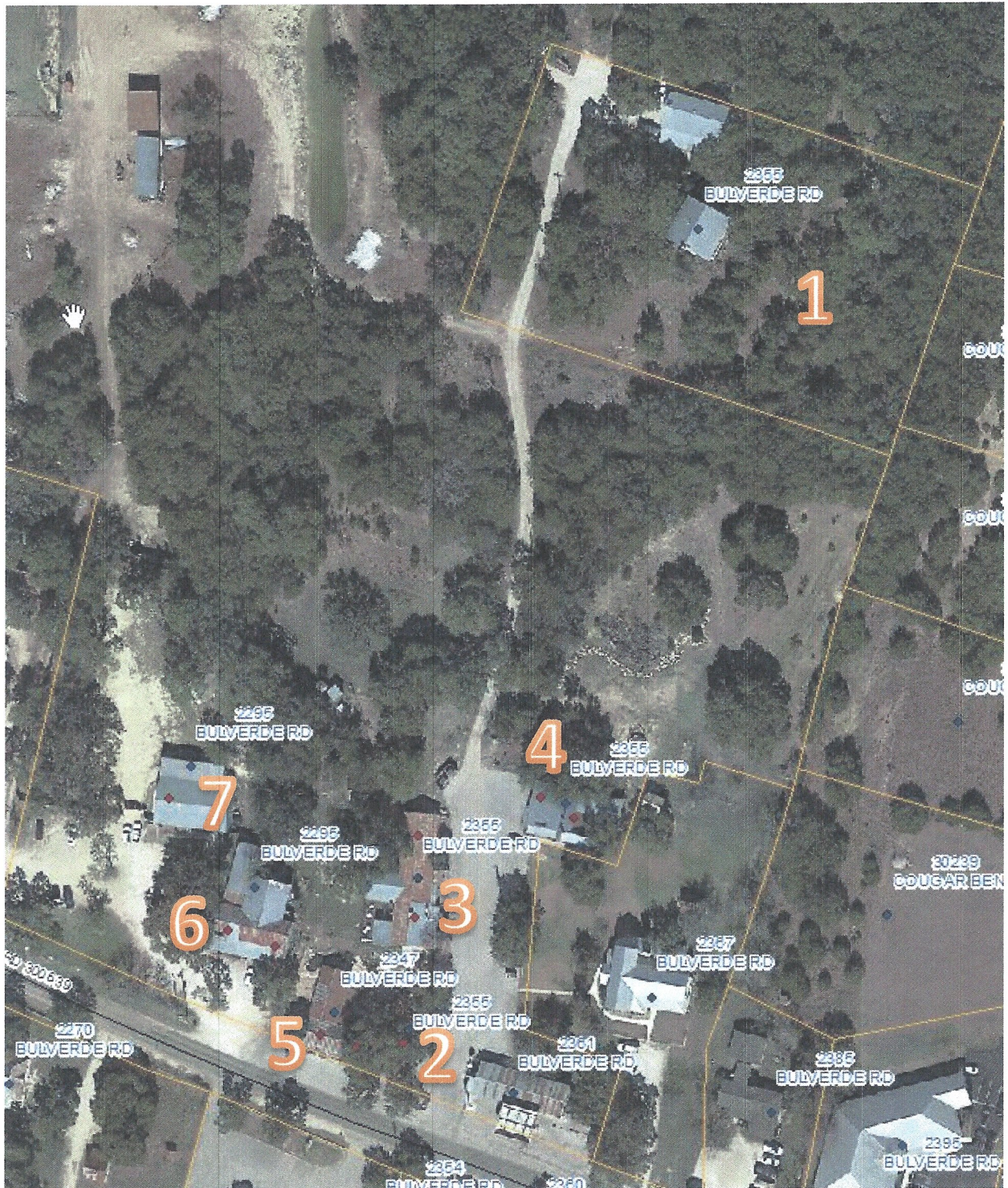
Permit #	Existing GPD	Existing Usage	Proposed GPD	Proposed Usage
8125	212	House + 2 Offices	212	House + 2 Offices
81667	630	Restaurant Kitchen On	630	Restaurant Kitchen
80949	864	Restaurant Restrooms	N/A	Replaced by Permit 103041. Utilize same system.
103041	N/A	N/A	728	Restaurant Restrooms (240) + 30 Seat Beer Garden (240) + Wine Bar (240) + Food Bank (8)
Store (Granfathered)	160	Public Restroom	160	Public Restroom
Total			1,730	

VOID



Douglas R. Downleam
6/11/15

2295 Bulverde Rd, 2347 Bulverde Rd, and 2355 Bulverde Rd, Bulverde, TX



VOID

1 = Residential – 2355 Bulverde Rd Suite 5 and Suite 6

2 = Third Stream Music – 2355 Bulverde Rd, Suite 1

3 = Mikes in the Village – 2355 Bulverde Rd, Suite 3
Roadhouse Arts - 2355 Bulverde Rd, Suite 4

4 = Bulverde Area Arts Center – 2355 Bulverde Rd, Suite 7
Office – Security Planning – 2355 Bulverde Rd, Suite 8

5 = Texas Carpet Baggers – 2347 Bulverde Rd, Suite 1
Purple Sage Spa – 2347 Bulverde Rd, Suite 2

6 = Wine 101 – 2295 Bulverde Rd
Light Shine Ministries – 2295 Bulverde Rd, Suite 5

7 = Provisions Outreach, Bulverde Area Food Pantry – 2295 Bulverde Rd, Suite 1

A field check was completed on this property and I spoke with Dave Feeley regarding the business locations and addresses

Please see the screen shot and above information to see where each business is located and how each structure is addressed.

COMAL COUNTY FLOODPLAIN
DEVELOPMENT PERMIT APPLICATION

REVISED
8:18 am, Jun 04, 2015

Date: _____

Permit #: _____

OWNER'S INFORMATION

Name:	Address:	Phone #:
Jane B Wood Family Partnership LTD	P. O. Box 7, Bulverde, TX 78163	970-218-5186

BUILDER'S INFORMATION

Name:	Address:	Phone #:

PROJECT LOCATION

Legal Description:	A-206 Sur 192G Herrera 46.753 Acres	
Address:	2355 Bulverde Road 2395 Bulverde Rd.	
	Ferguson Map Page:	Section:

PROJECT DESCRIPTION

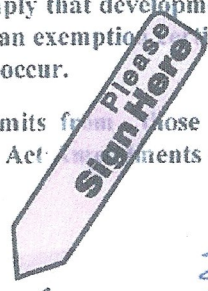
Description of Work: (i.e., new home, commercial, manufactured home, septic replacement, fill, excavation, etc.): Remodel to place beer garden, wine tasting bldg, food bank & restaurant restrooms on existing aerobic system.
Estimated Cost of Construction: \$ <u> 0 </u>

PLEASE PROVIDE THE FOLLOWING DOCUMENTS TO IDENTIFY THE PROPERTY AND STRUCTURES:
Recorded Document showing ownership of property; sketch or drawing of property lines that is to scale showing where structures will be within the property lines. If proposed development is in a designated SFHA additional information will be requested.

**READ THE FOLLOWING ACKNOWLEDGMENT AND
CERTIFICATION BEFORE SIGNING THIS APPLICATION**

By signing this application, I acknowledge the following: The flood insurance rate maps and other data used by Comal County in evaluating flood hazards for the proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best scientific and engineering data available. Greater floods can and do occur, and flood heights may be increased by man-made or natural causes. The issuance of an exemption certificate does not imply that development outside the identified areas of special flood hazards will be free from flooding or flood damage. Issuance of an exemption certificate or permit shall not create liability on the part of Comal County in the event flooding or flood damage does occur.

By signing this application, I certify that I have obtained all other necessary permits from those Federal, State, or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act and the Clean Water Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.



Jane B Wood
Property Owner's Signature

3/29/15
Date

3
M (10)



201106028231 08/15/2011 03:58:39 PM 1/3

REVISED

8:18 am, Jun 04, 2015

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: August 10, 2011

Grantor: Jane B. Wood, as Trustee of the Wood Family Trust dated June 21, 2002

Grantor's Mailing Address (including county):

P.O. Box 7
Bulverde, Comal County, Texas 78163

Grantee: Jane B. Wood Family Partnership, Ltd.

Grantee's Mailing Address (including county):

P.O. Box 7
Bulverde, Comal County, Texas 78163

Consideration: For Ten and No/100 Dollars and other good and valuable consideration

Property (including any improvements):

PARCEL ONE:

An undivided ninety-nine percent (99%) interest in and to the real property described in Exhibits A to those two (2) certain Special Warranty Deeds, each dated December 17, 2007, executed by Jane B. Wood, individually and as Independent Executrix of the Estate of Charles L. Wood, Jr. to Jane B. Wood, Trustee of the Wood Family Trust dated June 21, 2002, recorded as Document Nos. 200806007975 and 200806023775, in the Office of the Comal County Clerk, Comal County, Texas, SAVE AND EXCEPT 1.001 acres subdivided as Lot 1 of Wood Subdivision, according to the Plat recorded as Document No. 201106005798 in the Office of the County Clerk of Comal County, Texas.

PARCEL TWO:

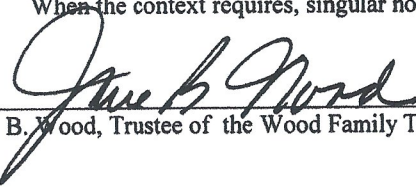
An undivided forty-nine percent (49%) interest in and to the real property described in Exhibits A to those five (5) certain Special Warranty Deeds, each dated December 17, 2007, executed by Jane B. Wood, as Independent Executrix of the Estate of Charles L. Wood, Jr. to Jane B. Wood, Trustee of the Wood Family Trust dated June 21, 2002, recorded as Document Nos. 200806007973, 200806007974, 200806007971, 200806007972 and 200806007976, in the Office of the Comal County Clerk, Comal County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee, Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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 claim is by through or under Grantor, but not otherwise.

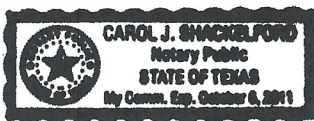
When the context requires, singular nouns and pronouns include the plural.



Jane B. Wood, Trustee of the Wood Family Trust

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on August 10, 2011, by Jane B. Wood, as Trustee of the Wood Family Trust dated June 21, 2002.





Notary Public in and for the State of Texas

REVISED

8:18 am, Jun 04, 2015

AFTER RECORDING RETURN TO:

William M. Knolle
7600 North Capital of Texas Highway
Building B, Suite 110
Austin, Texas 78731

P:\docs\Wmk\Woodje.101\Jane B. Wood, LC\Special Warranty Deed - Jane Wood to Jane Wood LC.doc

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
06/15/2011 03:58:39 PM
CRSHTW0
201106028231



Joy Streater



200806007975 02/27/2008 02:53:17 PM DEED 1/3

REVISED
8:19 am, Jun 04, 2015

M

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: December 17, 2007

Grantor: Jane B. Wood, as Independent Executrix of the estate of Charles L. Wood, Jr. and Jane B. Wood, a single person

Grantor's Mailing Address: P.O. Box 7
Bulverde, TX 78163
Comal County

Grantee: Jane B. Wood, Trustee, or successors in Trust under the Wood Family Trust, dated June 21, 2002

Grantee's Mailing Address: P.O. Box 7
Bulverde, TX 78163
Comal County

Consideration: Ten Dollars and other good and valuable consideration.

Property (including any improvements):

See Attached Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

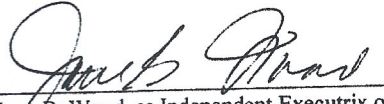
Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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 claim is by through or under Grantor, but not otherwise.

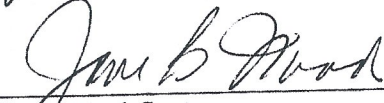
By acceptance of this Deed, Grantees shall be bound to hold the Property as trustees upon the terms and conditions of the agreement creating the Wood Family Trust.

Parties dealing with the Trustees of the Wood Family Trust shall have no duty to inquire beyond this deed into the power of the Trustees, or their successors, to sell, lease, partition, exchange, encumber, or otherwise make disposition of the Property; and anyone making payment to the Trustees for the purchase or use of the Property shall not be responsible for the proper allocation of the payment according to the terms of the agreement creating the Wood Family Trust.

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



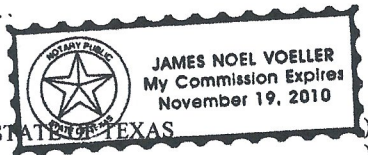
Jane B. Wood, as Independent Executrix of the
Estate of Charles L. Wood, Jr., Grantor



Jane B. Wood, Grantor

STATE OF TEXAS)
)
COUNTY OF COMAL)

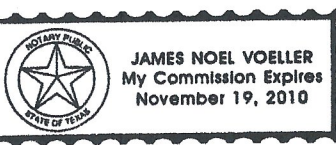
This instrument was acknowledged before me on December 17, 2007, by Jane B. Wood, as Independent Executrix of the Estate of Charles L. Wood, Jr..

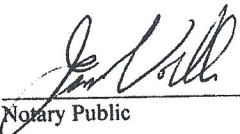

STATE OF TEXAS)
COUNTY OF COMAL)



Notary Public

This instrument was acknowledged before me on December 17, 2007, by Jane B. Wood.





Notary Public

PREPARED WITHOUT OPINION
OR REVIEW OF TITLE BY:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

AFTER RECORDING RETURN TO:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

EXHIBIT "A"

All that certain property situated in Comal County, Texas, described as follows, to wit:

The beginning point of this survey is an iron pin in the West right of way line of the San Antonio-Blanco City Road (now known as Bulverde Lane) 104.8 feet South of its intersection with the South right of way line of the New Braunfels-Boerne Road. Such iron pin being a common corner with a parcel of land described in Vol. 72, page 218 of Comal County deed records and being 0.373 acres of land designated as "First Tract" and being its Southeast corner – and also the Northeast corner of the parcel to be here described.

Then N. 71° West running with the South boundary fence of said 0.373 acre parcel 217.80 feet to an iron pin, being the Northwest corner.

Then South 10° West 100 feet to an iron pin, the Southwest corner.

Then South 71° East 217.80 feet to an iron pin, the Southeast corner.

Then North 10° East following the West right of way line of the San Antonio-Blanco City Road (now Bulverde Lane) 100 feet to the place of beginning; in all one-half (1/2) acres.

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
02/27/2008 02:53:17 PM
CASHTWO
200806007975



Joy Streater

REVISED
8:19 am, Jun 04, 2015

25

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: December 17, 2007

Grantor: Jane B. Wood, as Independent Executrix of the estate of Charles L. Wood, Jr. and Jane B. Wood, a single person

Grantor's Mailing Address: P.O. Box 7
Bulverde, TX 78163
Comal County

Grantee: Jane B. Wood, Trustee, or successors in Trust under the Wood Family Trust, dated June 21, 2002

Grantee's Mailing Address: P.O. Box 7
Bulverde, TX 78163
Comal County

Consideration: Ten Dollars and other good and valuable consideration.

Property (including any improvements):

See Attached Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:


Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay. Grantor reserves a 3.230 acre homestead interest and life estate in said property

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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 claim is by through or under Grantor, but not otherwise.

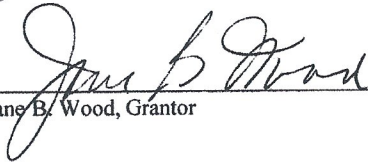
By acceptance of this Deed, Grantees shall be bound to hold the Property as trustees upon the terms and conditions of the agreement creating the Wood Family Trust.

Parties dealing with the Trustees of the Wood Family Trust shall have no duty to inquire beyond this deed into the power of the Trustees, or their successors, to sell, lease, partition, exchange, encumber, or otherwise make disposition of the Property; and anyone making payment to the Trustees for the purchase or use of the Property shall not be responsible for the proper allocation of the payment according to the terms of the agreement creating the Wood Family Trust.

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



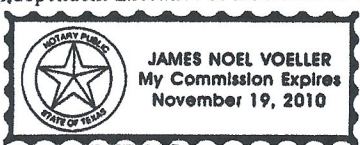
Jane B. Wood, as Independent Executrix of the
Estate of Charles L. Wood, Jr., Grantor




Jane B. Wood, Grantor

STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on December 17, 2007, by Jane B. Wood, as Independent Executrix of the Estate of Charles L. Wood, Jr..

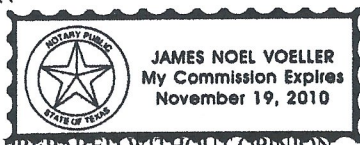




Notary Public

STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on December 17, 2007, by Jane B. Wood.





Notary Public

PREPARED WITHOUT OPINION
OR REVIEW OF TITLE BY:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

AFTER RECORDING RETURN TO:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

EXHIBIT "A"

Tract One:

BEGINNING at the N. E. corner of the 195-acre tract of land, being a part of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being part of the land conveyed by said August Wehe et ux to Harry Wehe et al by deed dated April 29, 1940 and recorded in Volume 72, Page 218, Deed Records of Comal County, Texas;

THENCE, S. 10° 28' W. 6787.8 feet to a point in the division line between the Eastern and Western half of said division No. V;

THENCE, East 278 feet;

THENCE, S. 17° 25' W. 1425 feet;

THENCE, S. 02° W. 121 feet to a point in the North line of the New Braunfels-Boerne Road;

THENCE, with the North line of said road N. 67° 10' W. 638.4 feet;

THENCE, 57° W. 222.5 feet to the Southeast corner of the 1.94-acre tract conveyed by Harry H. Wehe et al to Chester and Ruth Kalmeier by deed recorded in Volume 91, Page 637, Deed Records of Comal County, Texas;

THENCE, N. 15° E. 403 feet with the East line of said 1.94-acre tract;

THENCE, N. 72° W. 244 feet with the North line of said 1.94-acre tract to the West line of the original 195-acre tract mentioned above;

THENCE, with the West line of Division No. V, of the Guadalupe Herrera Survey No. 192, as follows: N. 10° 00' E. 6049 feet; N. 8° 10' E. 400 feet; N. 10° 50' E. 1194 feet to the North line of the original survey line;

THENCE, along the North line of the original survey S. 78° 12' E. 300 feet; S. 86° 55' E. 294 feet; S. 87° 47' E. 200 feet to the place of beginning, and being part of the same property conveyed by Harry H. Wehe et al to Charles L. Wood and wife, Laura D. Wood, by deed dated August 27, 1956, and recorded in Volume 109, Pages 85-87, Deed Records of Comal County, Texas.

There is hereby excepted from this conveyance all that certain piece or parcel of land containing 100 acres, and being out of a 146 acres, more or less, tract of land, situated in Comal County,

Texas, out of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being by metes and bounds more fully described, as follows:

Beginning at the Northeast corner of said 146.68 acre tract;
THENCE, South 10° 28' W. 5607.8 feet to a point for the Southeast corner of said 100 acre tract;
THENCE, 756.5 feet to a point for the Southwest corner;
THENCE, North 10° 06' 3954.7 feet;
THENCE, North 8° 10' East 400.0 feet;
THENCE, North 10° 50' East 1194.0 feet to the North line of the original survey;
THENCE, along the North line of the original survey;
THENCE, South 78° 12' East 300 feet;
THENCE, South 86° 55' East 294 feet;
THENCE, South 87° 47' East 200 feet to the PLACE OF BEGINNING, and containing 100 acres of land.

Tract Two:

Beginning at the most Easterly S. E. corner of tract B, said tract B being described in a certain Deed executed by Charles L. Wood and wife Laura D. Wood, to James B. Cave and Robert A. Gilliam, dated June 15, 1972, and recorded in the Deed Records of Comal County, Texas, said S. E. corner being the N. E. corner and point of beginning of the land herein described;

THENCE S. 10° 14' W., with the East line of a 146.68 acre tract and the West line of the Bulverde Hills Subdivision, a distance of 622.90 feet to a point for the S. E. corner of the tract herein described;

THENCE N. 79° 46' W., a distance of 349.65 feet to a point for the most Southerly S. E. corner of said tract B and the S.W. corner of the tract herein described;

THENCE N. 10° 14' E., with the East line of said tract B a distance of 622.90 feet to a point for the interior S. E. corner of said tract B and the N. W. corner of the tract herein described;

THENCE S. 79° 46' E., with a South line of said tract B, a distance of 349.65 feet to the point of beginning, and containing 5.000 acres of land more or less.

The Grantor further grants and conveys to the Grantee herein all of the rights, title and interest in and to a Right-of-Way as described in that certain Deed from Charles L. Wood and wife, Laura D. Wood, to James B. Cave and Robert A. Gilliam, dated June 15, 1972, and recorded in the Deed Records of Comal County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a point of the S. right-of-way line of Turkey Trot Street, being the N. E. corner of the 5.000 acre tract herein above described, and the most Easterly S. E. corner of tract B herein above referred to;

THENCE:

- N. 79° 46' W., a distance of 60.00 feet
- N. 10° 16' E., a distance of 60.00 feet
- S. 79° 46' E., a distance of 60.00 feet
- S. 10° 16' W., a distance of 60 feet to the point of beginning.

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
06/18/2008 12:27:04 PM
CASHONE
200806023775



Joy Streater

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Permit #103041 -
Date: Tuesday, June 02, 2015 2:36:02 PM
Attachments: [Bulverde Rd.pdf](#)

Sandra,

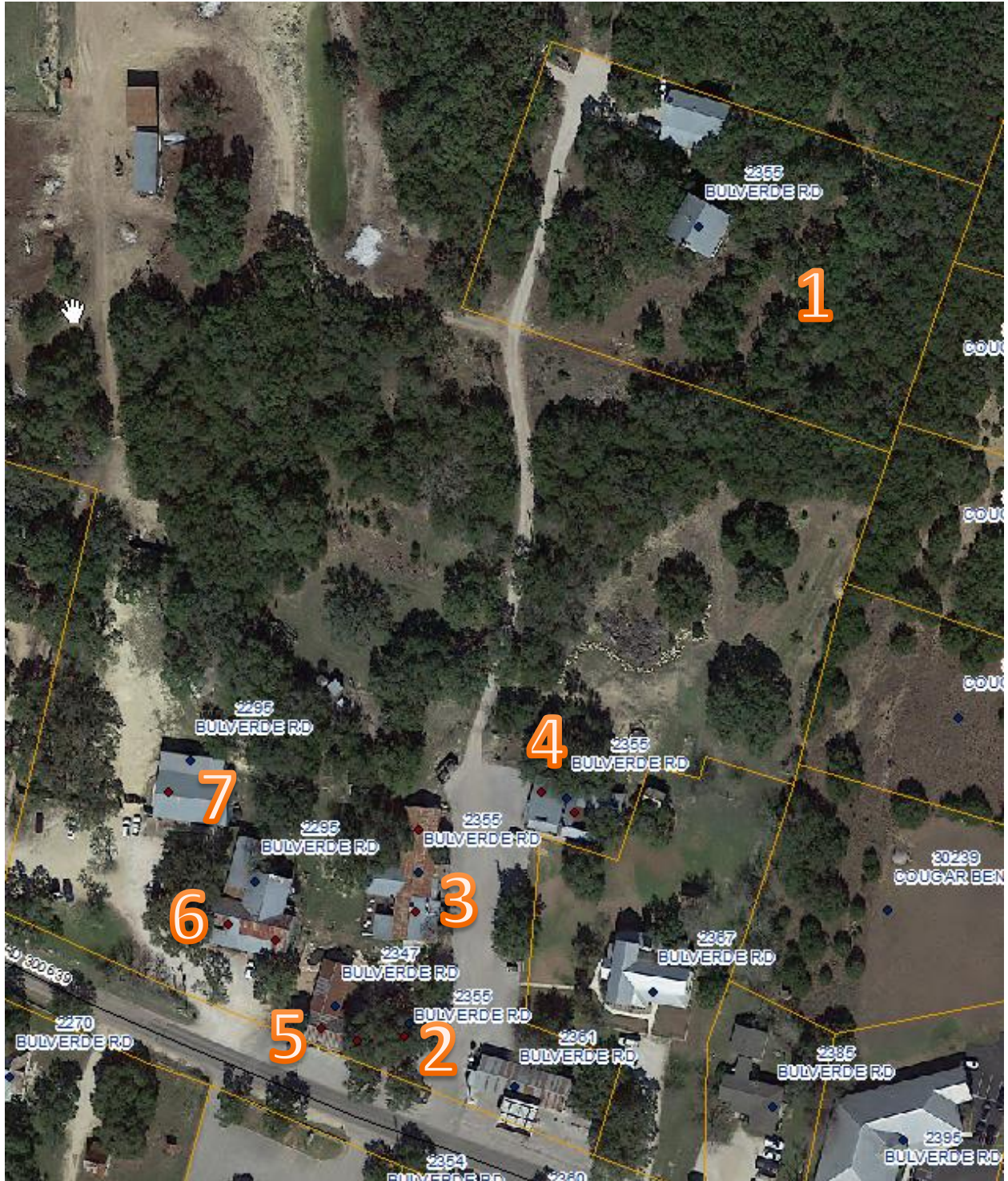
Please find attached documentation in reference to addresses which will be associated with the above referenced septic permit.

Should you have any questions please contact me.

Thank you.

Tammy Hinds
Address Coordinator
Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132-3760
Ofc.-830-608-2090
Fax- 830-608-2009
[REDACTED]

2295 Bulverde Rd, 2347 Bulverde Rd, and 2355 Bulverde Rd, Bulverde, TX



1 = Residential – 2355 Bulverde Rd Suite 5 and Suite 6

2 = Third Stream Music – 2355 Bulverde Rd, Suite 1

3 = Mikes in the Village – 2355 Bulverde Rd, Suite 3
Roadhouse Arts - 2355 Bulverde Rd, Suite 4

4 = Bulverde Area Arts Center – 2355 Bulverde Rd, Suite 7
Office – Security Planning – 2355 Bulverde Rd, Suite 8

5 = Texas Carpet Baggers – 2347 Bulverde Rd, Suite 1
Purple Sage Spa – 2347 Bulverde Rd, Suite 2

6 = Wine 101 – 2295 Bulverde Rd
Light Shine Ministries – 2295 Bulverde Rd, Suite 5

7 = Provisions Outreach, Bulverde Area Food Pantry – 2295 Bulverde Rd, Suite 1

A field check was completed on this property and I spoke with Dave Feeley regarding the business locations and addresses

Please see the screen shot and above information to see where each business is located and how each structure is addressed.

CCEO

COPY

From: [Hernandez, Sandra](#)
To: [Ritzen, Brenda](#)
Subject: FW: Wood Family Partnership Documents
Date: Friday, May 29, 2015 9:22:58 AM
Attachments: [wood.pdf](#)

103041

From: Boyd, Robert
Sent: Friday, May 29, 2015 8:40 AM
To: doug dowlearn
Cc: Hernandez, Sandra
Subject: RE: Wood Family Partnership Documents

Doug,

Based on our discussion yesterday, it appears that the table should be:

Permit #	Existing GPD	Existing Usage	Proposed GPD	Proposed Usage
88125	212	House + 2 Offices	212	House + 2 Offices
81667	630	Restaurant Kitchen	630	Restaurant Kitchen
80949	864	Restaurant Restrooms	N/A	Replaced by Permit 103041. Utilize same system.
103041	N/A	N/A	728	Restaurant Restrooms (240) + 30 Seat Beer Garden (240) + Wine Bar (240) + Food Bank (8)
Store (Grandfathered)	160	Public Restroom	160	Public Restroom
Total			1,730	

This needs to be verified by you as the designer.

We have also attached the requested documents in pdf form.

Thanks.

Robert Boyd, P.E.
Comal County Assistant Engineer
195 David Jonas Drive
New Braunfels, TX 78132
(830) 608-2090 - Office

CCEO

COPY

(830) 643-9341 - Cell

www.cceo.org

From: doug dowlearn [REDACTED]
Sent: Thursday, May 28, 2015 9:15 PM
To: Boyd, Robert
Subject: Re: Wood Family Partnership Documents

Robert,

Attached is the Table I put together on the permits. Please review to insure this is what we discussed. If this looks correct to you, I will include it with the Deficiency Packet once we submit it.

Again, thank you for your time and expertise.

Sandra Ginder for
Doug Dowlearn, R.S.
D.A.D. Services, Inc.

On Thu, May 28, 2015 at 2:56 PM, Boyd, Robert <boydro@co.comal.tx.us> wrote:
Doug,

Please see attached.

Thanks.

Robert Boyd, P.E.
Comal County Assistant Engineer
195 David Jonas Drive
New Braunfels, TX 78132
[\(830\) 608-2090](tel:(830)608-2090) - Office
[\(830\) 643-9341](tel:(830)643-9341) - Cell
www.cceo.org

From: Ritzen, Brenda
To: [REDACTED]; "[doug.dowlearn](#)"
Subject: FW: Permit 103041
Date: Friday, May 22, 2015 3:45:00 PM

Subject: Permit 103041

Re: 47.753 acres, 2355 Bulverde Road, Permit 103041
Application for Permit of Authorization to Construct On-Site Sewage Facility
(OSSF) and License to Operate

Dear property owner/agent,

We received revised planning materials for the referenced permit application on May 13, 2015, and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

1. Provide documentation from the TCEQ that a WPAP for this location is not required.
2. Addressing of all structures must be completed prior to permit issuance. Please contact Tammy Hinds, Comal County Address Coordinator, 830-608-2090, to take care of this issue.
3. Indicate on the permit application the number of seats/patrons for the beer garden, wine tasting, and food bank.
4. Indicate how the flows from the restaurant restrooms were calculated.
5. Indicate how the flows from the Beer Garden usage were incorporated into the Office usage.
6. Show system and structures for this permit in relation to the property boundaries.
7. The property owner name on the permit application does not match the owner name as indicated on the deed. Also one deed submitted indicates that it is for ½ undivided interest for 100 acres and the other deed is for ½ undivided interest for 146 acres. Please explain why the deeds and the amount of acreage on the application do not match. Provide additional information as necessary to verify ownership and acreage.
8. Clarify which sewer pipes go to which system.
9. Identify water supply line locations.
10. Identify all required separation distances on design.
11. Show equivalent protection as necessary.
12. Show proper orientation of north arrow on design.
13. Identify the permit for the store.
14. Show locations of existing OSSF's for all improvements.
15. Submit a copy of an approved building permit, or a letter indicating that a building permit is not required, from the City of Bulverde.
16. Revise above as necessary and resubmit.

We realize this permit is important to you, and in order to help speed up the process the above information may be emailed to rabbjr@co.comal.tx.us. Thank you for your patience and assistance.

Brenda Ritzen, OS0007722
Environmental Health Coordinator

Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

Permit 103041 Permit Deficiencies

1. Provide documentation from the TCEQ that a WPAP for this location is not required.	Becky will provide
2. Legal description incomplete on permit application	Corrected & attached
3. Indicate on the permit application the number of seats/patrons for the beer garden, wine tasting, and food bank	Have noted on the application that a list is attached & it was submitted with the permit package.
4. Will any discharge from the restaurant be part of this permit?	Only the discharge from the restrooms. See Permit 81667
5. How is the Beer Garden usage incorporated into the permit for the existing office?	The office restrooms will be used by the patrons of the Beer Garden.
6. Show system and structures in relation to all property boundaries?	See attached GIS & labeling attachment.
7. The property owner name on the permit application does not match the owner name as indicated on the deed. Also, one deed submitted indicates that it is for ½ undivided interest for 100 acres and the other deed is for ½ undivided interest for 146 acres. Please explain why the deeds and the amount of acreage on the application do not match. Provide additional information as necessary to verify ownership and acreage.	Becky & Mrs. Wood will need to clarify.
8. Clarify which sewer pipes go to which system.	How do we do this (by colors or what)?
9. Identify water supply line locations.	How do we do this? This is all existing. Doug are you going to go out there and see where each water line is?
10. Identify all required separation distance on design.	The setback from the well is noted. This is in the middle of 47 Acres. What separation distances need to be marked?
11. Show equivalent protection as necessary.	I can only guess this relates sleeving the spray line under the driveway and probably wherever the waterlines are, but we don't know where the waterlines are.
12. Show North arrow location on design.	Added and I think it is correct.

13. Identify the permit for the store.	Probably installed prior to permit requirements.
14. Show locations of existing OSSFs for all improvements.	Not sure what that means.
15. Copy of approved building permit or a letter from the City of Bulverde indicating that a building permit will not be required.	Becky

103041	Current Deficient Permit
93510	Adjacent property 1.001 Acres
88125	Office Building
80949	2295 Bulverde Road - Original installation of Clearstream
81667	Removed the kitchen waste but continued with restrooms for restaurant

From: Ritzen, Brenda
To: [REDACTED] <[REDACTED]>"; "doug.dowlearn"
Subject: RE: Permit 103041
Date: Wednesday, April 22, 2015 10:41:00 AM

Dear property owner/agent,

In addition to the items listed below a copy of the approved building permit, or a letter from the City of Bulverde indicating that a building permit will not be required, is needed.

Thank you,


Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

From: Ritzen, Brenda
Sent: Wednesday, April 22, 2015 10:38 AM
To: [REDACTED]
Cc: 'doug.dowlearn'
Subject: Permit 103041

Re: 47.753 acres, 2355 Bulverde Road, Permit 103041
Application for Permit of Authorization to Construct On-Site Sewage Facility
(OSSF) and License to Operate

Dear property owner/agent,

We received planning materials for the referenced permit application on April 6, 2015, and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

1. Provide documentation from the TCEQ that a WPAP for this location is not required.
2.  Legal description incomplete on permit application.
3. Indicate on the permit application the number of seats/patrons for the beer garden, wine tasting, and food bank.
4. Will any discharge from the restaurant be part of this permit?
5. How is the Beer Garden usage incorporated into the permit for the existing office?
6. Show system and structures in relation to all property boundaries.
7. The property owner name on the permit application does not match the owner name as indicated on the deed. Also one deed submitted indicates that it is fo ½ undivided

interest for 100 acres and the other deed is for ½ undivided interest for 146 acres. Please explain why the deeds and the amount of acreage on the application do not match. Provide additional information as necessary to verify ownership and acreage.

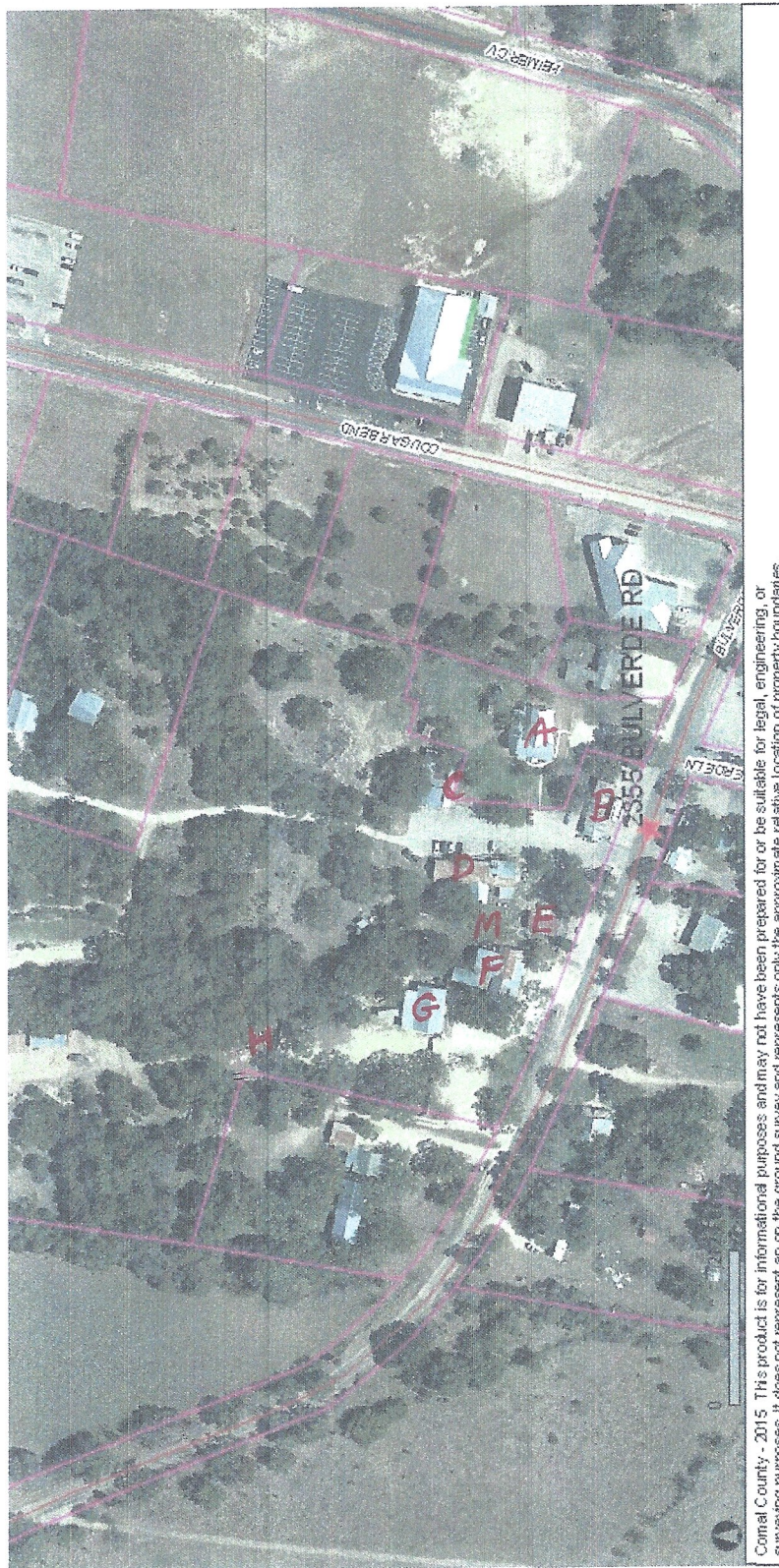
8. Clarify which sewer pipes go to which system.
9. Identify water supply line locations.
10. Identify all required separation distances on design.
11. Show equivalent protection as necessary.
12. Show north arrow location on design.
13. Identify the permit for the store.
14. Show locations of existing OSSF's for all improvements.
15. Revise above as necessary and resubmit.

We realize this permit is important to you, and in order to help speed up the process the above information may be emailed to rabbjr@co.comal.tx.us. Thank you for your patience and assistance.

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

REVISED

11:01 am, May 13, 2015



Camel County - 2015 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

- A=Existing Residence
- B=Existing Store
- C=Existing Storage
- D=Existing Restaurant
- E=Existing Office
- F=Existing Office
- G=Wine Tasting Area
- H=Food Bank
- M=Beer Garden

OSSF/FLOODPLAIN DEVELOPMENT
APPLICATION CHECKLIST

Staff will complete shaded items

Date Received

Initials

Permit Number

Instructions:

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

Floodplain Development Permit

- Property in Incorporated City
- Completed Application
- Boundary Map Indicating Location of Proposed Improvements
- Copy of Recorded Deed
- Required Permit Fee

RECEIVED

APR 06 2015

COUNTY ENGINEER

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



James S. Hood
Signature of Applicant

3/29/15
Date

COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

Comal County OSSF Inspection Sheet

Permit#: 103041 Location: 2355 Bulverde Rd.

Installer Name: _____ License # _____

1st Inspection: _____ 2nd Inspection: _____ Final Inspection: _____
(inspector initials & date) (inspector initials & date) (inspector initials & date)

Are additional inspections required: Pre lim. 4/17/15 w/ 12:30 - Site ok for System - matches design

Re-inspection fee owed: _____ Re-inspection fee paid: _____

Existing soil conditions:

Site/soil conditions match soil evaluation: _____ Notes: _____

System Description:

Aerobic with spray: _____ Aerobic with drip emitters: _____ Low Pressure Dosing: _____ Absorptive drainfield: _____
Evapotranspirative (ET) system: _____ Gravel-less drainfield piping: _____ Leaching chambers: _____
Soil substitution drainfield: _____ other: _____

Tank Inspection:

Tank set level & watertight: _____ Inlet/Outlet: _____ Tank Size or GPD: _____ Manuf./Brand: _____
Model#: _____ Pump Tank Size: _____ Alarms/Audible & Visual: _____ Operational: _____
Is timer required/provided?: _____ Chlorination required/provided? _____

Notes:

Maintenance Tag for Aerobic: () _____

System installation:

Pipe check/house to tank: _____ Clean-out at structure/every 50 ft./@90's _____ Pipe check/tank to drainfield: _____
(1/8"-ft., SDR 26 or Sch. 40)
Trenches/Excavations: Width/Depth: _____ Trenches/Excavations Level: _____ Pipe & Gravel: _____
Slope within drainfield/spray area: _____ Leaching Chambers: _____ GeoTex: _____
Spray irrigation purple pipe: _____ Spray irrigation area checked: _____

Notes:

Separation Distances

Prop. Lines: _____ Water lines: _____ Water Wells: _____ Bldgs/Driveway/Improvements: _____ Creeks/Rivers/Ponds: _____
Drainage Easements/Sharp Slopes: _____ If over Recharge Zone check for recharge features: _____ Are there water
lines crossing tightlines/or within 10 feet of system?: _____ Have they been properly sleeved: _____ Are there sewer
lines crossing under driveways, sidewalks, or within 5 ft. of surface improvements: _____ Have the sewer lines been
properly sleeved?: _____

Notes:

Final Inspection:

Tank(s) Backfilled: _____
System Backfilled: _____ ET Systems Class II backfill & vegetative cover for transpiration in place: _____
Surface application area properly landscaped/vegetation acceptable: _____

Notes:

Size of Installed Drainfield/Spray Area: _____

_____ Check here to confirm that service agreement has been received, entered and activated in CASST.

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED

11:01 am, May 13, 2015

Date _____

Permit # _____

Owner Name Jane Wood Family Partnership
Mailing Address P. O. Box 7
City, State, Zip Bulverde, TS 78163
Phone # 970-218-5186
Email [Redacted]

Agent Name Douglas R. Dowlearn
Agent Address 703 Oak Drive
City, State, Zip Blanco, TX 78606
Phone # (210)240-2101
Email [Redacted]

All correspondence should be sent to: [] Owner [] Agent [x] Both Method: [] Mail [x] Email

Subdivision Name _____ Unit _____ Lot _____ Block _____
Acreage/Legal 47.753 A-206 Sur-192 G Herrera
Street Name/Address 2355 Bulverde Road City Bulverde Zip 78163

Type of Development:

[] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) _____
Number of Bedrooms _____
Indicate Sq Ft of Living Area _____

[x] Commercial or Institutional Facility

(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 Wine Tasting, Beer Garden, Restaurant Restrooms, Food Bank = 728 GPD (See Attachment)

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

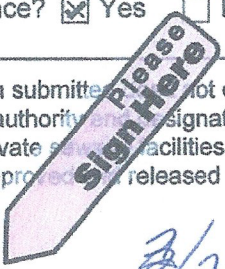
[] Yes [x] No

(If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [] Public [x] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [x] Yes [] No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permitting authority designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities. I also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.



Signature of Owner [Handwritten Signature]

Date 5/29/15

REVISED

11:01 am, May 13, 2015

2355 Bulverde Road
Septic Usage Specifications

Facility	GPD/Persons	Total
Restaurant Restrooms	8 GPD/30	240
Beer Garden (Seating only as patrons will use restrooms in the existing office)	8 GPD/30	240
Wine Tasting	8 GPD/30	240
Food Bank	4 GPD/1-2	8
GRAND TOTAL		728



3/24/15

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE TREATMENT AND LICENSE TO OPERATE

VOID

Date _____

Permit # 103041

Owner Name Jane Wood Family Partnership

Agent Name Douglas R. Dowlearn

Mailing Address P. O. Box 7

Agent Address 703 Oak Drive

City, State, Zip Bulverde, TS 78163

City, State, Zip Blanco, TX 78606

Phone # 970-218-5186

Phone # (210)240-2101

Email [REDACTED]

Email [REDACTED]

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acreage/Legal 47.753

Street Name/Address 2355 Bulverde Road City Bulverde Zip 78163

Type of Development:

VOID

Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

Commercial or Institutional Facility

(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 Wine Tasting, Beer Garden, Restaurant Restrooms, Food Bank = 728 GPD (See Attachment)

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APR 06 2015
COUNTY ENGINEER

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 development within the USACE flowage easement)

VOID

Source of Water Public Private Well

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

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permitting authority designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage disposal facilities. I also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.

Please Sign Here

Jane Wood
Signature of Owner

3/29/15
Date

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

103041

Planning Materials & Site Evaluation as Required Completed By Douglas R. Dowlearn, R.S.

System Description Aerobic Treatment with Spray Disposal

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

Tank Size(s) (Gallons) 1000 GPD Absorption/Application Area (Sq Ft) 16075 Sq. Ft Existing

Gallons Per Day (As Per TCEQ Table III) 728

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? Yes No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? Yes No

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

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

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

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

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

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No

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APR 06 2015

COUNTY ENGINEER

I certify that the information provided above is true and correct to the best of my knowledge.


Signature of Designer

3/29/15
Date

Douglas R. Dowlearn
D.A.D. Services, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
[REDACTED]

RECEIVED
APR 06 2015
COUNTY ENGINEER

March 31, 2015

Comal County Engineer's Office
195 David Jonas Drive
New Braunfels, TX 78132

RE: Remodel of Permit 81667 - 2355 Bulverde Road

To Whom It May Concern:

Please find attached a Remodel Application for subject permit. The system components have not changed. The wine tasting pavilion (Building G) and the food bank (Building H) have been added to the system. Visitors to the beer garden (Building M) will be using the restroom facilities in the office (Building F). Total gallons per day usage will be 728 as indicated on the included Septic Usage Specification Sheet. Since the restaurant except for restrooms (Building D) was removed from the aerobic system and placed on a grease trap and drainfield, there is sufficient disposal area for the 728 gallons per day.

Thank you for your assistance in processing this Remodel Application. If you have any questions, I can be contacted by phone at (210)240-2101 or by email at [REDACTED]

Sincerely,



Douglas R. Dowlearn, R.S.

OSSF SOIL EVALUATION REPORT INFORMATION

RECEIVED

APR 06 2015

COUNTY ENGINEER

Date: 3/25/15

Applicant Information:

Name: Jane Wood Family Partnership
Address: 2355 Bulverde Road
City, State & Zip Code: Bulverde, TX 78163
Phone: 970-218-5186 Fax:
Email:

Site Evaluator Information:

Name: Douglas R. Dowlearn
Company: D.A.D. Services, Inc.
Address: 703 Oak Drive
City, State & Zip: Blanco, TX 78606
Phone: (210)240-2101 Fax: (866)260-7687
Email:

Property Location:

Legal: A-206 Sur-192 G Herrera
Street/Road Address: 2355 Bulverde Road
City: Bulverde Zip: 78163
Additional Info: Comal County

Installer Information:

Name:
Company:
Address:
City, State & Zip:
Phone: Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-42" Clay Loam	Blocky	No	None	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: Restrooms for Existing Office, Restaurant, Beer Garden, Wine Tasting & Food Bank
728 Gallons per day required (See Attached Breakdown Sheet)

An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.

11375 sq. ft. disposal area required (Existing 16075 Sq. Ft.)

1000 gallon/day aerobic tank required (Existing Tank)

Calculations: Absorption Area: $Q/RA = 728 \text{ gpd}/0.064 = 11375 \text{ ft. sq.}$

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: YES

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

License No. OS9902

TDH: #2432

Signature:



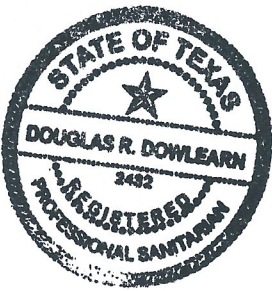
2355 Bulverde Road
Septic Usage Specifications

RECEIVED
APR 06 2015
COUNTY ENGINEER

Facility	GPD/Persons	Total
Restaurant Restrooms	8 GPD/30	240
Beer Garden (Seating only as patrons will use restrooms in the existing office)	8 GPD/30	240
Wine Tasting	8 GPD/30	240
Food Bank	4 GPD/1-2	8
GRAND TOTAL		728



3/24/15



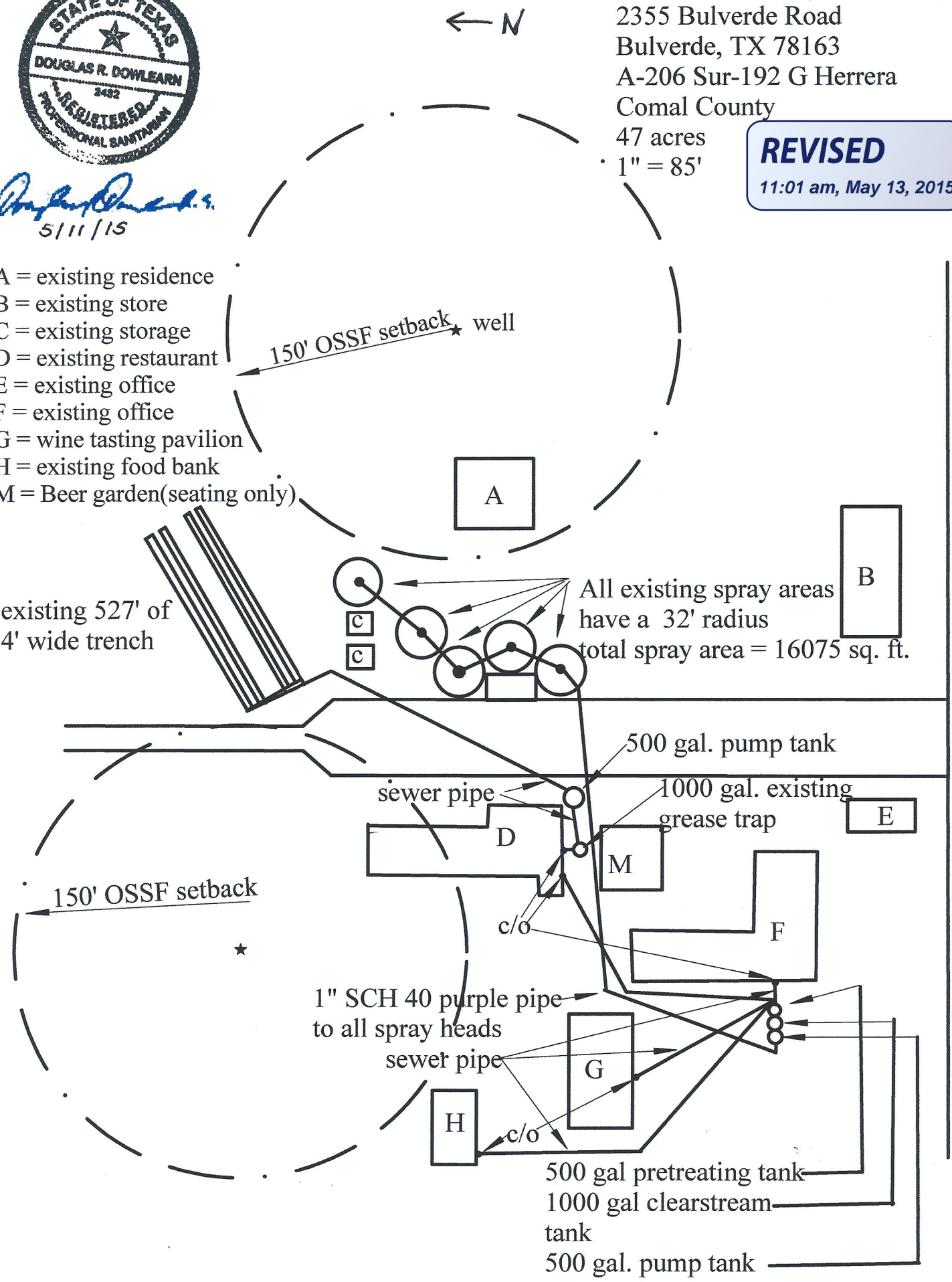
Douglas R. Dowlearn
5/11/15

Jane Wood Family Partnership
2355 Bulverde Road
Bulverde, TX 78163
A-206 Sur-192 G Herrera
Comal County

47 acres
1" = 85'

REVISED
11:01 am, May 13, 2015

- A = existing residence
- B = existing store
- C = existing storage
- D = existing restaurant
- E = existing office
- F = existing office
- G = wine tasting pavilion
- H = existing food bank
- M = Beer garden (seating only)



existing 527' of
4' wide trench

150' OSSF setback * well

All existing spray areas
have a 32' radius
total spray area = 16075 sq. ft.

150' OSSF setback *

Bulverde Road

500 gal. pump tank
1000 gal. existing
grease trap
500 gal. pretreating tank
1000 gal. clearstream
tank
500 gal. pump tank

1" SCH 40 purple pipe
to all spray heads
sewer pipe

sewer pipe

500 gal. pump tank

1000 gal. existing
grease trap

c/o

c/o



VOID

Jane Wood Family Partnership
2355 Bulverde Road
Bulverde, TX 78163
A-206 Sur-192 G Herrera
Comal County
47 acres
1" = 85'

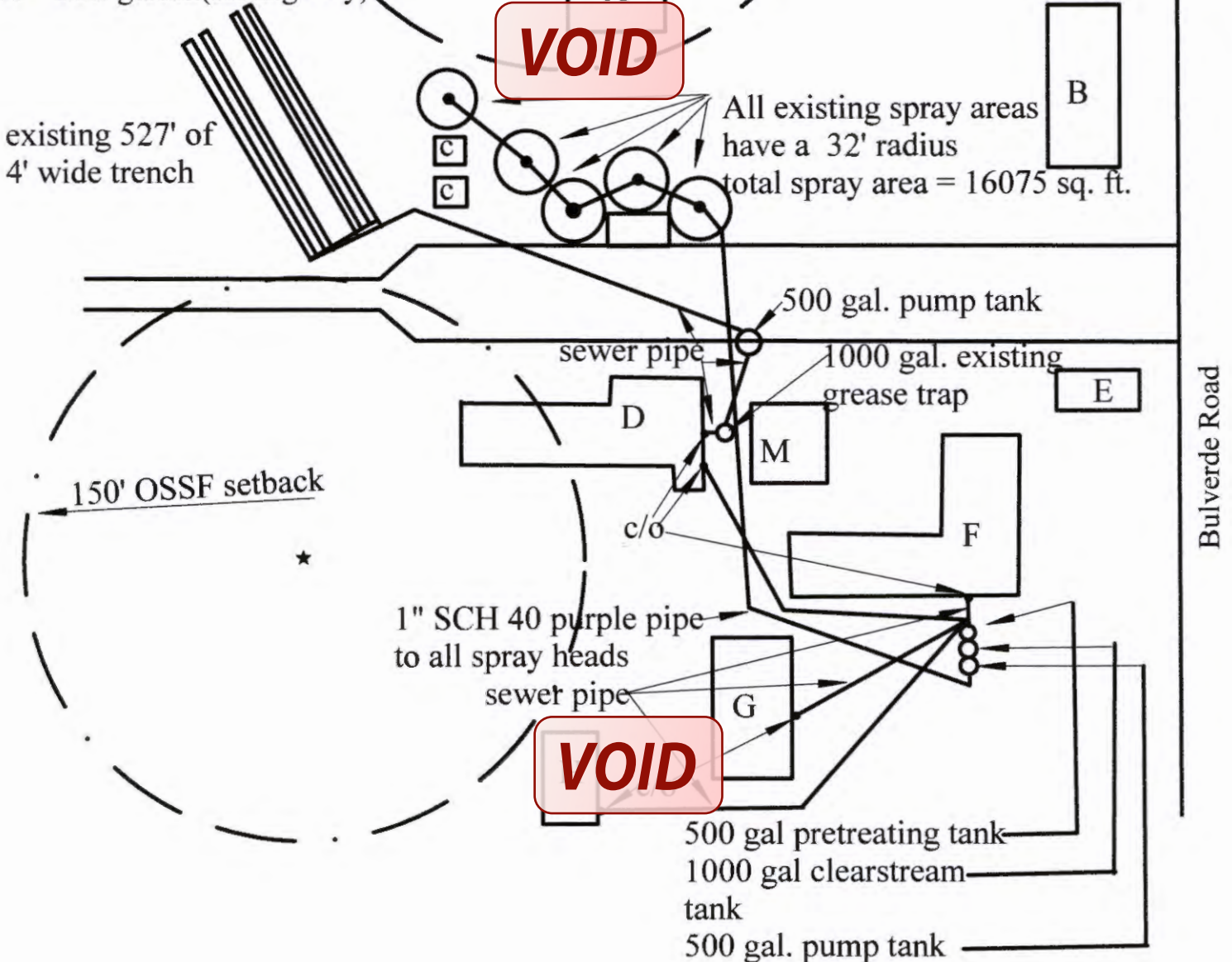
RECEIVED

APR 06 2015

COUNTY ENGINEER

Douglas R. Dowlearn
3/25/15

- A = existing residence
- B = existing store
- C = existing storage
- D = existing restaurant
- E = existing office
- F = existing office
- G = wine tasting pavilion
- H = existing food bank
- M = Beer garden (seating only)



D.A.D SERVICES, INC.
DOUG DOWLEARN
703 OAK DRIVE, BLANCO, TX 78606
Designed for: Jane Wood Family Partnership

RECEIVED

APR 06 2015

COUNTY ENGINEER

The installation site is on 47 Acres of A-206 Sur 192 G Herrera in Comal County, TX. The proposed OSSF will treat the wastewater from restrooms servicing the restaurant, beer garden, wine testing pavilion, existing office & food bank. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 1000 gpd aerobic treatment plant. The aerobic tank effluent flows to a 500 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 5 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 32 feet at <40 psi. Each sprinkler will spray 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 728 gpd
Application rate: 0.064
Application area required: $728/.064 = 11375$ ft. sq.
Application area utilized: 16075 sq. ft.
Pump tank reserve capacity: 120 gal minimum



Douglas R. Dowlearn

3/25/15

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
1" purple PVC supply line
1000 gpd aerobic treatment plant with manual or timed controls
Liquid chlorinator
5 K-Rain Gear Driven Pop-up Sprinkler
Pre-tank and 750 gallon pump tank

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

80949

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FEB 23 2000

COUNTY ENGINEER

Facility Design Criteria

Daily Flow As Per TNRCC Rules Table III:

Restaurant: with 30 seats 28 x 30 = 840 gpd

Office: with 5 people at 5 gpd = 25 gpd

Total is 865 gpd

Historical usage from meter readings average 600 gpd

Distribution Area Required: *figured on 1000 gpd = 15625 sq ft*

Primary Tank Size: *existing 500 gallons*

Aerobic Treatment Unit Size: *existing 1000N Clearstream*

Pump Tank Size: *existing 500 gallons*

Other: *Abandon existing 500 gal grease trap and install a new 1000 gal grease trap*

Other Requirements And Equipment: *night timer, tablet tablet chlorinator, 1/2 hp Clearstream P20 pump*

Existing Irrigation Heads:

No:	Radius:	Circle:	Coverage:	Total:
3	32'	360	3216	9648sq ft

New Irrigation Heads:

No:	Radius:	Circle:	Coverage:	Total:
2	32'	360	3216	6432sq ft
Total:				16,080sq ft

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APR 06 2015

COUNTY ENGINEER

Certification

I hereby certify that this design is based on rules, regulations and guidance standards as set forth by the Texas Natural Resource Commission and under normal climatic conditions and proper installation and maintenance be expected to function satisfactory.

Bret Van Delden
RS/SE

2/23/00



**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 4/11/2001

Permit Number: 81667

Location Description: 2355 Bulverde Road, 46 Acres, Bulverde, TX 78163

Lot n/a, Block n/a, Guadalupe Herrera Survey #192

Type of System: Septic Tank Treatment with Std Trenches/Beds Discharge

Permit issued to: Charles & Jane Wood

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

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


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

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

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR

This "License-Operate" report was printed on 6/1/2001 by: Comal County Environmental Health, operator, using CASST Ver 2.1

**CCEO
COPY**

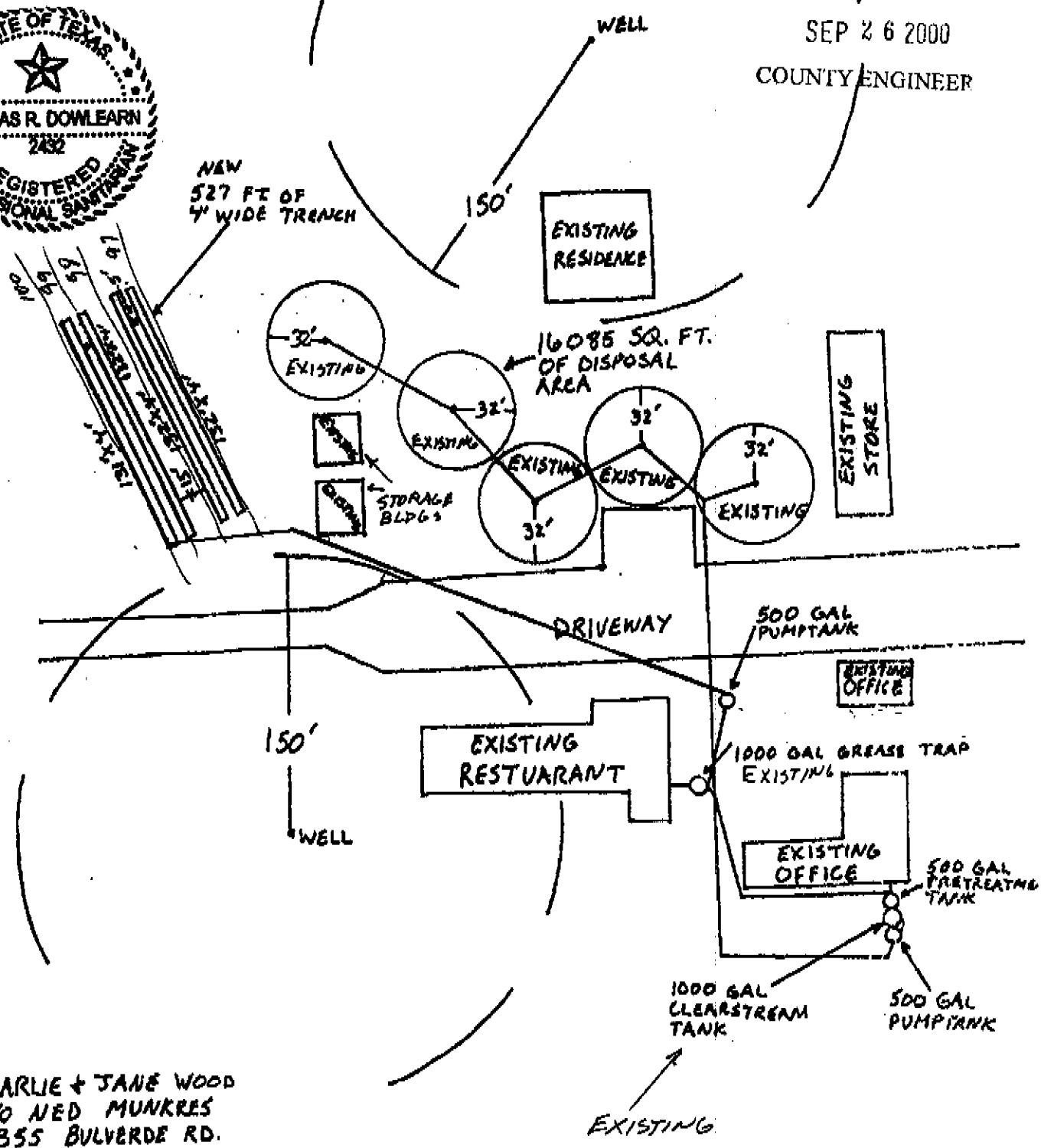
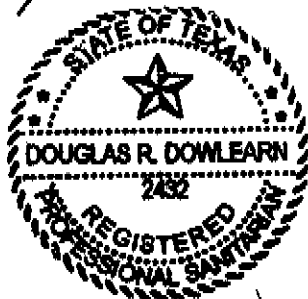
81667

THE ON-SITE EVALUATION AND SEPTIC DESIGN WAS PERFORMED IN ACCORDANCE WITH CHAPTER 285.3, SUBCHAPTER D OF THE T.N.R.C.C. RULES AND REGULATIONS FOR ON-SITE SEWERAGE FACILITIES.

1" = 80'

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SEP 26 2000
COUNTY ENGINEER

Douglas R. Dowlearn



CHARLIE + JANE WOOD
C/O NED MUNKRES
7355 BULVERDE RD.

EXISTING

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 6/23/2006

Permit Number: 88125

Location Description: 2355 Bulverde Road - 46 acres, Bulverde, TX 78163

Guad Herrera Surv #192 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Jane Wood

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

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


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

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

Licensing Authority

Comal County Environmental Health

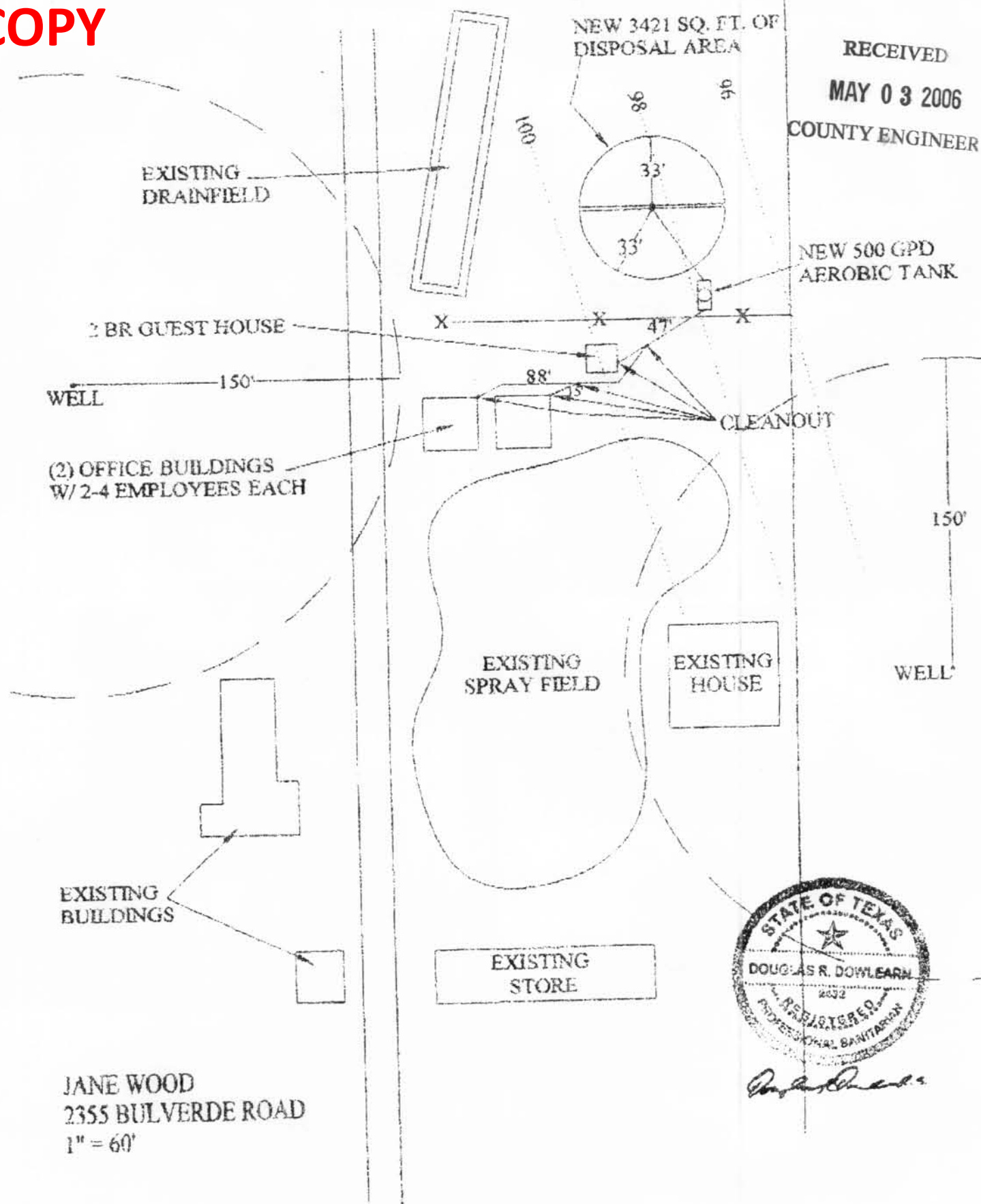

ENVIRONMENTAL HEALTH INSPECTOR OS0023773


ENVIRONMENTAL HEALTH COORDINATOR OS7722

**CCEO
COPY**

88125

RECEIVED
MAY 03 2006
COUNTY ENGINEER



Douglas R. Dowlearn

Existing OSSF

COPY

8/16/07

REVISED

DESIGN REVIEW PERFORMED BY
 DEDICATED AS PERFORMED IN
 ACCORDANCE WITH CHAPTER 285.3,
 SUBCHAPTER D OF THE T.N.A.C.C.
 AND ALL REGULATIONS FOR
 PROFESSIONAL SANITARIAN.

Douglas R. Dowlearn



1" = 80'

RECEIVED
APR 09 2001

ENVIRONMENTAL HEALTH

3
M (6)



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**CCEO
COPY**

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SPECIAL WARRANTY DEED

Date: August 10, 2011

Grantor: Jane B. Wood, as Trustee of the Wood Family Trust dated June 21, 2002

Grantor's Mailing Address (including county):

P.O. Box 7
Bulverde, Comal County, Texas 78163

Grantee: Jane B. Wood Family Partnership, Ltd.

Grantee's Mailing Address (including county):

P.O. Box 7
Bulverde, Comal County, Texas 78163

Consideration: For Ten and No/100 Dollars and other good and valuable consideration

Property (including any improvements):

PARCEL ONE:

An undivided ninety-nine percent (99%) interest in and to the real property described in Exhibits A to those two (2) certain Special Warranty Deeds, each dated December 17, 2007, executed by Jane B. Wood, individually and as Independent Executrix of the Estate of Charles L. Wood, Jr. to Jane B. Wood, Trustee of the Wood Family Trust dated June 21, 2002, recorded as Document Nos. 200806007975 and 200806023775, in the Office of the Comal County Clerk, Comal County, Texas, SAVE AND EXCEPT 1.001 acres subdivided as Lot 1 of Wood Subdivision, according to the Plat recorded as Document No. 201106005798 in the Office of the County Clerk of Comal County, Texas.

PARCEL TWO:

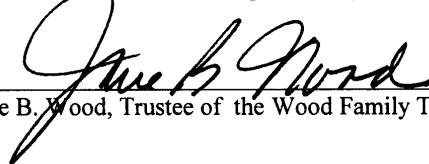
An undivided forty-nine percent (49%) interest in and to the real property described in Exhibits A to those five (5) certain Special Warranty Deeds, each dated December 17, 2007, executed by Jane B. Wood, as Independent Executrix of the Estate of Charles L. Wood, Jr. to Jane B. Wood, Trustee of the Wood Family Trust dated June 21, 2002, recorded as Document Nos. 200806007973, 200806007974, 200806007971, 200806007972 and 200806007976, in the Office of the Comal County Clerk, Comal County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee, Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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 claim is by through or under Grantor, but not otherwise.

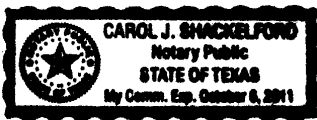
When the context requires, singular nouns and pronouns include the plural.



Jane B. Wood, Trustee of the Wood Family Trust

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on August 10, 2011, by Jane B. Wood, as Trustee of the Wood Family Trust dated June 21, 2002.




Notary Public in and for the State of Texas

**CCEO
COPY**

AFTER RECORDING RETURN TO:

William M. Knolle
7600 North Capital of Texas Highway
Building B, Suite 110
Austin, Texas 78731

P:\docs\Wmk\Woodje.101\Jane B. Wood, LC\Special Warranty Deed - Jane Wood to Jane Wood LC.doc

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
08/15/2011 03:58:39 PM
CASHT40
201106028231



Joy Streater

3/13



200806007975 02/27/2008 02:53:17 PM DEED 1/3

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Special Warranty Deed

Date: December 17, 2007

Grantor: Jane B. Wood, as Independent Executrix of the estate of Charles L. Wood, Jr. and Jane B. Wood, a single person

Grantor's Mailing Address: P.O. Box 7
Bulverde, TX 78163
Comal County

Grantee: Jane B. Wood, Trustee, or successors in Trust under the Wood Family Trust, dated June 21, 2002

Grantee's Mailing Address: P.O. Box 7
Bulverde, TX 78163
Comal County

Consideration: Ten Dollars and other good and valuable consideration.

Property (including any improvements):

See Attached Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

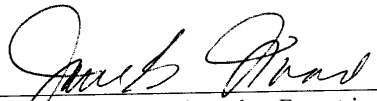
Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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 claim is by through or under Grantor, but not otherwise.


By acceptance of this Deed, Grantees shall be bound to hold the Property as trustees upon the terms and conditions of the agreement creating the Wood Family Trust.

Parties dealing with the Trustees of the Wood Family Trust shall have no duty to inquire beyond this deed into the power of the Trustees, or their successors, to sell, lease, partition, exchange, encumber, or otherwise make disposition of the Property; and anyone making payment to the Trustees for the purchase or use of the Property shall not be responsible for the proper allocation of the payment according to the terms of the agreement creating the Wood Family Trust.

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



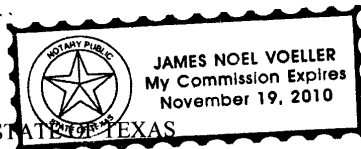
Jane B. Wood, as Independent Executrix of the
Estate of Charles L. Wood, Jr., Grantor

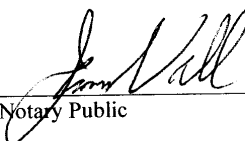


Jane B. Wood, Grantor

STATE OF TEXAS)
)
COUNTY OF COMAL)

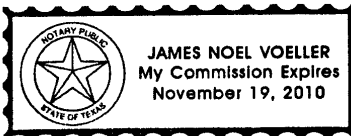
This instrument was acknowledged before me on December 17, 2007, by Jane B. Wood, as Independent Executrix of the Estate of Charles L. Wood, Jr..

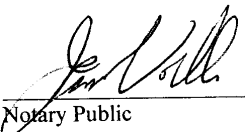

STATE OF TEXAS)
)
COUNTY OF COMAL)



Notary Public

This instrument was acknowledged before me on December 17, 2007, by Jane B. Wood.


STATE OF TEXAS)
)
COUNTY OF COMAL)



Notary Public

PREPARED WITHOUT OPINION
OR REVIEW OF TITLE BY:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

AFTER RECORDING RETURN TO:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

EXHIBIT "A"

All that certain property situated in Comal County, Texas, described as follows, to wit:

The beginning point of this survey is an iron pin in the West right of way line of the San Antonio-Blanco City Road (now known as Bulverde Lane) 104.8 feet South of its intersection with the South right of way line of the New Braunfels-Boerne Road. Such iron pin being a common corner with a parcel of land described in Vol. 72, page 218 of Comal County deed records and being 0.373 acres of land designated as "First Tract" and being its Southeast corner – and also the Northeast corner of the parcel to be here described.

Then N. 71° West running with the South boundary fence of said 0.373 acre parcel 217.80 feet to an iron pin, being the Northwest corner.

Then South 10° West 100 feet to an iron pin, the Southwest corner.

Then South 71° East 217.80 feet to an iron pin, the Southeast corner.

Then North 10° East following the West right of way line of the San Antonio-Blanco City Road (now Bulverde Lane) 100 feet to the place of beginning; in all one-half (1/2) acres.

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
02/27/2008 02:53:17 PM
CASHTWO
200806007975



Joy Streater



**CCEO
COPY**

2/11

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: December 17, 2007

Grantor: Jane B. Wood, as Independent Executrix of the estate of Charles L. Wood, Jr. and Jane B. Wood, a single person

Grantor's Mailing Address: P.O. Box 7
Bulverde, TX 78163
Comal County

Grantee: Jane B. Wood, Trustee, or successors in Trust under the Wood Family Trust, dated June 21, 2002

Grantee's Mailing Address: P.O. Box 7
Bulverde, TX 78163
Comal County

Consideration: Ten Dollars and other good and valuable consideration.

Property (including any improvements):

See Attached Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:


Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay. Grantor reserves a 3.230 acre homestead interest and life estate in said property

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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 claim is by through or under Grantor, but not otherwise.

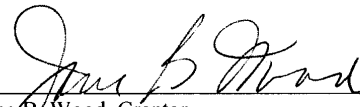
By acceptance of this Deed, Grantees shall be bound to hold the Property as trustees upon the terms and conditions of the agreement creating the Wood Family Trust.

Parties dealing with the Trustees of the Wood Family Trust shall have no duty to inquire beyond this deed into the power of the Trustees, or their successors, to sell, lease, partition, exchange, encumber, or otherwise make disposition of the Property; and anyone making payment to the Trustees for the purchase or use of the Property shall not be responsible for the proper allocation of the payment according to the terms of the agreement creating the Wood Family Trust.

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



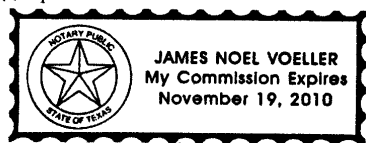
Jane B. Wood, as Independent Executrix of the
Estate of Charles L. Wood, Jr., Grantor

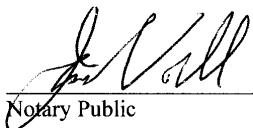


Jane B. Wood, Grantor

STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on December 17, 2007, by Jane B. Wood, as Independent Executrix of the Estate of Charles L. Wood, Jr..

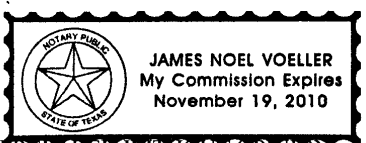




Notary Public

STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on December 17, 2007, by Jane B. Wood.





Notary Public

PREPARED WITHOUT OPINION
OR REVIEW OF TITLE BY:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

AFTER RECORDING RETURN TO:
Law Office of James N. Voeller
19311 FM 2252
Garden Ridge, TX 78266

EXHIBIT "A"

Tract One:

BEGINNING at the N. E. corner of the 195-acre tract of land, being a part of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being part of the land conveyed by said August Wehe et ux to Harry Wehe et al by deed dated April 29, 1940 and recorded in Volume 72, Page 218, Deed Records of Comal County, Texas;

THENCE, S. 10° 28' W. 6787.8 feet to a point in the division line between the Eastern and Western half of said division No. V;

THENCE. East 278 feet;

THENCE, S. 17° 25' W. 1425 feet;

THENCE, S. 02° W. 121 feet to a point in the North line of the New Braunfels-Boerne Road;

THENCE, with the North line of said road N. 67° 10' W. 638.4 feet;

THENCE, 57° W. 222.5 feet to the Southeast corner of the 1.94-acre tract conveyed by Harry H. Wehe et al to Chester and Ruth Kalmeier by deed recorded in Volume 91, Page 637, Deed Records of Comal County, Texas;

THENCE, N. 15° E. 403 feet with the East line of said 1.94-acre tract;

THENCE, N. 72° W. 244 feet with the North line of said 1.94-acre tract to the West line of the original 195-acre tract mentioned above;

THENCE, with the West line of Division No. V, of the Guadalupe Herrera Survey No. 192, as follows: N. 10° 00' E. 6049 feet; N. 8° 10' E. 400 feet; N. 10° 50' E. 1194 feet to the North line of the original survey line;

THENCE, along the North line of the original survey S. 78° 12' E. 300 feet; S. 86° 55' E. 294 feet; S. 87° 47' E. 200 feet to the place of beginning, and being part of the same property conveyed by Harry H. Wehe et al to Charles L. Wood and wife, Laura D. Wood, by deed dated August 27, 1956, and recorded in Volume 109, Pages 85-87, Deed Records of Comal County, Texas.

There is hereby excepted from this conveyance all that certain piece or parcel of land containing 100 acres, and being out of a 146 acres, more or less, tract of land, situated in Comal County,

Texas, out of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being by metes and bounds more fully described, as follows:

Beginning at the Northeast corner of said 146.68 acre tract;

THENCE, South 10° 28' W. 5607.8 feet to a point for the Southeast corner of said 100 acre tract;

THENCE, 756.5 feet to a point for the Southwest corner;

THENCE, North 10° 06' 3954.7 feet;

THENCE, North 8° 10' East 400.0 feet;

THENCE, North 10° 50' East 1194.0 feet to the North line of the original survey;

THENCE, along the North line of the original survey;

THENCE, South 78° 12' East 300 feet;

THENCE, South 86° 55' East 294 feet;

THENCE, South 87° 47' East 200 feet to the PLACE OF BEGINNING, and containing 100 acres of land.

Tract Two:

Beginning at the most Easterly S. E. corner of tract B, said tract B being described in a certain Deed executed by Charles L. Wood and wife Laura D. Wood, to James B. Cave and Robert A. Gilliam, dated June 15, 1972, and recorded in the Deed Records of Comal County, Texas, said S. E. corner being the N. E. corner and point of beginning of the land herein described;

THENCE S. 10° 14' W., with the East line of a 146.68 acre tract and the West line of the Bulverde Hills Subdivision, a distance of 622.90 feet to a point for the S. E. corner of the tract herein described;

THENCE N. 79° 46' W., a distance of 349.65 feet to a point for the most Southerly S. E. corner of said tract B and the S.W. corner of the tract herein described;

THENCE N. 10° 14' E., with the East line of said tract B a distance of 622.90 feet to a point for the interior S. E. corner of said tract B and the N. W. corner of the tract herein described;

THENCE S. 79° 46' E., with a South line of said tract B, a distance of 349.65 feet to the point of beginning, and containing 5.000 acres of land more or less.

The Grantor further grants and conveys to the Grantee herein all of the rights, title and interest in and to a Right-of-Way as described in that certain Deed from Charles L. Wood and wife, Laura D. Wood, to James B. Cave and Robert A. Gilliam, dated June 15, 1972, and recorded in the Deed Records of Comal County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a point of the S. right-of-way line of Turkey Trot Street, being the N. E. corner of the 5.000 acre tract herein above described, and the most Easterly S. E. corner of tract B herein above referred to;

THENCE:

- N. 79° 46' W., a distance of 60.00 feet
- N. 10° 16' E., a distance of 60.00 feet
- S. 79° 46' E., a distance of 60.00 feet
- S. 10° 16' W., a distance of 60 feet to the point of beginning.

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
06/18/2008 12:27:04 PM
CASHONE
200806023775



Joy Streater

Brenda

VOL 194 PAGE 110

114646

THE STATE OF TEXAS, X
COUNTY OF COMAL, X KNOW ALL MEN BY THESE PRESENTS:
X

RECEIVED
APR 06 2015
COUNTY ENGINEER

GENERAL WARRANTY DEED

That we, CHARLES L. WOOD, JR., and wife, JANE B. WOOD, of Comal County, Texas, hereinafter called GRANTORS, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to us in hand paid by CHARLES L. WOOD and wife, LAURA D. WOOD, of Comal County, Texas, hereinafter called GRANTEES, the receipt of which is hereby acknowledged, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the GRANTEES, being all of our undivided one-half (1/2) interest in and to all that certain piece or parcel of land containing 100 acres, and being out of a 146 acres, more or less, tract of land, situated in Comal County, Texas, out of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being a part of the same land conveyed by CHARLES L. WOOD and wife, LAURA D. WOOD, to CHARLES L. WOOD, JR. and wife, JANE B. WOOD, by deed dated February 13, 1961, and recorded in Volume 122, Pages 389-390, Deed Records of Comal County, Texas, and being by metes and bounds more fully described, as follows:

- BEGINNING at the Northeast corner of said 146.68 acre tract;
- THENCE, South 10° 28' W. 5607.8 feet to a point for the Southeast corner of said 100 acre tract;
- THENCE, 756.5 feet to a point for the Southwest corner;
- THENCE, North 10° 06' 3954.7 feet;
- THENCE, North 8° 10' East 400.0 feet;

THENCE, North 10° 50' East 1194.0 feet to the North line of the original survey;

THENCE, along the North line of the original survey;

THENCE, South 78° 12' East 300 feet;

THENCE, South 86° 55' East 284 feet;

THENCE, South 87° 47' East 200 feet to the PLACE OF BEGINNING, and containing 100 acres of land.

TO HAVE AND TO HOLD the above described land, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said GRANTEES, their heirs and assigns forever.

And GRANTORS do hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said land unto the said GRANTEES, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS on this the 16th day of March, A. D., 1972.

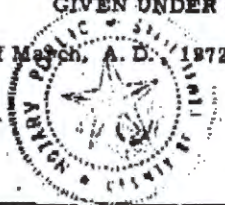
Charles L. Wood, Jr.
CHARLES L. WOOD, JR., Grantor

Jane B. Wood
JANE B. WOOD, Grantor

THE STATE OF TEXAS, X
X
COUNTY OF COMAL, X

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES L. WOOD, JR., and wife, JANE B. WOOD, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of March, A. D. 1972.



Janette Dietert
NOTARY PUBLIC in and for
COMAL COUNTY, TEXAS.

Filed for Record March 17, A.D. 1972, at 5:00 o'clock P.M.

By Ruth H. Grimaldo,
Deputy. IRENE S. NUHN
County Clerk, Comal County, Texas.

RECEIVED
APR 06 2015
COUNTY ENGINEER

114646

THE STATE OF TEXAS, X
COUNTY OF COMAL. X KNOW ALL MEN BY THESE PRESENTS:

RECEIVED
APR 06 2015

GENERAL WARRANTY DEED

COUNTY ENGINEER

That we, CHARLES L. WOOD, JR., and wife, JANE B. WOOD, of Comal County, Texas, hereinafter called GRANTORS, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to us in hand paid by CHARLES L. WOOD and wife, LAURA D. WOOD, of Comal County, Texas, hereinafter called GRANTEES, the receipt of which is hereby acknowledged, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the GRANTEES, being all of our undivided one-half (1/2) interest in and to all that certain piece or parcel of land containing 100 acres, and being out of a 148 acres, more or less, tract of land, situated in Comal County, Texas, out of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being a part of the same land conveyed by CHARLES L. WOOD and wife, LAURA D. WOOD, to CHARLES L. WOOD, JR. and wife, JANE B. WOOD, by deed dated February 13, 1961, and recorded in Volume 122, Pages 389-390, Deed Records of Comal County, Texas, and being by metes and bounds more fully described, as follows:

BEGINNING at the Northeast corner of said 148.68 acre tract;

THENCE, South 10° 28' W. 5607.8 feet to a point for the Southeast corner of said 100 acre tract;

THENCE, 758.5 feet to a point for the Southwest corner;

THENCE, North 10° 06' 3954.7 feet;

THENCE, North 8° 10' East 400.0 feet;

RECEIVED

APR 06 2015

COUNTY ENGINEER

THENCE, South 78° 12' East 300 feet;

THENCE, South 86° 55' East 294 feet;

THENCE, South 87° 47' East 200 feet to the PLACE OF BEGINNING, and containing 100 acres of land.

TO HAVE AND TO HOLD the above described land, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said GRANTEES, their heirs and assigns forever.

And GRANTORS do hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said land unto the said GRANTEES, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS on this the 16th day of March, A. D., 1972.

Charles L. Wood, Jr.
CHARLES L. WOOD, JR., Grantor

Jane B. Wood
JANE B. WOOD, Grantor

THE STATE OF TEXAS, X
X
COUNTY OF COMAL. X

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES L. WOOD, JR., and wife, JANE B. WOOD, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of March, A. D. 1972.



Jeanette Dietert
NOTARY PUBLIC in and for
COMAL COUNTY, TEXAS.

THE STATE OF TEXAS, X
X KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL, X

RECEIVED

GENERAL WARRANTY DEED

SEP 26 2015

COUNTY ENGINEER

That we, CHARLES L. WOOD and wife, LAURA D. WOOD, of Comal County, Texas, hereinafter called GRANTORS, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to us in hand paid by CHARLES L. WOOD, JR., and wife, JANE B. WOOD, of Comal County, Texas, hereinafter called GRANTEES, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said GRANTEES, being all of our undivided one-half (1/2) interest in and to all that certain piece or parcel of land containing 146 acres, more or less, situated in Comal County, Texas, out of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being a part of the land conveyed by AUGUST WEHE ET UX, to HARRY WEHE ET AL by deed dated April 29, 1940, recorded in Volume 72, Page 218, Deed Records of Comal County, Texas, and being by metes and bounds more fully described as follows:

BEGINNING at the N. E. corner of the 195-acre tract of land, being a part of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being part of the land conveyed by said August Wehe et ux to Harry Wehe et al by deed dated April 29, 1940, and recorded in Volume 72, Page 218, Deed Records of Comal County, Texas;

THENCE, S. 10° 28' W. 6787.8 feet to a point in the division line between the Eastern and Western half of said division No. V;

THENCE, East 278 feet;

THENCE, S. 17° 25' W. 1425 feet;

RECEIVED

APR 06 2015

COUNTY ENGINEER

RECEIVED
APR 06 2015
COUNTY ENGINEER

THENCE, North 10° 50' East 1194.0 feet to the North line of the original survey;

THENCE, along the North line of the original survey;

THENCE, South 78° 12' East 300 feet;

THENCE, South 86° 55' East 294 feet;

THENCE, South 87° 47' East 200 feet to the PLACE OF BEGINNING, and containing 100 acres of land.

TO HAVE AND TO HOLD the above described land, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said GRANTEES, their heirs and assigns forever.

And GRANTORS do hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said land unto the said GRANTEES, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS on this the 16th day of March, A. D., 1972.

Charles L. Wood, Jr.
CHARLES L. WOOD, JR., Grantor

Jane B. Wood
JANE B. WOOD, Grantor

THE STATE OF TEXAS, X
X
COUNTY OF COMAL, X

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES L. WOOD, JR., and wife, JANE B. WOOD, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of March, A. D., 1972.



Janette Dietert
NOTARY PUBLIC in and for
COMAL COUNTY, TEXAS.

Filed for Record March 17, A.D. 1972, at 5:00 o'clock P.M.

By Ruth H. Grimaldo, Deputy. IRENE S. NUHN,
County Clerk, Comal County, Texas.

THE STATE OF TEXAS, X
X KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL. X

RECEIVED
APR 06 2015

COUNTY ENGINEER

GENERAL WARRANTY DEED

That we, CHARLES L. WOOD, JR., and wife, JANE B. WOOD, of Comal County, Texas, hereinafter called GRANTORS, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to us in hand paid by CHARLES L. WOOD and wife, LAURA D. WOOD, of Comal County, Texas, hereinafter called GRANTEES, the receipt of which is hereby acknowledged, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the GRANTEES, being all of our undivided one-half (1/2) interest in and to all that certain piece or parcel of land containing 100 acres, and being out of a 146 acres, more or less, tract of land, situated in Comal County, Texas, out of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being a part of the same land conveyed by CHARLES L. WOOD and wife, LAURA D. WOOD, to CHARLES L. WOOD, JR. and wife, JANE B. WOOD, by deed dated February 13, 1961, and recorded in Volume 122, Pages 389-390, Deed Records of Comal County, Texas, and being by metes and bounds more fully described, as follows:

- BEGINNING at the Northeast corner of said 146.68 acre tract;
- THENCE, South 10° 28' W. 5807.8 feet to a point for the Southeast corner of said 100 acre tract;
- THENCE, 766.5 feet to a point for the Southwest corner;
- THENCE, North 10° 06' 3954.7 feet;
- THENCE, North 8° 10' East 400.0 feet;

RECEIVED
APR 06 2015

COUNTY ENGINEER

THENCE, South 78° 12' East 300 feet;
THENCE, South 86° 55' East 294 feet;
THENCE, South 87° 47' East 200 feet to the PLACE OF
BEGINNING, and containing 100 acres of land.

TO HAVE AND TO HOLD the above described land, together with
all and singular, the rights and appurtenances thereto in anywise belonging
unto the said GRANTEES, their heirs and assigns forever.

And GRANTORS do hereby bind themselves, their heirs, execu-
tors and administrators to WARRANT AND FOREVER DEFEND, all and
singular the said land unto the said GRANTEES, their heirs and assigns,
against every person whomsoever lawfully claiming or to claim the same
or any part thereof.

WITNESS OUR HANDS on this the 16th day of March, A. D., 1972.

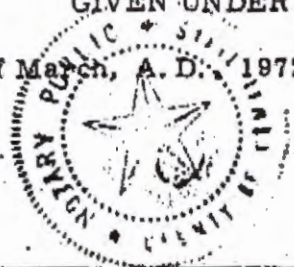
Charles L. Wood, Jr.
CHARLES L. WOOD, JR., Grantor

Jane B. Wood
JANE B. WOOD, Grantor

THE STATE OF TEXAS, X
X
COUNTY OF COMAL, X

BEFORE ME, the undersigned authority, on this day personally
appeared CHARLES L. WOOD, JR., and wife, JANE B. WOOD, both known
to me to be the persons whose names are subscribed to the foregoing instru-
ment and acknowledged to me that they each executed the same for the pur-
poses and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th
day of March, A. D., 1972.



Jeanette Dietert
NOTARY PUBLIC in and for
COMAL COUNTY, TEXAS.

THE STATE OF TEXAS, X
X KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL. X

RECEIVED

GENERAL WARRANTY DEED

SEP 26 2005

COUNTY ENGINEER

That we, CHARLES L. WOOD and wife, LAURA D. WOOD, of Comal County, Texas, hereinafter called GRANTORS, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to us in hand paid by CHARLES L. WOOD, JR., and wife, JANE B. WOOD, of Comal County, Texas, hereinafter called GRANTEES, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said GRANTEES, being all of our undivided one-half (1/2) interest in and to all that certain piece or parcel of land containing 148 acres, more or less, situated in Comal County, Texas, out of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being a part of the land conveyed by AUGUST WEHE ET UX, to HARRY WEHE ET AL by deed dated April 29, 1940, recorded in Volume 72, Page 218, Deed Records of Comal County, Texas, and being by metes and bounds more fully described as follows:

BEGINNING at the N. E. corner of the 195-acre tract of land, being a part of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being part of the land conveyed by said August Wehe et ux to Harry Wehe et al. by deed dated April 29, 1940, and recorded in Volume 72, Page 218, Deed Records of Comal County, Texas;

THENCE, S. 10° 28' W. 6787.8 feet to a point in the division line between the Eastern and Western half of said division No. V;

THENCE, East 278 feet;

THENCE, S. 17° 25' W. 1425 feet;

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APR 06 2005

COUNTY ENGINEER

THENCE, S. 02° W. 121 feet to a point in the North line of the New Braunfels-Boerne Road;

THENCE, with the North line of said road N. 67° 10' W. 638.4 feet;

THENCE, N. 57° W. 222.5 feet to the Southeast corner of the 1.94-acre tract conveyed by Harry H. Wehe et al to Chester and Ruth Kalmeier by deed recorded in Volume 91, Page 637, Deed Records of Comal County, Texas;

THENCE, N. 15° E. 403 feet with the East line of said 1.94-acre tract;

THENCE, N. 72° W. 244 feet with the North line of said 1.94-acre tract to the West line of the original 195-acre tract mentioned above;

THENCE, with the West line of Division No. V, of the Guadalupe Herrera Survey No. 192, as follows: N. 10° 00' E. 6049 feet; N. 8° 10' E. 400 feet; N. 10° 50' E. 1194 feet to the North line of the original survey line;

THENCE, along the North line of the original survey S. 78° 12' E. 300 feet; S. 86° 55' E. 294 feet; S. 87° 47' E. 200 feet to the place of beginning, and being part of the same property conveyed by Harry H. Wehe et al to Charles L. Wood and wife, Laura D. Wood, by deed dated August 27, 1956, and recorded in Volume 109, Pages 85-87, Deed Records of Comal County, Texas.

There is hereby excepted from this conveyance and retained by the said GRANTORS herein, their heirs and assigns, all that certain piece or parcel of land containing 100 acres, and being out of a 146 acres, more or less, tract of land, situated in Comal County, Texas, out of the Western half of the original Division No. V, of the Guadalupe Herrera Survey No. 192, and being by metes and bounds more fully described, as follows:

BEGINNING at the Northeast corner of said 146.68 acre tract;

THENCE, South 10° 28' W. 5607.8 feet to a point for the Southeast corner of said 100 acre tract;

THENCE, 756.5 feet to a point for the Southwest corner;

THENCE, North 10° 06' 3954.7 feet;

THENCE, North 8° 10' East 400.0 feet;

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APR 06 2015
COUNTY ENGINEER

THENCE, along the North line of the original survey;

THENCE, South 78° 12' East 300 feet;

THENCE, South 86° 55' East 294 feet;

THENCE, South 87° 47' East 200 feet to the Place of Beginning, and containing 100 acres of land.

RECEIVED
APR 06 2015

COUNTY ENGINEER

TO HAVE AND TO HOLD the above described land, subject to the exception herein contained, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEES, their heirs and assigns forever.

And GRANTORS do hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND the said land, subject to the exception herein contained, unto the said GRANTEES, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS OUR HANDS, this the 16th day of March, A. D., 1972.

Charles L. Wood

CHARLES L. WOOD, Grantor

Laura D. Wood

LAURA D. WOOD, Grantor

Doc# 200006006782

Pages 4
03/06/00 12:13:19 PM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$15.00

THE STATE OF TEXAS, X
COUNTY OF COMAL. X

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES L. WOOD and wife, LAURA D. WOOD, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of March, A. D., 1972.



Joy Streater
NOTARY PUBLIC in and for
COMAL COUNTY, TEXAS.

**CCEO
COPY**



Douglas R. Dowle
3/25/15

Jane Wood Family Partnership
2355 Bulverde Road
Bulverde, TX 78163
A-206 Sur-192 G Herrera
Comal County

47 acres
1" = 85'

RECEIVED
APR 06 2015

COUNTY ENGINEER

- A = existing residence
- B = existing store
- C = existing storage
- D = existing restaurant
- E = existing office
- F = existing office
- G = wine tasting pavilion
- H = existing food bank
- M = Beer garden (seating only)

existing 527' of
4' wide trench

150' OSSF setback → well

All existing spray areas
have a 32' radius
total spray area = 16075 sq. ft.

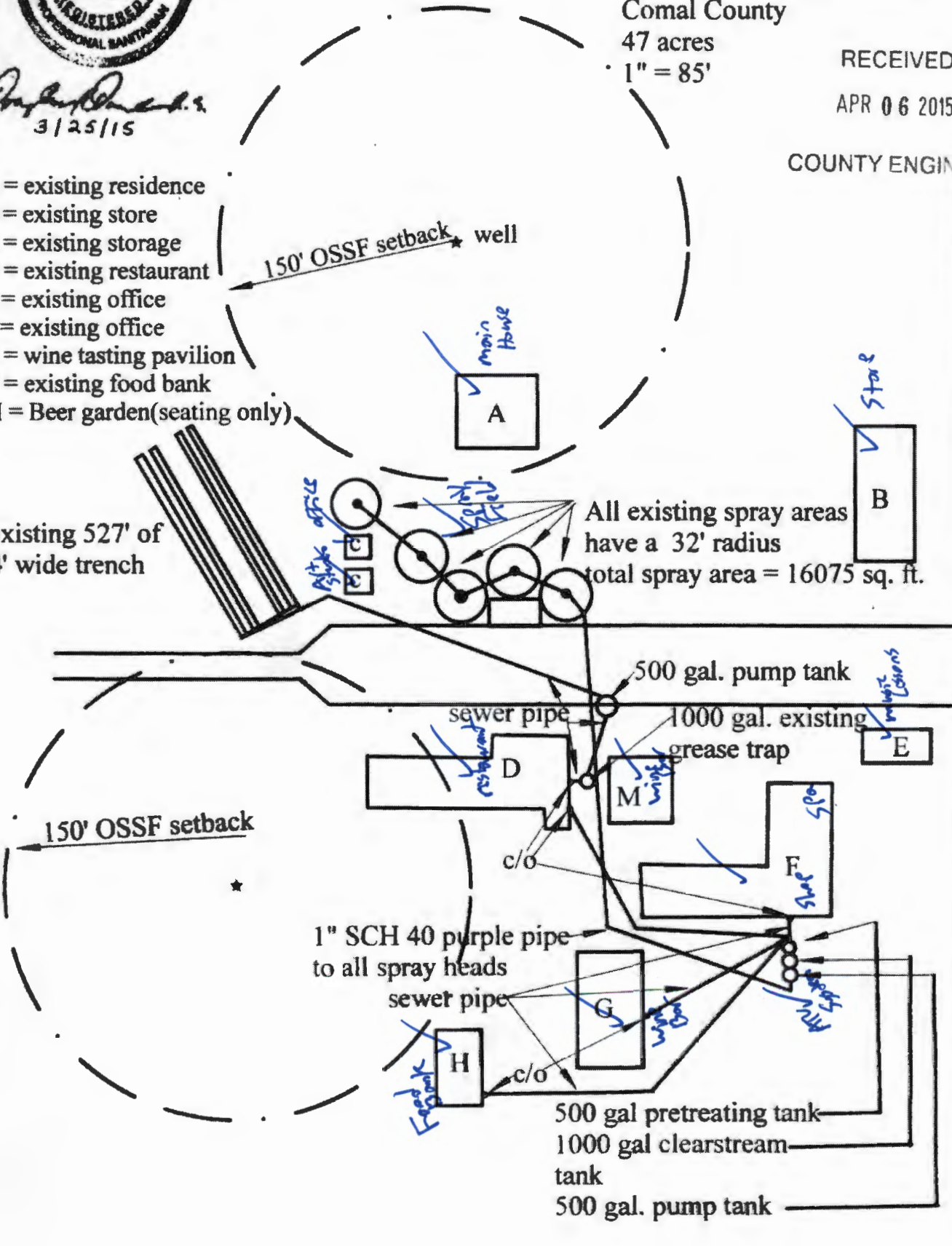
150' OSSF setback

1" SCH 40 purple pipe
to all spray heads
sewer pipe

500 gal. pump tank
1000 gal. existing
grease trap

500 gal pretreating tank
1000 gal clearstream
tank
500 gal. pump tank

Bulverde Road



From: Ritzen, Brenda
To: [REDACTED]
Subject: RE: Permit 103041 Deficiency Correction Packet
Date: Monday, June 08, 2015 1:48:00 PM

Sandra,

We have reviewed your submittal and found the following is still needed:

- ✓ 1. Submit written verification from TCEQ that a WPAP/CZP will not be required.
- ✓ 2. Submit a copy of a building permit, or letter indicating a building permit will not be required, from the City of Bulverde.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

From: doug dowlearn [REDACTED]
Sent: Wednesday, June 03, 2015 3:34 PM
To: Ritzen, Brenda; Hernandez, Sandra; Boyd, Robert; Wilson, Thomas G.
Cc: doug dowlearn; Becky Feeley
Subject: Permit 103041 Deficiency Correction Packet

Please find attached the Deficiency Correction Packet for Permit 103041.

Thank you!

Sandra Ginder for
Doug Dowlearn, R.S.
D.A.D. Services, Inc.

MJ Septic, LLC
27662 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

Date: 1/16/2019

www.mjseptic.com mjseptic@mjseptic.com

To: Verde Bistro (Restaurant)
Attention: Charlie Wood
2367 Bulverde Rd
Bulverde, TX 78163

Permit: 103041

Contract Period

Start Date: 1/21/2019
End Date: 1/21/2020

Phone: (210) 602-1006 Subdivision:
Site: 2355 Bulverde Rd, Bulverde, TX 78163

County: Comal

Installer:

Agency: Comal County Environmental Health

Mfg/Brand: Clearstream Wastewater Systems, Inc. / Clearstream Wastewater Systems

MJ Central Texas Septic, LLC

3 visits per year - one every 4 months

1000 gallons per day

Map Key:

ID: 1929

The Texas Commission on Environmental Quality (TCEQ) require 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 contract, MJ Septic will offer a continuation of your maintenance contract 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 2-year initial contract. For a new single family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued. MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s).

- **The annual fee on your contract includes the following:** an inspection every four months (three times annually) which include inspecting 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 \$125 service call (\$150 service call for locations beyond 50 miles from our office) for re-scheduling. It is very important that we have all proper gate codes, combination locks etc. to inspect your system.
- **Repairs I:** If repairs or replacement of parts is needed during routine inspection, we will try to contact the supervisor for approval if we are able to repair onsite. If we are unable to repair/replace parts onsite, client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse, ALL WARRANTED items are VOIDED.
- **Repairs II:** For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic.
- **Additional Service Calls/Charges:** If a service call is required by your company between regular inspections, a service call fee of \$125 (\$150 service call for locations beyond 50 miles of our office) (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, leaky airlines, timer adjustments, spray head adjustments and system power failure.
- **Chlorine:** The property owner is responsible for maintaining the chlorine supply. TCEQ regulation requires proper chlorination. For liquid chlorinators, you are to add 2-3 gallons of liquid chlorine/bleach per month. (if the chlorinator is completely empty, DO NOT add more than 3 1/2 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, you can purchase Calcium Hypochlorite tablets at your local Home Depot or Lowe's.
- **DO NOT USE POOL TABLETS** (this can cause a volatile reaction)
- **Cleaning/Pumping:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge.
"A typical/average system will need to have their system pumped every 2-5 years; this all depends on usage and will vary"
- **Transfer of Property/Ownership:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new property owner(s) information is provided before repairs are made and transfer contract is signed (by new property owner) and returned to us. The new property owner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract.
- **Altering the system:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts.
- **Violations of Warranty:** Violations of the 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 OSSFIATU. Refusing to Clean/Pump Out Septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Property owner(s)/company 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 tank, lids, etc.

• **Terms of Payment:** Payment is due in full for the maintenance contract at time of signing. Payment for parts, repairs, cleaning/pumping, service calls, etc. are due prior to or at time of service, unless otherwise specifically noted. If payment is not received within ten (15) business days of service date, a 1.5% finance charge will be assessed per month. If payment is delinquent, your next service check/maintenance contract may be cancelled. If payment is more than 90 days past due, contract will be cancelled and we will send to collections.

• **Maintenance Tips/Owner Guide:** Please read the attached Maintenance Tips/Owner Guide. Following these easy steps can help prevent unnecessary and avoidable expenses to the property owner(s)/company. Please initial here that you've received a copy of this document (keep the maintenance tips/owner guide for your reference - page 3!)

CIRCLE ONE CHOICE BELOW

Contract Verified (office use only) _____

(PRICES BELOW ARE ONLY FOR LOCATIONS 50 MILES FROM OUR OFFICE, ADDITIONAL PRICING APPLIED TO JOBSITES BEYOND 50 MILES)

1 YEAR AGREEMENT (\$395) 2 YEAR AGREEMENT (\$750) 3 YEAR AGREEMENT (\$1100)
2-YEAR INITIAL AGREEMENT (PRICE INCLUDED W/ INSTALLATION)

Property owner(s)/client(s) are NOT required to be present at inspections. They will receive phone call notification the day of service. Reports emailed/mailed within a few business days.

Acceptance of Maintenance Contract: The above prices, specifications, 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 agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Owner Guide.

Accepted by Signature:

Printed Name: Charlie Wood

Title/Position: Manager

Billing Address: 2367 Bulverde Rd, Bulverde, TX 78163

Email: villageofbulverde@gmail.com

Email: _____

(Office) _____

(Cell) 210-602-1006

(Cell) _____

(Accounts Payable) _____

Date: 1/21/19

Total Number Onsite Employees: 2

Days & Hours of Operation: 9-5

Gate Codes/Combination Locks, etc. N/A

Jobsite Hazards/Notes: _____

(MJ Septic will assess a \$125 service call (\$150 service call for locations beyond 50 miles from our office) if we are not notified of gate code changes, etc.)

MJ Central Texas Septic, LLC Authorized Signature: Stephanie E. Perez
Michael J. Long, MP 0001294 Licensed by T.C.E.Q.

Date: 01/22/2019

ENTERED JAN 23 2018

Hernandez, Sandra

From: mjseptic@mjseptic.com
Sent: Tuesday, May 14, 2019 11:51 AM
To: villageofbulverde@gmail.com
Subject: Initial Contract for Verde Bistro (Restaurant)
Attachments: Contract.pdf

Dear Valued MJ Septic Client,

We are sending this email as notification that your aerobic maintenance contract has been paid in full, signed by client and renewed with MJ Septic.

We appreciate your business!

The respective county is blind carbon copied on this email for their recording. This is only an electronic, unsigned copy for county recording.

MJ Septic has the signed copy on file!

Should you have any questions regarding your renewal or any other concerns, please feel free to email us at mjseptic@mjseptic.com or call us at 210-875-3625.

Stephanie E. Perez

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

Date: 5/14/2019

www.mjseptic.com mjseptic@mjseptic.com

Permit # 103041

To: Verde Bistro (Restaurant)
Attention: Charlie Wood
2367 Bulverde Rd
Bulverde, TX 78163

Contract Period

Start Date: 1/21/2019
End Date: 1/21/2020

Phone: (210) 602-1006 Subdivision:
Site: 2355 Bulverde Rd, Bulverde, TX 78163

County: Comal

Installer:

Agency: Comal County Environmental Health

Mfg/Brand: Clearstream Wastewater Systems, Inc. / Clearstream Wastewater Systems

MJ Central Texas Septic, LLC

3 visits per year - one every 4 months

1000 gallons per day

Map Key:

ID: 1929

The Texas Commission on Environmental Quality (TCEQ) require 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 contract, MJ Septic will offer a continuation of your maintenance contract 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 2-year initial contract. For a new single family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s).

- **The annual fee on your contract includes the following:** an inspection every four months (three times annually) which include inspecting 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 \$125 service call (\$150 service call for locations beyond 50 miles from our office) for re-scheduling. It is very important that we have all proper gate codes, combination locks etc. to inspect your system.
- **Repairs I:** If repairs or replacement of parts is needed during routine inspection, we will try to contact the supervisor for approval if we are able to repair onsite. If we are unable to repair/replace parts onsite, client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse, ALL WARRANTED items are VOIDED.
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- **DO NOT USE POOL TABLETS** (this can cause a volatile reaction)
- **Cleaning/Pumping:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge.
A typical/average system will need to have their system pumped every 2-5 years; this all depends on usage and will vary
- **Transfer of Property/Ownership:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new property owner(s) information is provided before repairs are made and transfer contract is signed (by new property owner) and returned to us. The new property owner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract.
- **Altering the system:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts.

• **Violations of Warranty:** Violations of the 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 owner(s)/company 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 tank, lids, etc.

• **Terms of Payment:** Payment is due in full for the maintenance contract at time of signing. Payment for parts, repairs, cleaning/pumping, service calls, etc. are due prior to or at time of service, unless otherwise specifically noted. If payment is not received within ten (15) business days of service date, a 1.5% finance charge will be assessed per month. If payment is delinquent, your next service check/maintenance contract may be cancelled. If payment is more than 90 days past due, contract will be cancelled and we will send to collections.

• **Maintenance Tips/Owner Guide:** Please read the attached Maintenance Tips/Owner Guide. Following these easy steps can help prevent unnecessary and avoidable expenses to the property owner(s)/company. Please initial here that you've received a copy of this document: _____ (keep the maintenance tips/owner guide for your reference - page 3!)

CIRCLE ONE CHOICE BELOW

Contract Verified (office use only) _____

(PRICES BELOW ARE ONLY FOR LOCATIONS 50 MILES FROM OUR OFFICE, ADDITIONAL PRICING APPLIED TO JOBSITES BEYOND 50 MILES)

1 YEAR AGREEMENT (\$395) 2 YEAR AGREEMENT (\$750) 3 YEAR AGREEMENT (\$1100)

2 YEAR INITIAL AGREEMENT (PRICE INCLUDED W/ INSTALLATION)

Property owner(s)/client's(s) are NOT required to be present at inspections. They will receive phone call notification the day of service. Reports emailed/mailed within a few business days.

Acceptance of Maintenance Contract: The above prices, specifications, 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 agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Owner Guide.

Accepted by Signature: _____

Printed Name: _____

Title/Position: _____

Billing Address: _____

Email: _____

Email: _____

(Office) _____

(Cell) _____

(Cell) _____

(Accounts Payable) _____

Date: _____

Total Number Onsite Employees: _____

Days & Hours of Operation: _____

Gate Codes/Combination Locks, etc. _____

Jobsite Hazards/Notes: _____

(MJ Septic will assess a \$125 service call (\$150 service call for locations beyond 50 miles from our office) if we are not notified of gate code changes, etc.)

Maintenance Tips/Owner Guide for your Aerobic System
(keep this page for your reference, do not return to the office!)

MJ SEPTIC, LLC
27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625
miseptic@miseptic.com
www.miseptic.com

To keep your system functioning properly, regular maintenance is required. No matter how well the system is maintained or how well your aerobic system is designed and usage, there will be parts that need to be replaced. Some are less expensive (and more common) like diffuser bars (if required, not all brands use diffusers), filters, sprinkler heads, airline, float switches, timers, audio and visual alarms, etc. Some are more expensive like sprinkler pumps, air compressors and septic tank cleanings, etc. With owning an aerobic system, you should expect to have parts replaced and it needing to be cleaned/pumped out. The life span of each part of your system will vary depending upon how many people use your system, how much water is used, what types of food you eat, what medicines are taken, the type of cleaning chemicals being used, what you flush down the commode and of course the regular life expectancy for each functioning part, etc.

Some of the items checked during routine inspections that may need to be replaced or repaired according to their life span. These items include, but are not limited to: air compressor (aerator), a/c filters, filter pads, diffuser bars, sprinkler pumps (irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell's, toggle switches, wires, junction boxes, risers and/or lids, sprinkler heads, chlorinators, etc.

Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly.

- **RED LIGHT ALARMS:** if your alarm turns on, don't panic (it usually isn't an emergency). Please call our office and schedule a service call with our office. If we are closed (after hours, weekends or holidays), please leave (1) voicemail at (210) 875-3625. You may also send a text to this number. You may email us to leave a request at miseptic@miseptic.com if you are unable to call or text. We will make a work order for the next available business day. During this time, you need to reduce all non-essential water usage. Don't wait days to report red light alarms!
- **POWER:** In the event of a red-light alarm or at any other time NEVER shut off the power to your system!
- **IRRIGATION SYSTEMS (lawn care) & ALTERATIONS TO THE SYSTEM:** Avoid spraying your irrigation system in the same areas as your septic spray areas. This will cause over saturation to the lawn. Employees, landscapers and irrigation companies should NEVER replace or tamper with your aerobic system, including the spray heads. Doing such will void any warranties (if applicable) and may result in additional costs to the property owner(s)/company for necessary repairs to bring the system back into compliance.
 - ** Do not build over any part of the aerobic system (the sprinklers can only be applied to natural vegetation surfaces!)
 - ** Do not landscape over any part of the aerobic system (trees, plants, flowers, etc.)
 - ** Do not allow ants to mound by any part of the aerobic system. Ant killer can be used to treat if mounds occur. (Ants will ruin electrical and void any warranties if applicable)
 - ** Keep all vegetation mowed and trimmed around the entire system, including the spray heads & spray area. If the technician cannot access the system due to overgrown grass, weeds, bushes, etc. there will be a service call charge assessed to return for inspection.
- **CHLORINE (tablets & liquid):** Never store your tablets near water heaters or in your water heater closet. Keep chlorine away from gas and electrical. It is always best to store it in a cool, dry and well ventilated area.
 - ** For tablet chlorinators: use only chlorine that is designed to treat wastewater! Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. We do not sell them. NEVER USE SWIMMING POOL TABLETS! (mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction. When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator from clogging.
 - ** For liquid chlorinators: you may use liquid chlorine/bleach (same bleach used to wash whites) When the chlorinator is completely empty, add no more than 3 ½ gallons of liquid chlorine bleach at a time. We recommend 2-3 gallons monthly (this will vary depending on how much water is used per month) Do not tamper with chlorinators! This will void any warranties (if applicable)
- An aerobic system should not be treated as city sewer. Economy in the use of water helps prevent overloading the system. Leaky faucets, running commodes, etc. should be guarded against as well. If applicable, avoid doing all of your laundry in the same day (try to space to 1-2 loads daily); surges of water entering the system can and will hydraulically overload the system and throw off the balance of bacteria, which will not allow your waste to break down properly.
- Items flushed down commodes and/or poured down the drains DO NOT disappear; they must be treated by the system! Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Things that can harm your system include, but are not limited to are: excessive use of garbage disposal (very light use is okay, only if necessary, otherwise it is strongly recommended against!) fat, grease, oils, too many cleaners, too much fabric softener, too much bleach, cigarette butts, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips, paint, paint thinners, varnishes, drain cleaners, automatic toilet bowl cleaners, hair combings, pet hair, coffee grounds, fruit, fruit peels, fruit juices, cola, wine, salad oil, sugars, dental floss, any type of diapers, kitty litter, gauze bandages, unused medications, etc. Items such as these even though they may say "flushable" or "septic safe" can cause the property owner(s)/company unnecessary and avoidable expenses for repairs to the system, as well as additional expenses when cleaning out the tanks.
- We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure. We always recommend cleaning/pumping of the system when levels reach 10-12" of sludge. *A typical/average aerobic system will need to have their system cleaned/pump every 2-5 years; this all depends on usage and WILL VARY per UNIT! This fee is NOT included in your annual maintenance contract agreement.

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Mr. Verde Bistro (Restaurant)**
Attention: Charlie Wood
2367 Bulverde Rd
Bulverde, TX 78163

Printed: 5/17/2019
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: 103041 Customer ID: 1929
Agency: Comal County Environmental Health Contract Dates: 1/21/2019 - 1/21/2020
County: Comal Sub: Scheduled Date: 5/21/2019 Inspection 1 of 3
Mfg / Brand: Clearstream Wastewater Systems, Inc. - Clearstream Wastewater Sy
Treatment Type: Aerobic Aerator S/N: 089901759
Disposal: Surface Application

Service Type: Scheduled Inspection

Visit Date: 5/7/2019 Time In: 2:30pm
Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 0.1mg/L

Sludge Levels
For Tank 1: 10

This counts as a type of "Scheduled Inspection"

Entered By: Adela Shapiro

- Copy emailed to Customer
Customer Emailed: 5/13/2019
- Copy emailed to the Agency
Agency Emailed: 5/17/2019

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Sprayfield Veg: Operational

Odor: Bad

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *This inspection report is not valid for any real estate transactions*
- *Septic tank cleaning is recommended between 10"-12" of sludge* - Copy emailed to the customer on 5/13/2019.

Insp ID #25453

Provider: Michael J. Long

License #: MP0001294

Expires: 8/31/2019

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Mr. Verde Bistro (Restaurant)**
Attention: Charlie Wood
2367 Bulverde Rd
Bulverde, TX 78163

Printed: 9/20/2019
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: 103041 Customer ID: 1929
Agency: Comal County Environmental Health Contract Dates: 1/21/2019 - 1/21/2020
County: Comal Sub: Scheduled Date: 9/21/2019 Inspection 2 of 3
Mfg / Brand: Clearstream Wastewater Systems, Inc. - Clearstream Wastewater Sy Aerator: HP200 HiBlow Air Co
Treatment Type: Aerobic Aerator S/N: 200HP2502P, 091
Disposal: Surface Application

Service Type: Scheduled Inspection

Visit Date: 9/10/2019

Time In: 5:45

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 4

This counts as a type of "Scheduled Inspection"

Entered By: Brianna Perez

- Copy emailed to Customer
Customer Emailed: 9/11/2019
- Copy emailed to the Agency
Agency Emailed: 9/20/2019

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 9/11/2019.

Owner signature:

Insp ID #: 27534

Provider: Michael J. Long

License #: MP0001294

Expires: 8/31/2022

Hernandez, Sandra

From: adela@mjseptic.com
Sent: Tuesday, February 11, 2020 1:02 PM
To: villageofbulverde@gmail.com
Subject: Initial Contract for Verde Bistro (Restaurant)
Attachments: Contract.pdf

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

Dear Valued MJ Septic Client,

We are sending this email as notification that your aerobic maintenance contract has been paid in full, signed by client and renewed with MJ Septic.

We appreciate your business!

The respective county is blind carbon copied on this email for their recording. This is only an electronic, unsigned copy for county recording.

MJ Septic has the signed copy on file!

Should you have any questions regarding your renewal or any other concerns, please feel free to email us at mjseptic@mjseptic.com or call us at 210-875-3625.

Stephanie E. Perez

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

Date: 2/11/2020

www.mjseptic.com mjseptic@mjseptic.com

Permit #:) 03041

To: **Verde Bistro (Restaurant)**
Attention: Charlie Wood
2367 Bulverde Rd
Bulverde, TX 78163

Contract Period

Start Date: 1/21/2020
End Date: 1/21/2021

Phone: (210) 602-1006 Subdivision:
Site: 2355 Bulverde Rd, Bulverde, TX 78163

County: Comal

Installer:

Agency: Comal County Environmental Health

Mfg/Brand: Clearstream Wastewater Systems, Inc. / Clearstream Wastewater Systems

MJ Central Texas Septic, LLC

3 visits per year - one every 4 months
1000 gallons per day

Map Key: ID: 1929

The Texas Commission on Environmental Quality (TCEQ) require 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 contract, MJ Septic will offer a continuation of your maintenance contract 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 2-year initial contract. For a new single family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s).

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- **Cleaning/Pumping:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge.
A typical/average system will need to have their system pumped every 2-5 years; this all depends on usage and will vary
- **Transfer of Property/Ownership:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new property owner(s) information is provided before repairs are made and transfer contract is signed (by new property owner) and returned to us. The new property owner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract.
- **Altering the system:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts.

• **Violations of Warranty:** *Violations of the 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 Clear/Pump Out Septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Property owner(s)/company 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 tank, lids, etc.*

• **Terms of Payment:** Payment is due in full for the maintenance contract at time of signing. Payment for parts, repairs, cleaning/pumping, service calls, etc. are due prior to or at time of service, unless otherwise specifically noted. If payment is not received within ten (15) business days of service date, a 1.5% finance charge will be assessed per month. If payment is delinquent, your next service check/maintenance contract may be cancelled. If payment is more than 90 days past due, contract will be cancelled and we will send to collections.

• **Maintenance Tips/Owner Guide:** Please read the attached Maintenance Tips/Owner Guide. Following these easy steps can help prevent unnecessary and avoidable expenses to the property owner(s)/company. Please initial here that you've received a copy of this document: _____ (keep the maintenance tips/owner guide for your reference - page 3!)

CIRCLE ONE CHOICE BELOW

Contract Verified (office use only) _____

(PRICES BELOW ARE ONLY FOR LOCATIONS 50 MILES FROM OUR OFFICE, ADDITIONAL PRICING APPLIED TO JOBSITES BEYOND 50 MILES)

1 YEAR AGREEMENT (\$395) 2 YEAR AGREEMENT (\$750) 3 YEAR AGREEMENT (\$1100)

2 YEAR INITIAL AGREEMENT (PRICE INCLUDED W/ INSTALLATION)

Property owner(s)/client's(s) are NOT required to be present at inspections. They will receive phone call notification the day of service. Reports emailed/mailed within a few business days.

Acceptance of Maintenance Contract: The above prices, specifications, 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 agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Owner Guide.

Accepted by Signature: _____

Printed Name: _____

Title/Position: _____

Billing Address: _____

Email: _____

Email: _____

(Office) _____

(Cell) _____

(Cell) _____

(Accounts Payable) _____

Date: _____

Total Number Onsite Employees: _____

Days & Hours of Operation: _____

Gate Codes/Combination Locks, etc. _____

Jobsite Hazards/Notes: _____

(MJ Septic will assess a \$125 service call (\$150 service call for locations beyond 50 miles from our office) if we are not notified of gate code changes, etc.)

Maintenance Tips/Owner Guide for your Aerobic System
(keep this page for your reference, do not return to the office!)

MJ SEPTIC, LLC
27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625
mjseptic@mjseptic.com
www.mjseptic.com

To keep your system functioning properly, regular maintenance is required. No matter how well the system is maintained or how well your aerobic system is designed and usage, there will be parts that need to be replaced. Some are less expensive (and more common) like diffuser bars (if required, not all brands use diffusers), filters, sprinkler heads, airline, float switches, timers, audio and visual alarms, etc. Some are more expensive like sprinkler pumps, air compressors and septic tank cleanings, etc. With owning an aerobic system, you should expect to have parts replaced and it needing to be cleaned/pumped out. The life span of each part of your system will vary depending upon how many people use your system, how much water is used, what types of food you eat, what medicines are taken, the type of cleaning chemicals being used, what you flush down the commode and of course the regular life expectancy for each functioning part, etc.

Some of the items checked during routine inspections that may need to be replaced or repaired according to their life span. These items include, but are not limited to: air compressor (aerator), a/c filters, filter pads, diffuser bars, sprinkler pumps (irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell's, toggle switches, wires, junction boxes, risers and/or lids, sprinkler heads, chlorinators, etc.

Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly.

- **RED LIGHT ALARMS:** if your alarm turns on, don't panic (it usually isn't an emergency) Please call our office and schedule a service call with our office. If we are closed (after hours, weekends or holidays), please leave (1) voicemail at (210) 875-3625. You may also send a text to this number. You may email us to leave a request at mjseptic@mjseptic.com if you are unable to call or text. We will make a work order for the next available business day. During this time, you need to reduce all non-essential water usage. Don't wait days to report red light alarms!
- **POWER:** In the event of a red-light alarm or at any other time NEVER shut off the power to your system!
- **IRRIGATION SYSTEMS (lawn care) & ALTERATIONS TO THE SYSTEM:** Avoid spraying your irrigation system in the same areas as your septic spray areas. This will cause over saturation to the lawn. Employees, landscapers and irrigation companies should NEVER replace or tamper with your aerobic system, including the spray heads. Doing such will void any warranties (if applicable) and may result in additional costs to the property owner(s)/company for necessary repairs to bring the system back into compliance.
 - ** Do not build over any part of the aerobic system (the sprinklers can only be applied to natural vegetation surfaces!)
 - ** Do not landscape over any part of the aerobic system (trees, plants, flowers, etc.)
 - ** Do not allow ants to mound by any part of the aerobic system. Ant killer can be used to treat if mounds occur. (Ants will ruin electrical and void any warranties if applicable)
 - ** Keep all vegetation mowed and trimmed around the entire system, including the spray heads & spray area. If the technician cannot access the system due to overgrown grass, weeds, bushes, etc. there will be a service call charge assessed to return for inspection.
- **CHLORINE (tablets & liquid):** Never store your tablets near water heaters or in your water heater closet. Keep chlorine away from gas and electrical. It is always best to store it in a cool, dry and well ventilated area.
 - ** For **tablet chlorinators:** use only chlorine that is designed to treat wastewater! Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. We do not sell them. NEVER USE SWIMMING POOL TABLETS! (mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction. When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator from clogging.
 - ** For **liquid chlorinators:** you may use liquid chlorine/bleach (same bleach used to wash whites) When the chlorinator is completely empty, add no more than 3 ½ gallons of liquid chlorine bleach at a time. We recommend 2-3 gallons monthly (this will vary depending on how much water is used per month) Do not tamper with chlorinators! This will void any warranties (if applicable).
- An aerobic system should not be treated as city sewer. Economy in the use of water helps prevent overloading the system. Leaky faucets, running commodes, etc. should be guarded against as well. If applicable, avoid doing all of your laundry in the same day (try to space to 1-2 loads daily); surges of water entering the system can and will hydraulically overload the system and throw off the balance of bacteria, which will not allow your waste to break down properly.
- Items flushed down commodes and/or poured down the drains DO NOT disappear; they must be treated by the system! Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Things that can harm your system include, but are not limited to are: excessive use of garbage disposal (very light use is okay, only if necessary, otherwise it is strongly recommended against!) fat, grease, oils, too many cleaners, too much fabric softener, too much bleach, cigarette butts, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips, paint, paint thinners, varnishes, drain cleaners, automatic toilet bowl cleaners, hair combs, pet hair, coffee grounds, fruit, fruit peels, fruit juices, cola, wine, salad oil, sugars, dental floss, any type of diapers, kitty litter, gauze bandages, unused medications, etc. Items such as these even though they may say "flushable" or "septic safe" can cause the property owner(s)/company unnecessary and avoidable expenses for repairs to the system, as well as additional expenses when cleaning out the tanks.
- We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure. We always recommend cleaning/pumping of the system when levels reach 10-12" of sludge. *A typical/average aerobic system will need to have their system cleaned/pump every 2-5 years; this all depends on usage and WILL VARY per UNIT! This fee is NOT included in your annual maintenance contract agreement.

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Mr. Verde Bistro (Restaurant)**
Attention: Charlie Wood
2367 Bulverde Rd
Bulverde, TX 78163

Printed: 1/17/2020
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: **803041**

Agency: Comal County Environmental Health
County: Comal Sub

Mfg / Brand: Clearstream Wastewater Systems, Inc - Clearstream Wastewater Sy
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 1929

Contract Dates: 1/21/2019 - 1/21/2020

Scheduled Date: 1/21/2020

Inspection 3 of 3

Aerator: HP200 HiBlow Air Co
Aerator S/N: 200HP2502P, 091

Service Type: Scheduled Inspection

Visit Date: 1/16/2020

Time In: 4:23pm

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Sludge Levels

For Tank 1: 10

Pumping Needed

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

This counts as a type of "Scheduled Inspection"

Entered By: Koiana Madison

- Copy emailed to Customer
Customer Emailed: 1/17/2020
- Copy emailed to the Agency
Agency Emailed: 1/17/2020

Problem Indicated

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc *
- *This inspection report is not valid for any real estate transactions*
- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO
- Please rinse out and add Chlorine to your system Monthly as Required, System has NONE/LEVELS LOW and is full of sludge!
- Tank needs Pumping.
- Please call the office at (210) 875-3625 or email us at mjseptic@mjseptic.com to schedule pump out. -
- ***This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance***
- Copy emailed to the customer on 1/17/2020

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Mr. Verde Bistro (Restaurant)
2367 Bulverde Rd
Bulverde, TX 78163

Printed 5/20/2020
Site 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: 103041 Customer ID: 1929
Agency: Comal County Environmental Health Contract Dates: 1/21/2020 - 1/21/2021
County: Comal Scheduled Date: 5/21/2020 Inspection 1 of 3
Mfg / Brand: Clearstream Wastewater Systems, Inc. - Clearstream Wastewater Sy Aerator: HP200 HiBlow Air Co
Treatment Type: Aerobic Aerator S/N: 200HP2502P, 091
Disposal: Surface Application

Service Type: Scheduled Inspection

Visit Date: 5/14/2020 Time In: 10:28am

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 6

This counts as a type of "Scheduled Inspection"

Entered By: Adela Shapiro

Copy emailed to Customer

Customer Emailed: 5/14/2020

Copy emailed to the Agency

Agency Emailed: 5/20/2020

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Comments

Service Completed

- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*

- *This inspection report is not valid for any real estate transactions*

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 5/14/2020.

Insp ID #:31723

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2022

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www.mjseptic.com mjseptic@mjseptic.com

To: **Mr. Verde Bistro (Restaurant)**
2367 Bulverde Rd
Bulverde, TX 78163

Printed: 9/18/2020
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: 167041 Customer ID: 1929
Agency: Comal County Environmental Health Contract Dates: 1/21/2020 - 1/21/2021
County: Comal Scheduled Date: 9/21/2020 Inspection 2 of 3
Mfg / Brand: Clearstream Wastewater Systems, Inc. - Clearstream Wastewater Sy Aerator: HP200 HiBlow Air Co
Treatment Type: Aerobic Aerator S/N: 200HP2502P, 091
Disposal: Surface Application

Service Type: Scheduled Inspection

Visit Date: 9/15/2020

Time In: 1:45 PM

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 2

This counts as a type of "Scheduled Inspection"

Entered By: Hannah Graham

Copy emailed to Customer

Customer Emailed: 9/15/2020

Copy emailed to the Agency

Agency Emailed: 9/18/2020

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 9/15/2020.

Insp ID #: 33849

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Verde Bistro (Restaurant)**
2367 Bulverde Rd
Bulverde, TX 78163

Printed: 1/15/2021
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: 103041

Agency: Comal County Environmental Health
County: Comal

Mfg / Brand: Clearstream Wastewater Systems, Inc - Clearstream Wastewater Sy
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 1929

Contract Dates: 1/21/2020 - 1/21/2021

Scheduled Date: 1/21/2021

Inspection 3 of 3

Aerator: HP200 HiBlow Air Co

Aerator S/N: 200HP2502P.091

Service Type: Scheduled Inspection

Visit Date: 1/13/2021

Time In: 11:50

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 10

✓ **Pumping Needed**

✓ This counts as a type of "Scheduled Inspection"

Entered By: Brianna Perez

- ✓ Copy emailed to Customer
Customer Emailed: 1/13/2021
- ✓ Copy emailed to the Agency
Agency Emailed: 1/15/2021

Tank Lid / Riser: Secured

✓ **Problem Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

✓ **Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location
- ***This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance***
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - Tank needs Pumping.
- *This inspection report is not valid for any real estate transactions*
- Technician noted that there was a problem or issue with this Scheduled Inspection.
- We recommended replacing the cracked lid at pump tank but lid is secured for now.
- Please call the office at (210) 875-3625 or email us at mjseptic@mjseptic.com to schedule pump out

Insp ID #: 35895

Provider: Michael J. Long



MJ Central Texas Septic, LLC - DBA MJ SEPTIC

1328 W Borgfeld Drive
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(210) 875-3625
mjseptic@mjseptic.com (email)
www.mjseptic.com (website)

Residential Aerobic Maintenance Contract

Licensed by T.C.E.Q. Michael J. Long, MP 0001294

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 contract, MJ Septic will offer a continuation of your maintenance contract 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 2-year initial contract. For a new single-family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single-family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with the property/business owner(s). Please note our business 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 \$125 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 property/business owner(s) between regular inspections, a service call fee of \$125 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee 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:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the property/business owner(s) for approval to make onsite repairs. If we are unable to repair/replace parts onsite, the client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.
For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.
- **CLEANING/PUMPING:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that *may* determine pumping is necessary even if your sludge reading is less than 10-12". *A typical/average business/building will need to have their system pumped every 2-5 years; this all depends on usage and will vary per business/building*



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www.mjseptic.com (website)

Residential Aerobic Maintenance Contract
Licensed by T.C.E.Q. Michael J. Long, MP 0001294

- **CHLORINE SUPPLY:** *The property/business owner(s) is responsible for maintaining their own chlorine supply.* TCEQ regulation requires proper chlorination. For liquid chlorinators, property/business owner(s) are to add 2-3 gallons of liquid chlorine/bleach per month. If the chlorinator is completely empty, DO NOT add more than 3 ½-4 gallons of liquid chlorine/bleach at a time. For tablet chlorinators, property/business owner(s) can purchase Calcium Hypochlorite tablets typically purchased at a local Home Depot or Lowe's. **DO NOT USE POOL TABLETS** (*this can cause a dangerous volatile chemical reaction*)
- **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferable to the property/business owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new property/business owner(s) information is provided before repairs are made and the transfer contract is signed (by the new property/business owner(s)) and returned to us. The new property/business owner(s) will be emailed a copy of the powerpoint orientation, if it was an MJ Septic installation, once the signed contract is received on file with our office.
RENTAL HOMES: The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage. etc.
- **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county code compliance and would 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 contract. If a client 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 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.
- **WARRANTY VIOLATIONS:** Violations of the 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/business owner(s) 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.



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Residential Aerobic Maintenance Contract
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TERMS OF PAYMENT: Payment is due in full for the maintenance contract at time of signing. 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 no longer offer billing/invoicing for future payments; this is a strict office policy, no exceptions.

1 YEAR	2 YEAR	3 YEAR	2 YEAR INITIAL	Additional Information
✓ \$430	\$840	\$1260	Included with Installation	Property/Business Owner(s) are NOT required to be present at inspections. Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. A door hanger will be left if no one is home. Inspection reports are emailed/mailed within a few business days to the email/mailling address of record, please check your spam folder. If you have not received it after 72 hours please email or call our office.

- **MAINTENANCE TIPS/SEPTIC GUIDE:** Please retain the attached Maintenance Tips/Septic Guide for future reference. Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look this over and follow the necessary steps until you can reach us during normal business hours!
- If you are unable to reach us during business hours, you can leave a voicemail or send an email (we attempt to respond to emails during weekends and holidays as best as we can!)

Acceptance of Maintenance Contract: The above prices, specifications, 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 contract 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 homeowner will be responsible for signing an updated version for office and county records.

Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. (MJ Septic will assess a \$125 re-inspection/missed inspection fee if we are not granted access to complete your inspection on the date assigned, aggressive dogs, etc)

Property Address: 2355 Bulverde Rd, Bulverde, TX 78163

Client Name: Verde Bistro - C/O Charlie Wood Contract Start and End Date: (01/21/2022 - 01/21/2023)

Total Fee Paid: \$430 paid 01/05/2022 Permitting Authority: Comal County 103041 Subdivision Gate Code: none

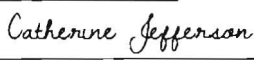
Property Gate Code: none Hours of Operation & Access Instructions: none

On-site POC: 0 Number in building: none Aggressive Dogs: none

Email Address: charliewood4@yahoo.com Email Address: charliewood4@yahoo.com

Cell Phone: 210-602-1006 Cell Phone: 210-240-8653 Office Phone: none Ext. none

Client Approval Signature:  Date of Client Acceptance: 01 / 10 / 2022

MJ Central Texas Septic, LLC Authorized Signature:  Date of MJ Approval: 01 / 10 / 2022




Maintenance Tips/Septic Guide

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San Antonio, Texas 78260
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mjseptic@mjseptic.com
www.mjseptic.com

To keep your system functioning properly, regular maintenance is required. No matter how well the system is maintained or how well your aerobic system is designed and household usage, there will be parts that need to be replaced. Some are less expensive (and more common) like diffuser bars (if required, not all brands use diffusers), filters, sprinkler heads, airline, float switches, timers, audio and visual alarms, etc. Some are more expensive like sprinkler pumps, air compressors and septic tank cleanings, etc. With owning an aerobic system, you should expect to have parts replaced and it needing to be cleaned/pumped out. The life span of each part of your system will vary depending upon how many people use your system, how much water is used, what types of food you eat, what medicines are taken, the type of cleaning chemicals being used in the household, what you flush down the commode and of course the regular life expectancy for each functioning part, etc. Some of the items checked during routine inspections that may need to be replaced or repaired according to their life span. These items include, but are not limited to: air compressor (aerator), a/c filters, filter pads, diffuser bars, sprinkler pumps (irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell, toggle switches, wires, junction boxes, risers and/or lids, sprinkler heads, chlorinators, etc. Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly.

- **RED LIGHT ALARMS:** if your alarm turns on, don't be alarmed (it usually isn't an emergency). Please call our office and schedule a service call with our office. If we are closed (after hours, weekends or holidays), please leave (1) voicemail at (210) 875-3625. You may also send a text to this number. You may email us to leave a request at mjseptic@mjseptic.com if you are unable to call or text. We will make a work order for the next available business day. During this time, you as the homeowner need to reduce all non-essential water usage. Don't wait days to report red light alarms! Please note, in extreme weather conditions, excessive heavy rains can and will cause your septic alarm and sprinkler heads to discharge, this is normal, the water is being relieved from the tank. If your alarm light stays on well after the rains have ceased, please call us to get a technician out to your property.
- **POWER:** In the event of a red-light alarm or at any other time NEVER shut off the power to your system!
- **IRRIGATION SYSTEMS (lawn care) & ALTERATIONS TO THE SYSTEM:** Avoid spraying your irrigation system in the same areas as your septic spray areas. This will cause over saturation to the lawn. Homeowners, landscapers, irrigation and pool companies should NEVER replace or tamper with your aerobic system, including the spray heads. Doing so will void any warranties (if applicable) and may result in additional costs to the homeowner for necessary repairs to bring the system back into compliance. For any changes wanted or needed for swimming pools, decks, sport courts, patios or irrigation systems, it is the homeowner's responsibility to call MJ Septic, LLC at (210) 875-3625 to assist in taking the necessary measures to have alterations made. This usually requires the system to be redesigned by one of our septic designers and re-permitted with your respective county. Do not build over any part of the aerobic system (the sprinklers can only be applied to natural vegetation surfaces!) Do not landscape over any part of the aerobic system (trees, plants, flowers, etc.) Do not allow ants to mound by any part of the aerobic system. Ant killers can be used to treat if mounds occur. Ants will ruin electrical components and void any warranties if applicable. Keep all vegetation mowed and trimmed around the entire system, including the spray heads & spray area. If the technician cannot access the system due to overgrown grass, weeds, bushes, etc. there will be a service call charge assessed to return for inspection.
- **CHLORINE (tablets & liquid):** Never store your tablets near water heaters or in your water heater closet. Keep chlorine away from gas and electricity. It is always best to store it in a cool, dry and well-ventilated area.
**** For tablet chlorinators:** use only chlorine that is designed to treat wastewater! Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. We do not sell them. NEVER USE SWIMMING POOL TABLETS! Mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction. When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator from clogging.
**** For liquid chlorinators:** you may use liquid chlorine/bleach (same bleach used to wash whites). When the chlorinator is completely empty, add no more than 3 ½ gallons of liquid chlorine bleach at a time. We recommend 2-3 gallons monthly (this will vary depending on how much water is used in the home per month) Do not tamper with chlorinators! This will void any warranties (if applicable).
- **MISC INFO I:** An aerobic system should not be treated as a city sewer. Economy in the use of water helps prevent overloading the system. Leaky faucets, running commodes, etc. should be guarded against as well. Avoid doing all your laundry in the same day (you must space out 1-2 loads daily); surges of water entering the system can and will hydraulically overload the system and throw off the balance of bacteria, which will not allow your waste to break down properly.
- **MISC INFO II:** Items flushed down commodes and/or poured down the drains DO NOT disappear; they must be treated by the system! Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Things that can harm your system include, but are not limited to are: excessive use of garbage disposal (very light use is okay, only if necessary, otherwise it is strongly recommended against!) fat, grease, oils, too many harsh cleaners, excessive use of fabric softener, excessive use of bleach, cigarette butts, feminine wipes, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips, paint and/or paint thinners, varnishes, drain cleaners, automatic toilet bowl cleaners, hair combings, pet hair, coffee grounds, fruit, fruit peels, dental floss, any type of diapers, kitty litter, gauze bandages, unused medications, etc. Items such as these even though they may say "flushable" or "septic safe" still may not be ultimately safe for your aerobic treatment unit and cannot potentially cause the homeowner additional expenses for repairs and pumping.
- **MISC INFO III:** We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure or the system is overflowing. We always recommend cleaning/pumping of the system when levels reach 10-12" of sludge. *A typical/average household will need to have their system cleaned/pumped every 2-5 years; this all depends on usage and WILL VARY per HOUSEHOLD! This fee is NOT included in your annual maintenance contract agreement.

TITLE 2355 Bulverde Rd, Bulverde, TX 78163 (Verde Bistro...
FILE NAME HelloSign Commeri...ract Template.pdf
DOCUMENT ID 6aae51bc02154bf8700de494c5d4a378ab21f9b2
AUDIT TRAIL DATE FORMAT MM / DD / YYYY
STATUS  Completed

Document History



SENT

01 / 05 / 2022
12:09:52 UTC-6

Sent for signature to Charlie Wood (charliewood4@yahoo.com) and MJ Septic (cat@mjseptic.com) from cat@mjseptic.com
IP: 216.177.186.101



VIEWED

01 / 06 / 2022
08:37:07 UTC-6

Viewed by Charlie Wood (charliewood4@yahoo.com)
IP: 107.77.221.188



SIGNED

01 / 10 / 2022
08:56:36 UTC-6

Signed by Charlie Wood (charliewood4@yahoo.com)
IP: 107.77.221.68



VIEWED

01 / 10 / 2022
11:22:23 UTC-6

Viewed by MJ Septic (cat@mjseptic.com)
IP: 216.177.186.101



SIGNED

01 / 10 / 2022
11:31:29 UTC-6

Signed by MJ Septic (cat@mjseptic.com)
IP: 216.177.186.101



COMPLETED

01 / 10 / 2022
11:31:29 UTC-6

The document has been completed.

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Verde Bistro**
Attention:Charlie Wood
2367 Bulverde Rd
Bulverde, TX 78163

Printed:5/20/2022
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: **103041** Customer ID: 1929
Agency: Comal County Environmental Health Contract Dates: 1/21/2022 - 1/21/2023
County: Comal Scheduled Date: 5/21/2022 Inspection 1 of 3
Mfg / Brand: Clearstream Wastewater Systems, Inc. - Clearstream Wastewater Sy Aerator: HP200 HiBlow Air Co
Treatment Type: Aerobic System S/N: Control Panel Aerator S/N: 200HP2502P, 820
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 5/10/2022

Time In: 6:13 pm

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer

Customer Emailed: 5/17/2022

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 5/20/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 2"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Service Completed

Comments

- Technician noted that there was a problem or issue with this Scheduled Inspection.

- Attention: Chlorine Residual reading was ZERO

- Please add chlorine to your system monthly as required, per the terms of your contract.

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 5/17/2022.

Insp ID #:44608

Provider: *Michael J. Long*

MJ Central Texas Septic, LLC - DBA MJ SEPTIC



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San Antonio, Texas 78260
(210) 875-3625
mjseptic@mjseptic.com (email)
www.mjseptic.com (website)

Commercial Aerobic Maintenance Contract
Licensed by T.C.E.Q. Michael J. Long, MP 0001294

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 contract, MJ Septic will offer a continuation of your maintenance contract 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 2-year initial contract. For a new single-family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single-family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with the property/business owner(s). Please note our business 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 **\$125 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 property/business owner(s) between regular inspections, **a service call fee of \$125 (not including parts and/or cleaning/pumping) will be assessed**. We may waive this fee 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:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the property/business owner(s) for approval to make onsite repairs. If we are unable to repair/replace parts onsite, the client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). **There will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.**
For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, **after 30 days there will be a \$125 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.**
- **CLEANING/PUMPING:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that *may* determine pumping is necessary even if your sludge reading is less than 10-12". **A typical/average business/building will need to have their system pumped every 2-5 years; this all depends on usage and will vary per business/building**

MJ Central Texas Septic, LLC - DBA MJ SEPTIC



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www.mjseptic.com (website)

Commercial Aerobic Maintenance Contract
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- **CHLORINE SUPPLY:** *The property/business owner(s) is responsible for maintaining their own chlorine supply.* TCEQ regulation requires proper chlorination. For liquid chlorinators, property/business owner(s) are to add 2-3 gallons of liquid chlorine/bleach per month. If the chlorinator is completely empty, DO NOT add more than 3 ½-4 gallons of liquid chlorine/bleach at a time. For tablet chlorinators, property/business owner(s) can purchase Calcium Hypochlorite tablets typically purchased at a local Home Depot or Lowe's. **DO NOT USE POOL TABLETS** (this can cause a dangerous volatile chemical reaction)
- **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferable to the property/business owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new property/business owner(s) information is provided before repairs are made and the transfer contract is signed (by the new property/business owner(s)) and returned to us. The new property/business owner(s) will be emailed a copy of the powerpoint orientation, if it was an MJ Septic installation, once the signed contract is received on file with our office.
RENTAL HOMES: The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.
- **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county code compliance and would 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 contract. If a client 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 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.
- **WARRANTY VIOLATIONS:** Violations of the 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/business owner(s) 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.



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Commercial Aerobic Maintenance Contract
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TERMS OF PAYMENT: *Payment is due in full for the maintenance contract at time of signing.* 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 no longer offer billing/invoicing for future payments; this is a strict office policy, no exceptions.

1 YEAR	2 YEAR	2 YEAR INITIAL	Additional Information
\$430 ✓	\$860	Included with Installation	Property/Business Owner(s) are NOT required to be present at inspections. Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. A door hanger will be left if no one is home. Inspection reports are emailed/mailed to the email/mailling address of record. If you have not received it after 5 business days please check your spam folder or email or call our office.

- MAINTENANCE TIPS/SEPTIC GUIDE:** Please retain the attached Maintenance Tips/Septic Guide for future reference. Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look this over and follow the necessary steps until you can reach us during normal business hours!
- If you are unable to reach us during business hours, you can leave a voicemail or send an email (we attempt to respond to emails during weekends and holidays as best as we can!)

Acceptance of Maintenance Contract: The above prices, specifications, 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 contract 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 client will be responsible for signing an updated version for office and county records.

Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. (MJ Septic will assess a \$125 re-inspection/missed inspection fee if we are not granted access to complete your inspection on the date assigned, aggressive dogs, etc)

Property Address: 2355 Bulverde Rd, Bulverde, TX 78163

Client Name: Verde Bistro C/O Charlie Wood Contract Start and End Date: (01/21/2023 - 01/21/2024)

Total Fee Paid: \$430 Paid in full Permitting Authority: Comal County #103041 Subdivision Gate Code: N/A

Property Gate Code: N/A Hours of Operation & Access Instructions: 12-10 pm

On-site POC: None Number in building: 0 Aggressive Dogs: None

Email Address: Villageofbulverde@gmail.com Email Address: n/a

Cell Phone: 210-602-1006 Cell Phone: N/a Office Phone: None Ext. None

Client Approval Signature: _____ Date of Client Acceptance: 01 / 03 / 2023

MJ Central Texas Septic, LLC Authorized Signature: Catherine Jefferson Date of MJ Approval: 01 / 03 / 2023



Maintenance Tips/Septic Guide

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(210) 875-3625
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MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Verde Bistro**
Attention: **Charlie Wood**
2367 Bulverde Rd
Bulverde, TX 78163

Printed: 9/16/2022
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: **103041** Customer ID: 1929
Agency: Comal County Environmental Health Contract Dates: 1/21/2022 - 1/21/2023
County: Comal Scheduled Date: 9/21/2022 Inspection 2 of 3
Mfg / Brand: Clearstream Wastewater Systems, Inc. - Clearstream Wastewater Sy Aerator: HP200 HiBlow Air Co
Treatment Type: Aerobic System S/N: Control Panel Aerator S/N: 200HP2502P, 820
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 9/13/2022

Time In: 6:47PM

Entered By: Catherine Jefferson

Method: Other

Copy emailed to Customer
Customer Emailed: 9/14/2022

Technician: Colton Lewis

Copy emailed to the Agency
Agency Emailed: 9/16/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 3"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection. - Our technician indicated that your tank lid(s) are damaged. This poses a safety hazard and needs to be addressed as soon as possible. Damged lid(s) and/or riser(s) can also allow dirt, debris, etc. to enter the tank, which can clog the sprinkler pump and/or sprinkler heads. An estimate for repair has been emailed to you.

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 9/14/2022.

Insp ID #:46973

Provider: *Michael J. Long*

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

License Info: MP0001294 Expires: 8/31/2022

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Verde Bistro**
Attention: Charlie Wood
2367 Bulverde Rd
Bulverde, TX 78163

Printed: 1/27/2023
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: **103041** Customer ID: 1929
Agency: Comal County Environmental Health Contract Dates: 1/21/2023 - 1/21/2024
County: Comal Scheduled Date: 1/21/2023 Inspection 3 of 3
Mfg / Brand: Clearstream Wastewater Systems, Inc. - Clearstream Wastewater Sy Aerator: HP200 HiBlow Air Co
Treatment Type: Aerobic System S/N: Control Panel Aerator S/N: 200HP2502P, 820
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 1/17/2023

Time In: 9:11AM

Out: 9:31AM

Entered By: Catherine Jefferson

Method: Other

Copy emailed to Customer

Customer Emailed: 1/17/2023

Technician: Chris Hidalgo

Copy emailed to the Agency

Agency Emailed: 1/27/2023

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 5"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO - Please add chlorine to your system monthly as required, per the terms of your contract.
- Our technician indicated that your tank lid(s) are damaged. This poses a safety hazard and needs to be addressed as soon as possible. Damged lid(s) and/or riser(s) can also allow dirt, debris, etc. to enter the tank, which can clog the sprinkler pump and/or sprinkler heads. An estimate for repair has been emailed to you.
- Tech noted thick sludge in clarifier; will continue to monitor and advise if we recommend a pump out based on this.

- Tech noted there was not enough water in tank to test sprinkler heads at time of inspection. - Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 1/17/2023.

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

Insp ID #:49635

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Verde Bistro**
Attention: Charlie Wood
2367 Bulverde Rd
Bulverde, TX 78163

Printed: 7/28/2023
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: **103041** Customer ID: 1929
Agency: Comal County Environmental Health Contract Dates: 1/21/2023 - 1/21/2024
County: Comal Scheduled Date: 5/21/2023 Inspection 1 of 3
Mfg / Brand: Clearstream Wastewater Systems, Inc. - Clearstream Wastewater Sy Aerator: HP200 HiBlow Air Co
Treatment Type: Aerobic System S/N: Control Panel Aerator S/N: 200HP2502P, 820
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 5/16/2023

Time In: 11:47 PM

Out: 12:06 PM

Entered By: Brianna Perez

Method: Other

Copy emailed to Customer

Customer Emailed: 5/17/2023

Technician: Steve Chavarria

Copy emailed to the Agency

Agency Emailed: 7/28/2023

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 9"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection. - Attention: Chlorine Residual reading was ZERO - Please add chlorine to your system monthly as required, per the terms of your contract.

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 5/17/2023.

Insp ID #:52213

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2025

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Verde Bistro**
Attention: **Charlie Wood**
2367 Bulverde Rd
Bulverde, TX 78163

Printed: 9/27/2023
Site: 2355 Bulverde Rd
Bulverde, TX 78163
(210) 602-1006

Permit #: **103041** Customer ID: 1929
Agency: Comal County Environmental Health Contract Dates: 1/21/2023 - 1/21/2024
County: Comal Scheduled Date: 9/21/2023 Inspection 2 of 3
Mfg / Brand: Clearstream Wastewater Systems, Inc. - Clearstream Wastewater Sy Aerator: HP200 HiBlow Air Co
Treatment Type: Aerobic System S/N: Control Panel Aerator S/N: 200HP2502P, 820
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 9/5/2023

Time In: 10:13 pm

Out: 10:38 pm

Entered By: Brianna Perez

Method: Other

Copy emailed to Customer

Customer Emailed: 9/8/2023

Technician: Marcos Rubio

Copy emailed to the Agency

Agency Emailed: 9/27/2023

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 6"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Pumping Needed

Chlorine Residual: 0mg/L

Tank Lid / Riser: Secured

Problem Indicated

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this . - Tank needs Pumping due to thick sludge .- Tech recommended a clarifier insert.- Tech recommended replacing the fittings. - Attention: Chlorine Residual reading was ZERO - Please add chlorine to your system monthly as required, per the terms of your contract.

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Tech reset your timer. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 9/8/2023.

Insp ID #:54568

Provider: *Michael J. Long*

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

License Info: MP0001294 Expires: 8/31/2025