

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 03/20/2019 Permit Number: 107972

Location Description: 466 TWIN ELM DR CANYON LAKE, TX 78133

Subdivision: Canyon Springs Resort
Unit: 5
Lot: 14 & 15
Block:
Acreage:

Type of System: Aerobic Drip Irrigation

Issued to: Callan Homes Company, Inc.

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

Signature of Environmental Health Inspector

Signature of Environmental Health Coordinator with permit number OS0007722

OS0034322

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Vanhol Const. / Dennis Vanhol OSSF Installer #: OS 0031132

1st Inspection Date: 2/21/19 2nd Inspection Date: 3-20-19 3rd Inspection Date: _____

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

Permit#: 107972 Address: Canyon Springs Resort / 966 Twin Elm Dr.

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)		2/21/19		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT-2/21/19
Tank set, leveled
operational ✓
Ready For Cover & sod

3-20-19
Covered.
per design

**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	✓		600	2/21/19		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		WuWater			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart	✓	285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)		2/21/19		
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	✓					
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	PUMP TANK is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
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Comal County Environmental Health
OSSF Inspection Sheet

39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	✓			2/21/19		
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**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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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)	Drip			
42	APPLICATION AREA Area Installed	✓				✓	
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Varhol Const. / Dennis Varhol OSSF Installer #: _____

1st Inspection Date: 2/21/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

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

Permit#: 107972 Address: Canyon Springs Resort / 466 Twin Elm Dr.

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MT-2/21/19
Tank set, Levelled
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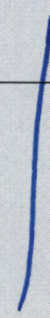

**Comal County Environmental Health
OSSF Inspection Sheet**

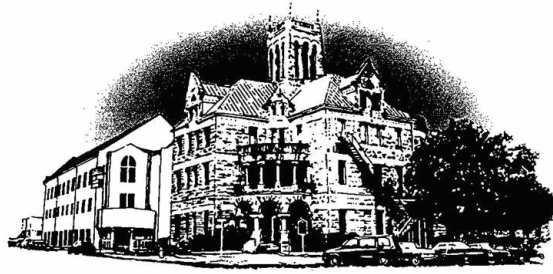
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Comal County Environmental Health
OSSF Inspection Sheet

39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried				2/21/19		
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**Comal County Environmental Health
OSSF Inspection Sheet**

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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



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: 107972
Issued This Date: 08/22/2018
This permit is hereby given to: Callan Homes Company, Inc.

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

466 TWIN ELM DR
CANYON LAKE, TX 78133

Subdivision: Canyon Springs Resort
Unit: 5
Lot: 14 & 15
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

RECEIVED

AUG 14 2018

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

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

Date _____

Permit # 107972

Owner Name CALLAN HOMES COMPANY, INC
Mailing Address 2241 JOHNSON ROAD
City, State, Zip CANYON LAKE TEXAS 78133
Phone# 956-792-6845
Email sophie@callanhomesinc.com

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

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name CANYON SPRINGS RESORT Unit/Phase/Section 5 Lot 14 & 15 Block 69

Acreage/Legal _____

Street Name/Address 466 TWIN ELM DRIVE City CANYON LAKE Zip 78133

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1250

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 _____

Estimated Cost of Construction: \$ 175,000 (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

- the completed application and all additional information submitted does not contain any false information and does not conceal any material facts.

- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.

- I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner *Joh Campbell*

Date 8.10.18

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

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

RECEIVED

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E. AUG 14 2018

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING COUNTY ENGINEER

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

Tank Size(s) (Gallons) NUWATER B-550-PC Absorption/Application Area (Sq Ft) 2000

Gallons Per Day (As Per TCEQ Table III) 240

(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 [X] 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 [X] 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? [X] Yes [] No

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

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

Is this property within an incorporated city? [] Yes [X] No

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable

Signature of Designer (Handwritten Signature)

Date August 9, 2018

2/c

AFFIDAVIT



201806032020 08/14/2018 01:29:26 PM 1/2

**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

RECEIVED

AUG 14 2018

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

DEED

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

5 UNIT/PHASE/SECTION 69 BLOCK 14 & 15 LOT CANYON SPRINGS RESORT SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY _____

The property is owned by (insert owner's full name): CALLAN HOMES COMPANY, INC.

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

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

WITNESS BY HAND(S) ON THIS 10 DAY OF AUGUST, 2018

X Sophie Campbell
Owner(s) signature(s)

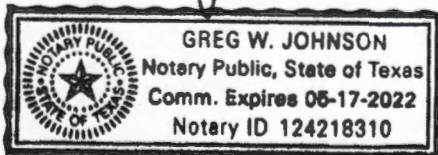
SOPHIE CAMPBELL - PROJECT MANAGER
Owner (s) Printed name (s)

SOPHIE CAMPBELL
AUGUST, 2018

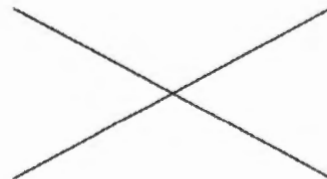
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10 DAY OF

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

[Signature]
Notary Public Signature



(Notary Seal Here)



AFFIDAVIT TO THE PUBLIC

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AUG 14 2018

COUNTY ENGINEER

THE COUNTY OF COMAL §
STATE OF TEXAS §

SOPHIE CAMPBELL w/

Before me, the undersigned authority, on this day personally appeared CALLAN HOMES COMPANY, INC. who after being by me duly sworn, upon oath state that they are the owner of record of that certain tract or parcel of land lying and being situated in Comal County, Texas, and being more particularly described as follows:

5 UNIT/PHASE/SECTION 69 BLOCK 14 & 15 LOT CANYON SPRINGS RESORT SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY _____

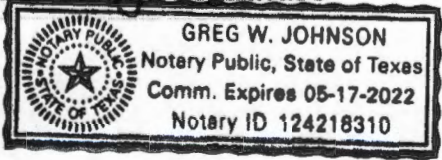
The undersigned further state that the on-site sewage facility for the referenced properties crosses the boundary between the properties. These properties cannot be sold separately and must be sold as one. Any buyer or transferee is hereby notified of this requirement.

WITNESS MY/OUR HAND(S) on this 10 day of AUGUST, 20 18.

X Sophie Campbell
SOPHIE CAMPBELL - PROJECT MANAGER

SWORN TO AND SUBSCRIBED BEFORE ME on this 10 day of AUGUST, 20 18.

Greg W. Johnson
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/14/2018 01:29:26 PM
CSCHUL 2 Page(s)
201806032020



Bobbie Koepf

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority COMAL
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

Permit/License Number _____
Customer CALLAN HOMES COMPANY, INC.
Site Address 466 TWIN ELM DRIVE
City CANYON LAKE Zip 78133
Mailing Address 2241 JOHNSON ROAD
County 466 TWIN ELM DF Map # 354 F4
Phone 956-792-6845
Email sophie@callanhomesinc.com

2 YEAR CONTRACT
2 YEAR WARRANTY ON PARTS AND LABOR

Subd/Legal: CANYON SPRINGS RESORT, UNIT 5, BLK 69
LOTS 14 & 15

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between CALLAN HOMES COMPANY, INC. (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

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II. Effective Date:

This Agreement commences on LTO and ends on _____ for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) day::s after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

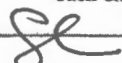
III. Termination of Agreement:

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. Services:

Contractor will:

- a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.
- b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with in two (2) business days after said notification.
- d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
- f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.


Customer's Initials



BS

Contractor's Initials

V. Disinfection:

Not required; required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

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VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions: **AUG 14 2018**

a. If this is an initial Agreement (new installation):

I. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement. **COUNTY ENGINEER**

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:


Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customer's responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.


Customer's Initials



BS

Contractor's Initials

THIS INDEMNIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

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XII. Severability:

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

COUNTY ENGINEER

XIII. Fee for Services:

The Fee for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

XIV. Payment:

Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

XV. Application or Transfer of payment:

The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. Entire Agreement:

This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.

Burt S. Sidersticks

Block Creek Aerobic Services, LLC,
Contractor
MC# 0000042 and MC#0000002

John Campbell
Customer Signature

3/10/16
Date

JS

Customer's Initials



BS

Contractor's Initials

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: August 08, 2018

Site Location: CANYON SPRINGS RESORT, UNIT 5, BLOCK 69, LOTS 14 & 15

Proposed Excavation Depth: N/A

Requirements:

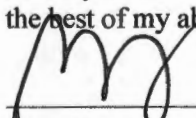
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation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

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SOIL BORING NUMBER		SURFACE EVALUATION				
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 10"	BROWN
1						
2						
3						
4						
5						

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

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



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

08/08/18
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: August 09, 2018

Applicant Information:

Name: CALLAN HOMES COMPANY, INC.
Address: 2241 JOHNSON ROAD
City: CANYON LAKE State: TEXAS
Zip Code: 78133 Phone: (956) 792-6845

Site Evaluator Information:

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

Property Location:

Lot ^{SEE}_{BELOW} Unit 5 Blk 69 Subd. CANYON SPRINGS RESORT
Street Address: 466 TWIN ELM DRIVE
City: CANYON LAKE Zip Code: 78133
Additional Info.: LOTS 14 & 15

Installer Information:

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


Topography: Slope within proposed disposal area: 3 %
Presence of 100 yr. Flood Zone: YES ___ NO X
Existing or proposed water well in nearby area. YES ___ NO X
Presence of adjacent ponds, streams, water impoundments YES ___ NO X
Presence of upper water shed YES ___ NO X
Organized sewage service available to lot YES ___ NO X

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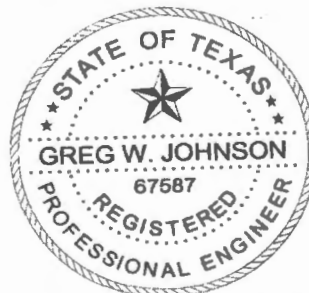
COUNTY ENGINEER

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 27, 2012).



GREG W. JOHNSON, P.E. 67587 - S.E. 11561

08/09/18
DATE



FIRM #2585

DRIP TUBING SYSTEM
DESIGNED FOR:
CALLAN HOMES COMPANY, INC.
2241 JOHNSON ROAD
CANYON LAKE, TX 78133

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SITE DESCRIPTION:

Located in Canyon Springs Resort, Unit 5, Block 69, Lot 14 & 15, at 466 Twin Elm Drive, this septic will serve a three bedroom residence (1250 sf) in area with Type-III soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A 3 inch SCH-40 pipe discharges from the residence into a Nu-Water B550PC 600gpd aerobic treatment plant containing a 353 gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains a 0.5 HP FPS submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 2000 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the spin filter are flushed each cycle back to the trash tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to trenching the site must be scarified and built up with 4" of Type II or III soil. Drip tubing will be laid and the entire field area will be capped with 6" of sandy loam (Type 2 - **NOT SAND**). The field area will be sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. **Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

DESIGN SPECIFICATIONS:

Q = 240 gallons per day - 3 bedroom residence (Table III)
Pretreatment tank size: 353 Gal

Plant Size: Nu-Water B550PC 600 gpd (TCEQ Approved)
 Pump tank size: 768 Gal
 Reserve capacity after High Level: 80 gal. (>1/3 day usage)
 Application Rate: Ra = 0.2 gal/sf
 Total absorption area: Q/Ra = 240 GPD/0.20 = 1200 sf (Actual 2000 sf.).
 Total linear feet drip tubing: 1000' *Netifim Bioline* drip tubing .61 GPH
 Pump requirement: 500 emitters @ 0.61 gph @ 30 psi = 5.083 gpm
 Pump: 0.5 HP FPS E-Series 20FE05P4-2W115 submersible pump or equivalent.
 Dosing volume: 50-70 gal.
 Pump Tank Calculations: 768 Gal (14.5 gal/in.)
 Volume below working level = 15" = 219 gal
 Working level = 240 gal = 17"
 Reserve Requirement = 1/3 day = 80 gal. = 6"

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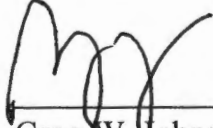
MINIMUM SCOUR VELOCITY (MSV) > 2 FPS
 IN DRIP TUBING W/ NOM. DIA. 0.55" ID
 MSV = 2 FPS $(\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$
 MSV = 2(3.14159((.55/12)^2)/4)*7.48*60
 MSV = 1.5 gpm x 3 = 4.5 gpm MIN FLOW RATE

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID
 MSV = 2 FPS $(\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$
 MSV = 2(3.14159((1.049/12)^2)/4)*7.48*60
 MSV = 5.4 GPM

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016)

 08/10/18

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



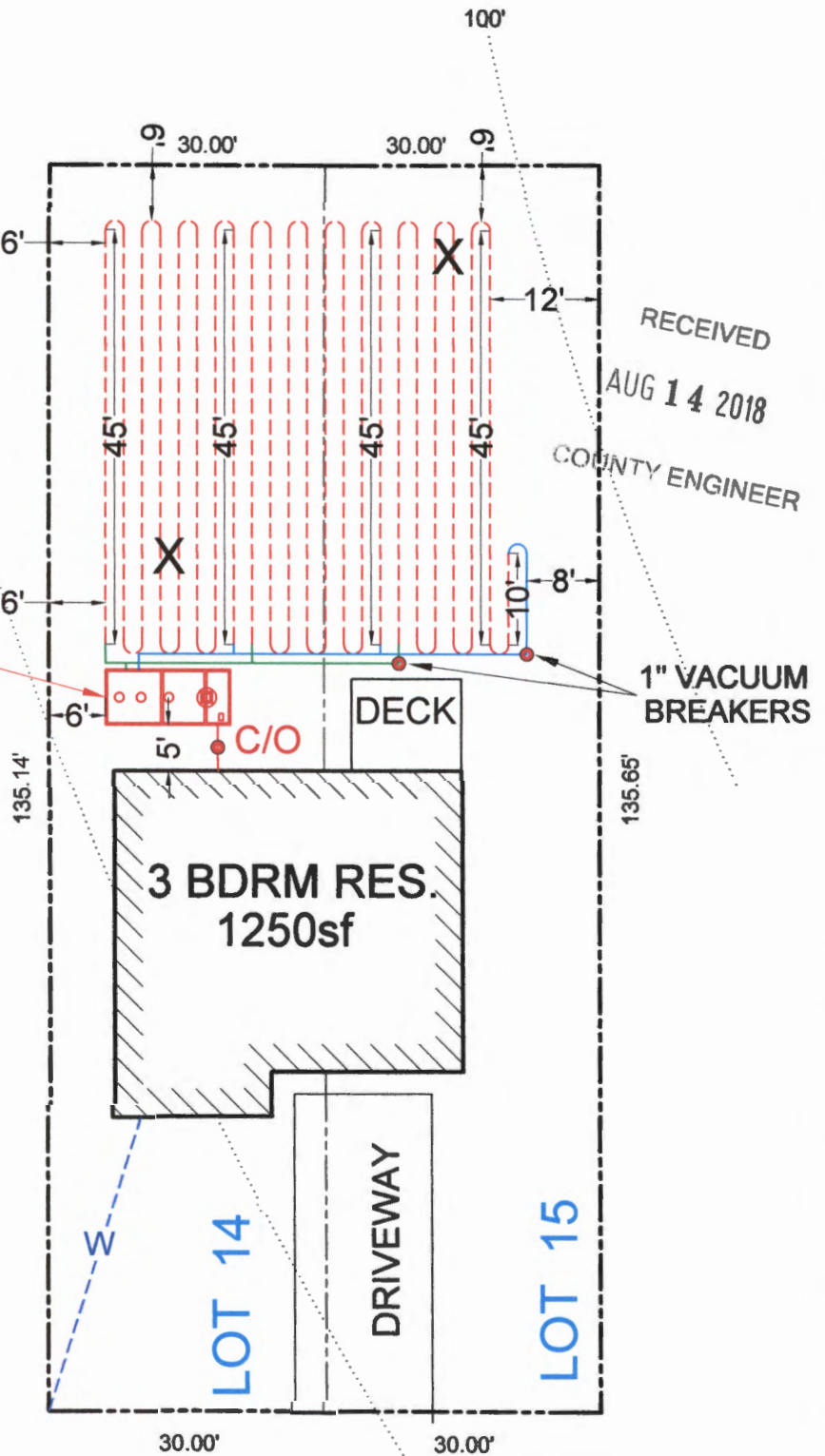
NOTE:
 NO OSSF SYSTEM CAN BE INSTALLED ON THE SAME PROPERTY AS THE SINGLE FAMILY DWELLING, DUE TO PLACEMENT OF HOUSE AND SIZE OF LOT. CALLAN HOMES COMPANY OWNS BOTH PROPERTIES.

NUWATER B 550 PC AEROBIC TREATMENT PLANT

INSTALL 2000sf OF FIELD USING 1000' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

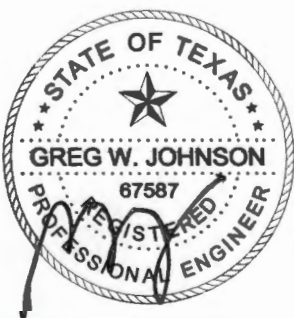
*USE TWO WAY CLEANOUT
 **USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE



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TWIN ELM DRIVE



OWNER: CALLAN HOMES COMPANY, INC.		DRAWN BY: EJS III	
STREET ADDRESS: 466 TWIN ELM DRIVE			
LEGAL DESC: CANYON SPRINGS RESORT	UNIT/SECTION/PHASE: 5	BLOCK: 69	LOT: 14 & 15
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=20'	DATE: 8/9/2018	REVISED:

TANK NOTES:

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

Tightlines to the tank shall be SCH-40 PVC.

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

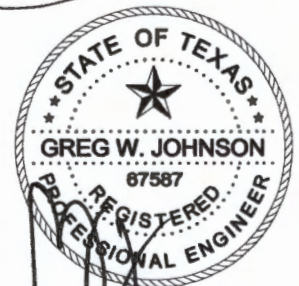
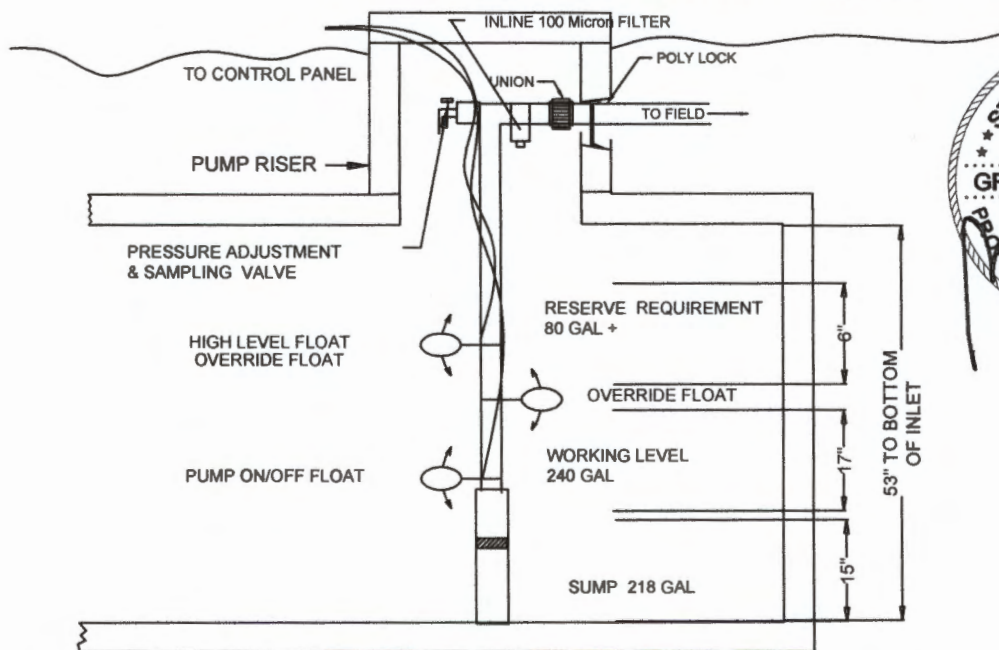
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

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COUNTY ENGINEER

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



F-2585

08/09/18

TYPICAL PUMP TANK CONFIGURATION
NU-WATER 550PC -400PT 768 GAL PUMP TANK

Arkal 1" Super Filter

Catalog No. 1102 0 _ _ _

Features

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



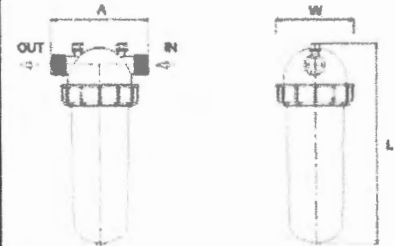
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COUNTY ENGINEER

Technical Data

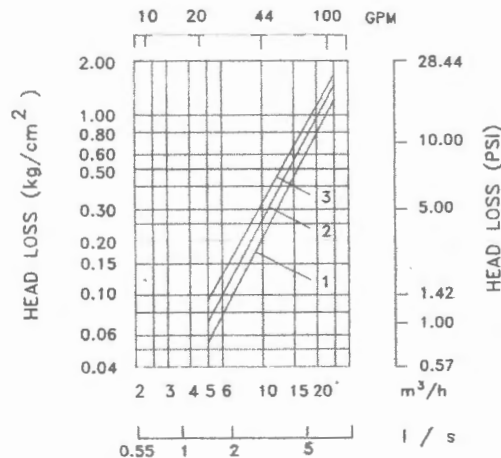
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter	
	33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m ³ /h (1.7 l/sec)	35 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	340 mm	13 13/32"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



Filtration Grades

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

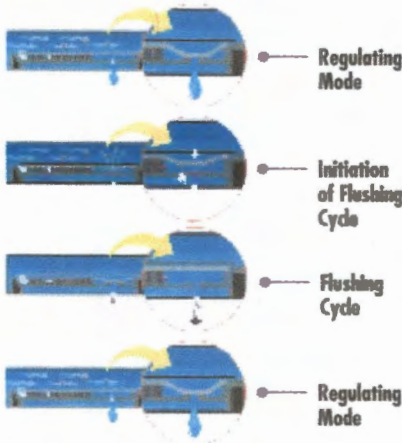
Head Loss Chart





Bioline® Driperline

Pressure Compensating Driperline for Wastewater



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

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



Product Advantages

The Proven Performer

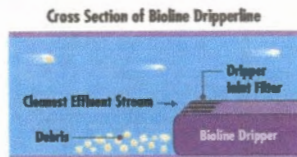
- Tens of millions of feet used in wastewater today.
- BioLine is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for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

Quality Manufacturing with Specifications Designed to Meet Your Needs

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

Long-Term Reliability

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



Root Safe

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



Applications

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

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Specifications

Wall thickness (mil): 45*

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

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

Recommended filtration: 120 mesh

Inside diameter: .570"

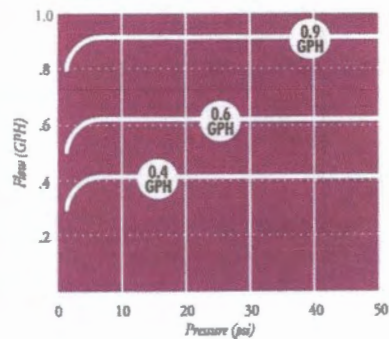
Color: Purple tubing indicates non-potable source

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

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COUNTY ENGINEER

BIOLINE Flow Rate vs. Pressure



NETAFIM USA

5470 E. Home Ave. • Fresno, CA 93727

888.638.2346 • 559.453.6800

FAX 800.695.4753

www.netafimusa.com

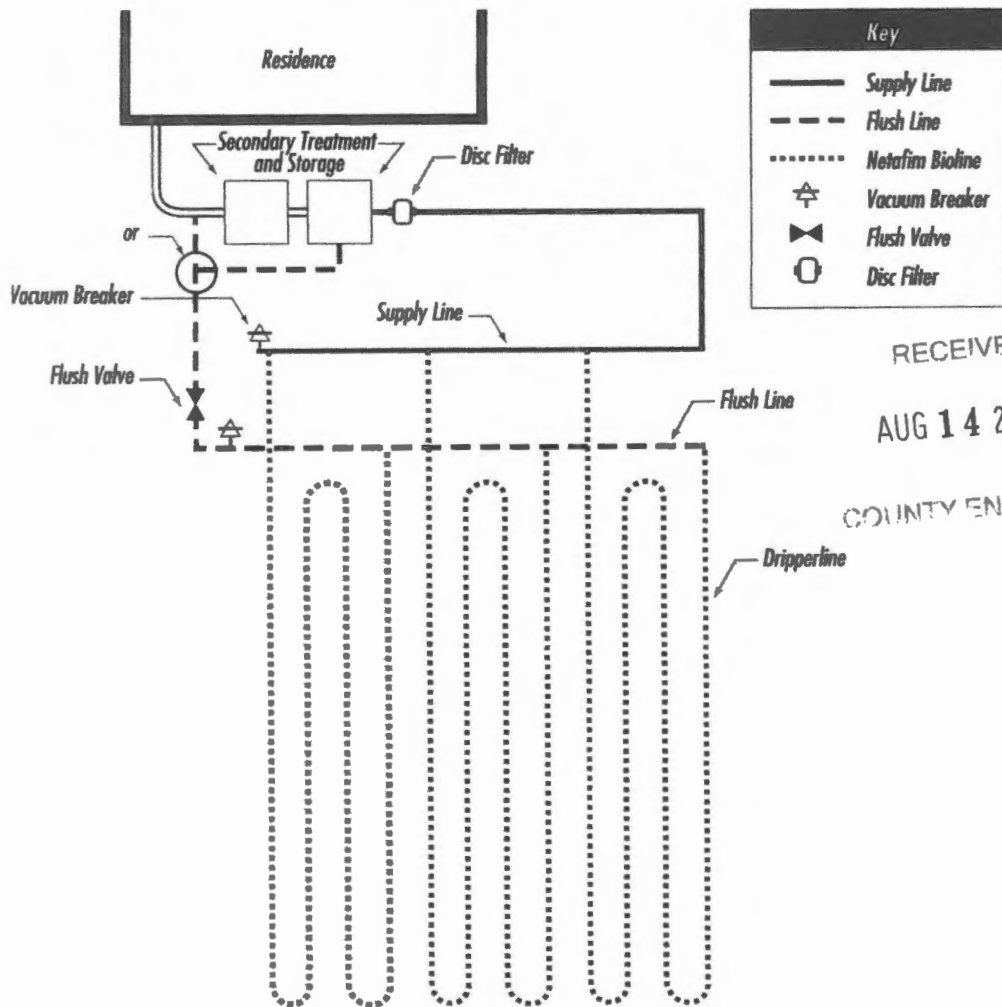
NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

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

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

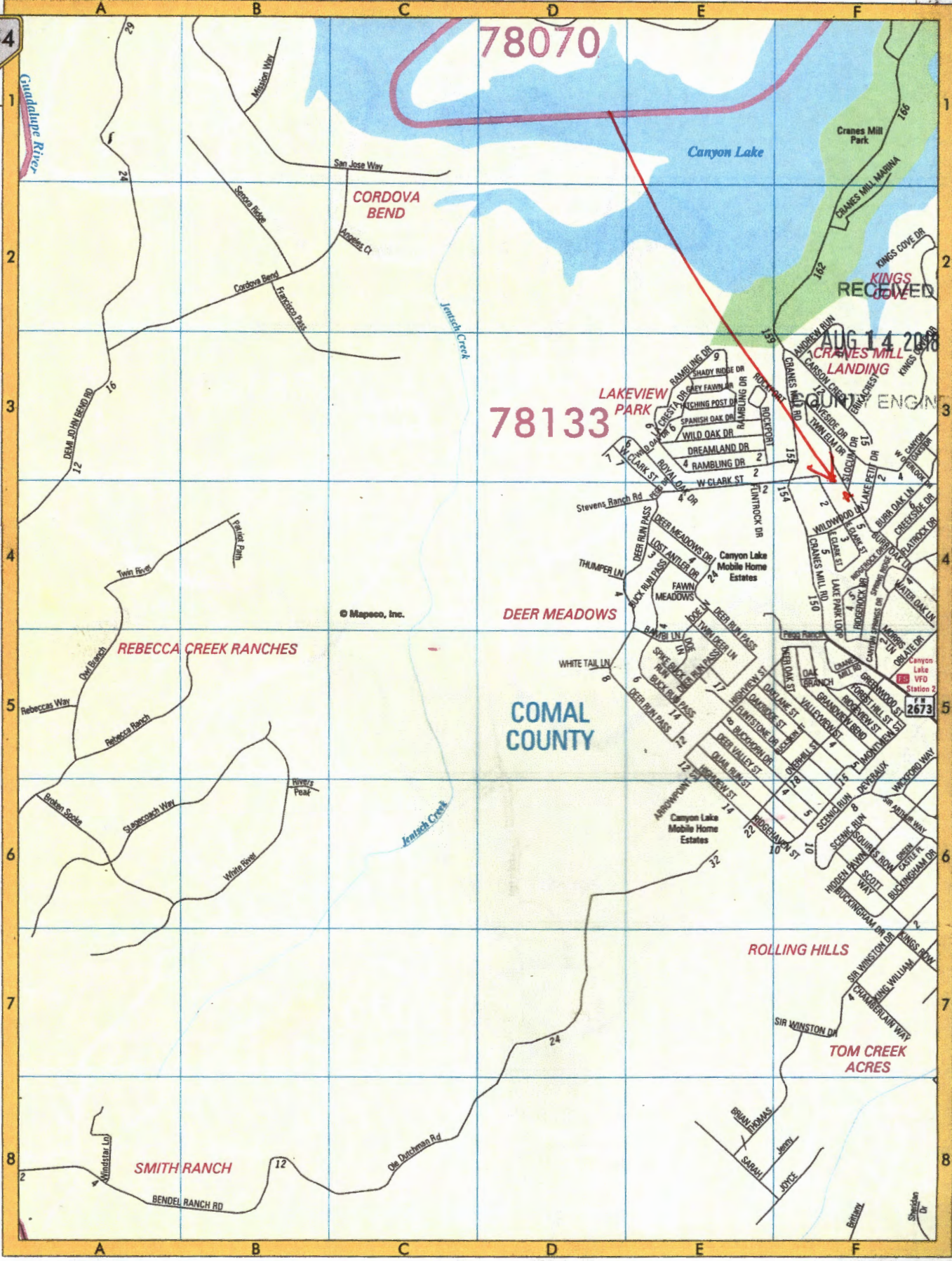


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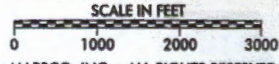
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354



CONTINUED ON MAP 353



JCS



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

GENERAL WARRANTY DEED

DATE: June 11, 2018

GRANTOR: Jerald Alan Kieffer

Grantor's Mailing Address: 10531 Braddock St.
San Antonio, TX 78245

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AUG 14 2018

COUNTY ENGINEER

GRANTEE: Callan Homes Company, Inc.

Grantee's Mailing Address: 2241 Johnson Rd.
Canyon Lake, TX 78133

CONSIDERATION:

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

PROPERTY:

Lots 14 & 15, Block 69, Canyon Springs Resort, Unit 5, situated in the County of Comal, State of Texas, according to plat thereof recorded in Vol. 8, Pages 13-14 of the Plat Records of Comal County, Texas

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions, reservations, set back lines and easements, if any, now outstanding and of record in Comal County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relation to the herein above described property.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

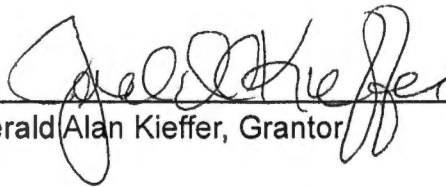
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances hereto in anywise

belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part hereof, except as to the reservations from and exceptions to warranty.

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

RECEIVED

AUG 14 2018



Jerald Alan Kieffer, Grantor

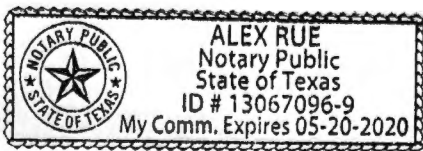
COUNTY ENGINEER

THE STATE OF TEXAS

COUNTY OF COMAL

BEFORE ME, a Notary Public, on this day personally appeared Jerald Alan Kieffer, known to me through driver's license identification to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of June, 2018.

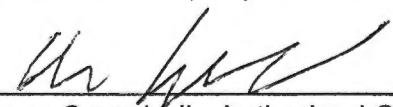




NOTARY PUBLIC, STATE OF TEXAS

ACCEPTED BY:

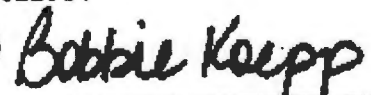
Callan Homes Company, Inc.

By: 

Chase Campbell, Authorized Signor

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
06/11/2018 03:09:37 PM
TERRI 2 Page(s)
201806022914





Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Home Owner
466 Twin Elm Dr
Canyon Lake, TX 78133

Printed: 7/25/2019
Site: 466 Twin Elm Dr
Canyon Lake, TX 78133

Permit #: **107972** Customer ID: 6431
Agency: Comal County Contract Dates: 3/20/2019 - 3/20/2021
County: Comal Sub: Scheduled Date: 7/20/2019 Inspection 1 of 6
Mfg / Brand: Advantage Wastewater LLC - Nu Water Installed: 2/5/2019
Treatment Type: Aerobic Without Chlorine System S/N: 34200 Warranty End: 2/5/2021
Disposal: Drip Emitters GPS Coordinates - Latitude: 29.87260 Longitude: -98.29428

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 7/25/2019

Time In: 2:55

Entered By: Alex Seidensticker

Method: Grab

Technician: Alex Seidensticker

Maint. Provider: Burt Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 24"

Irrigation Pumps: Operational

For Tank 2: 0"

Disinfection Device: Operational

For Tank 3: 0"

CFM: 2.5

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.0

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is 4". - Secured system in the on position with a lock bolt

Insp ID #: 80126

Provider: Burt Seidensticker

Technician: Alex Seidensticker

License #: MP0000002

License #: MP0001961

Expires: 9/30/2021

Burt Seidensticker

Alex

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Home Owner
466 Twin Elm Dr
Canyon Lake, TX 78133

Printed: 10/29/2019
Site: 466 Twin Elm Dr
Canyon Lake, TX 78133

Permit #: **107972**
Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorine System S/N: 34200
Disposal: Drip Emitters

Customer ID: 6431
Contract Dates: 3/20/2019 - 3/20/2021
Scheduled Date: 11/20/2019 Inspection 2 of 6
Installed: 2/5/2019
Warranty End: 2/5/2021
GPS Coordinates - Latitude: 29.87260 Longitude: -98.29428

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 10/29/2019 Time In: 10:25am Out: 10:50am

Entered By: Jose Luis Ramos

Method: Grab

Technician: Jose Luis Ramos

Maint. Provider: Burt Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 14"

For Tank 2: 20"

For Tank 3: 0"

CFM: 3.0

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.5

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is 4". Cleaned drip filter. - Cleaned compressor filter. - Secured system in the on position with a lock bolt.

Service Completed

Insp ID #: 85457

Provider: Burt Seidensticker

Technician: Jose Luis Ramos

License #: MP0000002

License #: MT0001770

Expires: 9/30/2022

Burt Seidensticker

Jose R.

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Home Owner
466 Twin Elm Dr
Canyon Lake, TX 78133

Printed: 6/24/2020
Site: 466 Twin Elm Dr
Canyon Lake, TX 78133

Permit #: **107972**

Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorine System S/N: 34200
Disposal: Drip Emitters

Customer ID: 6431

Contract Dates: 3/20/2019 - 3/20/2021

Scheduled Date: 7/20/2020

Inspection 4 of 6

Installed: 2/5/2019

Warranty End: 2/5/2021

GPS Coordinates - Latitude: 29.87260 Longitude: -98.29428

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Entered By: Alex Seidensticker

Visit Date: 6/24/2020

Time In: 955

Out: 1050

Method: Grab

Technician: Alex Seidensticker

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 0"

For Tank 2: 12"

For Tank 3: 0"

CFM: 2.8

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Non-Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.0

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - Scum in pretreatment is 10" - Secured system in the on position with a lock bolt- drip system is non operational due to broken line, recommend calling an installer- we recommend rob wise, left pump turned off so it wouldn't flood yard due to broken lines.- cleaned drip filter, unable to back flush lines due to broken lines. - Call us if you have any questions.

Insp ID #: 95081

Provider:

Rudy Carson

Technician: **Alex Seidensticker**

License #: MP0002026

License #: MP0001961

Expires: 9/30/2021

Rudy Carson

Rudy Carson

Alex Seidensticker

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189

Fax: (830) 995-4051

To: Home Owner
466 Twin Elm Dr
Canyon Lake, TX 78133

Printed: 3/25/2020
Site: 466 Twin Elm Dr
Canyon Lake, TX 78133

Permit #: 107972

Agency: Comal County

County: Comal

Sub:

Mfg / Brand: Advantage Wastewater LLC - Nu Water

Treatment Type: Aerobic Without Chlorine System S/N: 34200

Disposal: Drip Emitters

Customer ID: 6431

Contract Dates: 3/20/2019 - 3/20/2021

Scheduled Date: 3/20/2020

Inspection 3 of 6

Installed: 2/5/2019

Warranty End: 2/5/2021

GPS Coordinates - Latitude: 29.87260 Longitude: -98.29428

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 3/25/2020

Time In: 8:40am

Out: am

Entered By: Alex Seidensticker

Method: Grab

Technician: Alex Seidensticker

Maint. Provider: Rudy Carson

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: n/a

Irrigation Pumps: Operational

For Tank 2: n/a

Disinfection Device: Operational

For Tank 3: 0"

CFM: 2.0

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

PSI Pressure: 3.7

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Due to covid 19 we are only checking pump tanks. -
Cleaned compressor filter. Clean drip filter. - Secured system in the on position with a lock bolt.

Insp ID #: 91030


Provider: **Rudy Carson**

Technician: **Alex Seidensticker**

License #: MP0002036

License #: MP0001961

Expires: 9/30/2021


Rudy Carson

A.S

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Darla Mcdermit
466 Twin Elm Dr
Canyon Lake, TX 78133

Printed: 10/27/2020
Site: 466 Twin Elm Dr
Canyon Lake, TX 78133

Permit #: **107972**

Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorin System S/N: 34200
Disposal: Drip Emitters

Customer ID: 6431
Contract Dates: 3/20/2019 - 3/20/2021
Scheduled Date: 11/20/2020 Inspection 5 of 6
Installed: 2/5/2019
Warranty End: 2/5/2021
GPS Coordinates - Latitude: 29.87260 Longitude: -98.29428

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Joseph A Crowder

Visit Date: **10/27/2020** Time In: 1:45 Out: 2:00

Method: Grab

Technician: Joseph A Crowder

Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational

Sludge Levels
For Tank 1: 18
For Tank 2: 0"
For Tank 3: 0"

CFM: 2.4

Air Filter: Good

Tank Lid / Riser: Secured

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

Color: Good
Odor: Good

Alarm: Operational PSI Pressure: 3.5

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is 2". Cleaned drip filters and flushed system also cleaned air filter. - Secured system in the on position with a lock bolt

Service Completed

Insp ID #: 100818

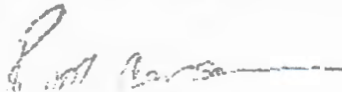
Provider: **Rudy Carson**

Technician: **Joseph A Crowder**

License #: MP0002036

License #: MT0001769

Expires: 9/30/2022



Rudy Carson



Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Darla Mcdermit
466 Twin Elm Dr
Canyon Lake, TX 78133

Printed: 3/27/2021
Site: 466 Twin Elm Dr
Canyon Lake, TX 78133
(830) 890-5561

Permit #: **107972**
Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorine System S/N: 34200
Disposal: Drip Emitters

Customer ID: 6431
Contract Dates: 3/20/2019 - 3/20/2021
Scheduled Date: 3/20/2021 Inspection 6 of 6
Installed: 2/5/2019
Warranty End: 2/5/2021
GPS Coordinates - Latitude: 29.87260 Longitude: -98.29428

Service Type: Scheduled Inspection

✓ This counts as a type of "Scheduled Inspection"

Visit Date: 3/27/2021

Time In: 10:40am

Out: 11:00am

Entered By: Ronnie W Krampota

Method: Grab

Technician: Ronnie W Krampota

Maint. Provider: Burt Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 14

For Tank 2: 0"

For Tank 3: 0"

CFM: 3.0

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.5

Comments

✓ **Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Secured system in the on position with a lock bolt -
Cleaned drip filter and back washed drip line - PSI 40 high side - Cleaned compressor filter - Scum in pretreatment is 11"

insp ID #: 106934

Provider: Burt Seidensticker

Technician: Ronnie W Krampota

License #: MP0000002

License #: MT0001175

Expires 7/31/2023

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Darla Mcdermit
466 Twin Elm Dr
Canyon Lake, TX 78133

Printed: 8/16/2021
Site: 466 Twin Elm Dr
Canyon Lake, TX 78133
(830) 890-5561

Permit #: 107972

Agency: Comal County
County: Comal

Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorine System S/N: 34200
Disposal: Drip Emitters

Customer ID: 6431

Contract Dates: 3/20/2021 - 3/20/2022

Scheduled Date: 7/20/2021

Inspection 1 of 3

Installed: 2/5/2019

Warranty End: 2/5/2021

GPS Coordinates - Latitude: 29.87260 Longitude: -98.29428

Service Type: Scheduled Inspection

✓ This counts as a type of "Scheduled Inspection"

Entered By: Jason K Stanberry

Visit Date: 8/16/2021

Time In: 1215pm

Out: 1237pm

Method: Grab

Technician: Jason K Stanberry

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 8"

For Tank 2: 24"

For Tank 3: 0"

CFM: 3.4

Air Filter: Good

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.2

Comments

✓ Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Scum in pretreatment is 12" - Cleaned compressor filter. Cleaned drip filter, flushed lines and set to 28psi

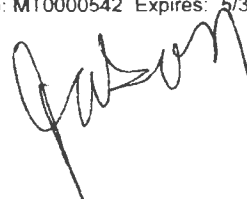
Insp ID #: 112937

Provider: **Rudy Carson**

Technician: Jason K Stanberry

License Info: MP0002036 Expires:

License Info: MT0000542 Expires: 5/31/2024



Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Darla Mcdermit
466 Twin Elm Dr
Canyon Lake, TX 78133

Printed: 12/7/2021
Site: 466 Twin Elm Dr
Canyon Lake, TX 78133
(830) 890-5561

Permit #: **107972**

Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorine System S/N: 34200
Disposal: Drip Emitters

Customer ID: 6431
Contract Dates: 3/20/2021 - 3/20/2022
Scheduled Date: 11/20/2021 Inspection 2 of 3
Installed: 2/5/2019
Warranty End: 2/5/2021
GPS Coordinates - Latitude: 29.87260 Longitude: -98.29428

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 12/7/2021

Time In: 235

Entered By: Alejandro Gonzalez

Method: Grab

Technician: Alejandro Gonzalez

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 12"

For Tank 2: 18"

For Tank 3: 0"

Air Filter: Good

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Scum in pretreatment is 24". - Cleaned compressor filter

Service Completed

Insp ID #: 116861

Provider: **Rudy Carson**

Technician: **Alejandro Gonzalez**

License #: MP0002036

License #: MT0000996

Expires:

Block Creek Concrete Products, LLC
444 A Old Hwy No 9
Comfort, TX 78013

Phone: (830) 995-3189
Fax: (830) 995-4051

To: Darla Mcdermit
466 Twin Elm Dr
Canyon Lake, TX 78133

Printed: 3/4/2022
Site: 466 Twin Elm Dr
Canyon Lake, TX 78133
(830) 890-5561

Permit #: **107972**
Agency: Comal County
County: Comal
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic Without Chlorin System S/N: 34200
Disposal: Drip Emitters

Customer ID: 6431
Contract Dates: 3/20/2021 - 3/20/2022
Scheduled Date: 3/20/2022 Inspection 3 of 3
Installed: 2/5/2019
Warranty End: 2/5/2021
GPS Coordinates - Latitude: 29.87260 Longitude: -98.29428

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 3/4/2022

Out: 147

Entered By: Jose Ramos

Method: Grab

Technician: Jose Ramos

Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational

Sludge Levels
For Tank 1: 24"
For Tank 2: 20"
For Tank 3: 1"

CFM: 3.5

Air Filter: Good

Tank Lid / Riser: Secured

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

Color: Good
Odor: Good

Alarm: Operational

PSI Pressure: 3.9

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is 12" - Cleaned compressor filter - Observed Fire Ant Mound that were active around drip box could not clean drip filter or flush drip line due to them - T-Baffle appeared to be clogged in pretreatment tank could not clear it due to riser being in the way

Insp ID #: 121241

Provider: *Rudy Carson*

Technician: Jose Ramos

License Info: MP0002036 Expires:

License Info: MT0001770 Expires: 9/1/2022