

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 05/28/2019 Permit Number: 108505

Location Description: 140 GARRETT WAY
CANYON LAKE, TX 78133

Subdivision: Rocky Creek Ranch
Unit: 11
Lot: 373
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Aerostar Holdings, LLC

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

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

Alterations to this permit including, but not limited to:

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

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

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

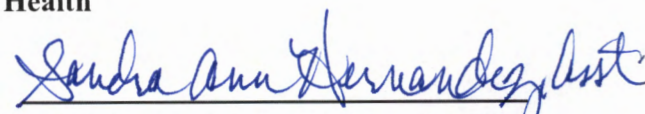
This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR
OS 0025599

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: DuLearn OSSF Installer #: 05 0009902
 1st Inspection Date: 1-28-19 2nd Inspection Date: _____ 3rd Inspection Date: 5-28-19 final
 Inspector Name: Connor Inspector Name: _____ Inspector Name: Connor
 Permit#: 108505 Address: Rocky Creek Ranch 140 Ganett Way

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	/	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		/		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	/	285.91(10) 285.30(b)(4) 285.31(d)		/		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	/	285.32(a)(1)		/		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	/	285.32(a)(3)		/		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	/	285.32(a)(5)		/		
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(I) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Tank set level no leaks operational cover
 covered 5-28-19 JC

**Comal County Environmental Health
OSSF Inspection Sheet**

final

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	/		3846 SF	✓		
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: Dawbeam OSSF Installer #: 05 0009902
 1st Inspection Date: 1-28-19 2nd Inspection Date: _____ 3rd Inspection Date: _____
 Inspector Name: Conner Inspector Name: _____ Inspector Name: _____
 Permit#: 108505 Address: Rocky Creek Ranch 140 Ganett Way

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		✓		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)		✓		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)		✓		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)		✓		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)		✓		
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Tank set level no leaks operational cover

**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	✓		<i>Muvata 600 GPD</i>	✓		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

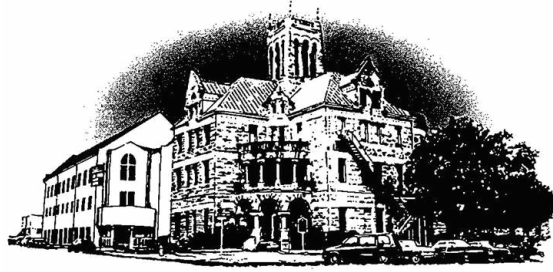
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1)				
22	DISPOSAL 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)	<i>aerobic spray</i>	✓		
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**

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42	APPLICATION AREA Area Installed	/		3846 SF	✓		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
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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: 108505
Issued This Date: 12/20/2018
This permit is hereby given to: Aerostar Holdings, LLC

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

140 GARRETT WAY
CANYON LAKE, TX 78133

Subdivision: Rocky Creek Ranch
Unit: 11
Lot: 373
Block:
Acreage:

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.

OSSF 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 Development Application Checklist must accompany the completed application.

OSSF Permit

Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate

Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer

Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.

RECEIVED
DEC 17 2018
COUNTY ENGINEER

Required Permit Fee

Copy of Recorded Deed

Surface Application/Aerobic Treatment System

Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

Signed Maintenance Contract with Effective Date as Issuance of License to Operate


Portion of Proposed OSSF Located in the United States Army Corps of Engineers (USACE) Flowage Easement

USACE Consent for proposed OSSF

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



Signature of Applicant


12/11/18

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED
3:49 pm, Jan 16, 2019

Date _____ Permit # _____

Owner Name Aerostar Holdings, LLC Agent Name Douglas R. Dowlearn
Mailing Address 15600 San Pedro, Suite 101 Agent Address 703 Oak Drive
City, State, Zip San Antonio, TX 78628 City, State, Zip Blanco, TX 78606
Phone # 210.493.5082 (DAH Builders, LLC) Phone # 210.240.2101
Email frontoffice@dah.builders Email txseptic@gmail.com

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

Subdivision Name Rocky Creek Ranch Phase 11 Unit _____ Lot 373 Block _____
Acreage/Legal .507
Street Name/Address 140 Garrett Way 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 1785

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: \$ 200,000 (Structure Only) **Complete**

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 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]
Signature of Owner

12/11/16
Date **Sign & Date**

* * * **COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH** * * *
**APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE**

REVISED
3:49 pm, Jan 16, 2019

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

System Description Aerobic Treatment with spray disposal

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

Tank Size(s) (Gallons) 600 gpd Absorption/Application Area (Sq Ft) 3750 Required

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 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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

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

1/16/19
Date



1/c

RECEIVED

DEC 17 2018

AFFIDAVIT TO THE PUBLIC

COUNTY ENGINEER

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) 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.

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §265.91(12) will be installed on the property described as (insert legal description): _____

Lot 373, Rocky Creek Ranch, Phase 11

The property is owned by (insert owner's full name): _____
Aerostar Holdings, LLC

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 23rd DAY OF October, 2018

[Signature]
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23rd DAY OF October, 2018

[Signature]
Notary Public, State of Texas
Notary's Printed Name: KATHRYN GRANADOS
My Commission Expires: 5/15/2021



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/11/2018 11:52:50 AM
JESSICA 1 Page(s)
201806047180



Bobbie Koepf

RECEIVED

DEC 17 2018

COUNTY ENGINEER

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority _____
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 Aerostar Holdings, LLC
Site Address 140 Garrett Way
City Canyon Lake Zip 78133
Mailing Address 15600 San Pedro, Suite 101, San Antonio, TX 78226
County Comal Map # _____
Phone 210.493.5082 (DAH Builders, LLC)
Email frontoffice@dah.builders

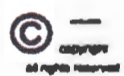
I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Aerostar Holdings, LLC (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively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

II. Effective Date: Issue date of License to Operate _____ and ends on 2 yrs from License to Operate
This Agreement commences 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) days 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 within 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; **X** 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.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

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

1. 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.

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 and 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:

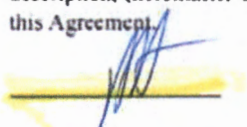
Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. 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 Customers 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

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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.

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.

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. ...

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

[Handwritten Signature]
Customer Signature

12/11/18
Date

[Handwritten Initials]

Customer's Initials



BS

Contractor's Initials

Douglas R. Dowlearn
D.A.D. Services, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
txseptic@gmail.com

September 26, 2018

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

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RE: 140 Garrett Way Variance Request

To Whom It May Concern:

I am requesting a variance for the placement of a spray disposal area 10 feet from the property line, but less than 20 feet from the property line as Comal County regulations require. **This variance is requested due to limited space.** This setback complies with TCEQ CHAPTER 285 rules Table X. requirements. Equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

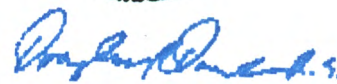
If there are any questions or concerns, please contact me at 210.240.2101 or by email at txseptic@gmail.com.

Sincerely,



Douglas R. Dowlearn, R.S.




9126118

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 1/16/19

Applicant Information:

Name: Aerostar Holdings, LLC c/o DAH Builders, LLC

Address: 15600 San Pedro, Suite 101

City, State & Zip Code: San Antonio, Texas 78626

Phone: 210.493.5082 (DAH Builders, LLC)

Email: frontoffice@dah.buildershang@dah.builders**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: txseptic@gmail.com

Property Location:

Lot: 373 Phase: 11 Subdivision: Rocky Creek Ranch

Street/Road Address: 140 Garrett Way

City: Canyon Lake Zip: 78133

Additional Info: Comal County/.507

Installer Information:

Name: Douglas Dowlearn

Company: D.A.D. Services, Inc.

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	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 3 BR (1785 Sq. Ft.)

240 Gallons per day required

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

3750 sq. ft. disposal area required

600 gallon/day aerobic tank required

Calculations: Absorption Area: $Q/RA = 240/0.064 = 3750$ Sq. Ft.**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

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 - Exp. 6/30/2020

TDH: #2432 - Exp. 2/28/2019

Signature:



D.A.D SERVICES, INC.
DOUG DOWLEARN
703 OAK DRIVE, BLANCO, TX 78606
Designed for: Aerostar Holdings, LLC c/o DAH Builders, LLC

The installation site is on Lot 373 of the Rocky Creek Ranch Phase 11 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (1785 sq. ft.) residence. 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 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a 768 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 2 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 35 feet at <40 psi. Sprinklers will spray a radius of 35 feet with 180 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: 240 gpd
Application rate: 0.064
Application area required: $240/.064 = 3750$ ft. sq.
Application area utilized: 3846 sq. ft.
Pump tank reserve capacity: 120 gal minimum



Douglas R. Dowlearn
1/16/19

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
1" purple PVC supply line
600 gpd aerobic treatment plant with timed controls with a battery backup set to spray between midnight and 5:00 a.m.
Liquid chlorinator
2 K-Rain Gear Driven Pop-up Sprinkler
Pre-tank and 768 gallon pump tank

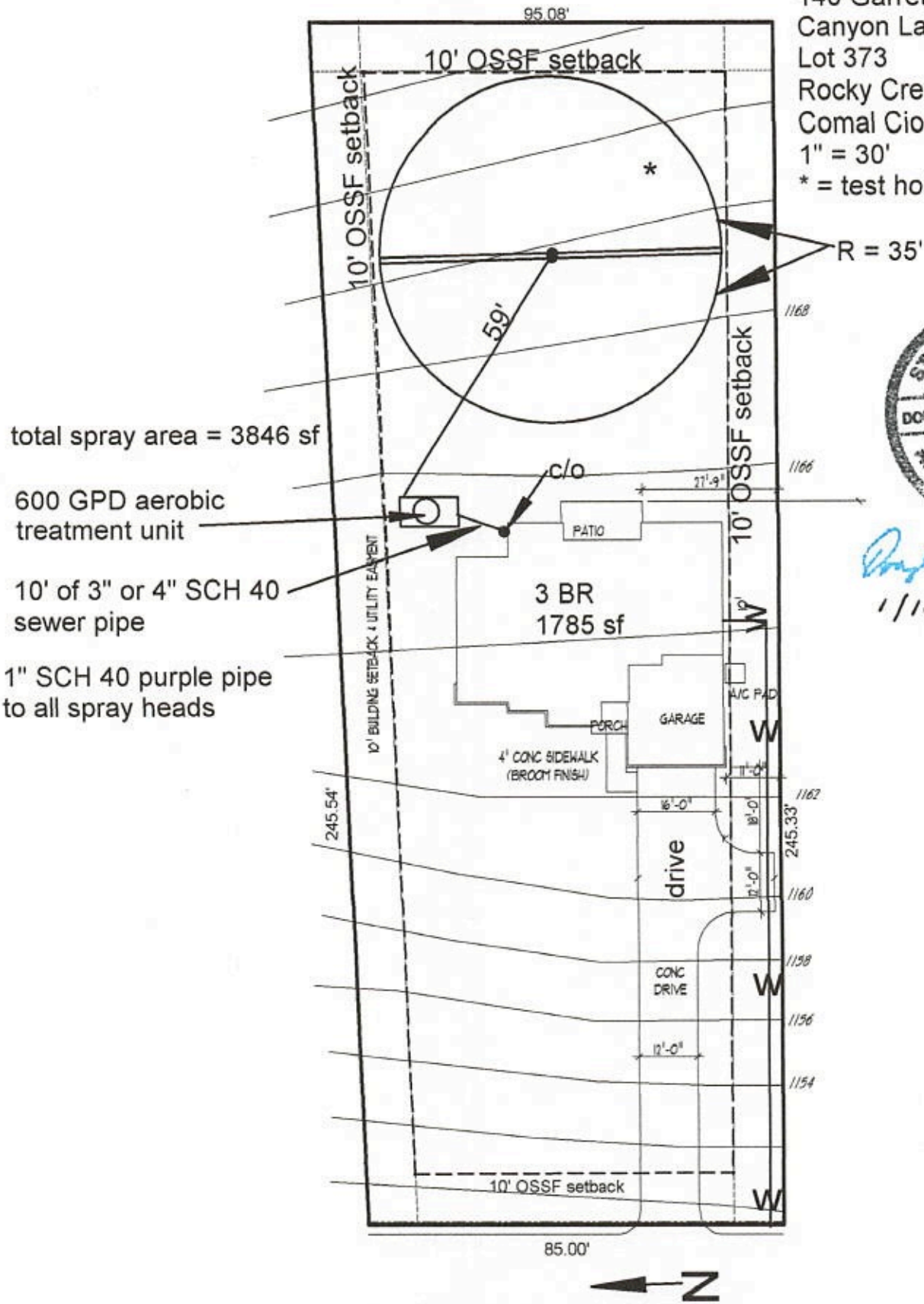
LANDSCAPING:

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 be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

REVISED

3:49 pm, Jan 16, 2019

Aerostar Holdings, LLC
c/o DAH Builders, LLC
140 Garrett Way
Canyon Lake, TX 78133
Lot 373
Rocky Creek Ranch Phase II
Comal County
1" = 30'
* = test holes



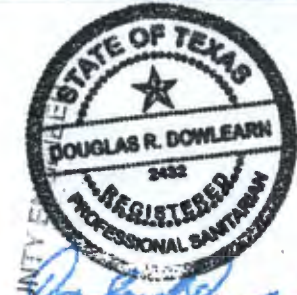
Douglas R. Dowlearn
1/16/19

Assembly Details

OSSF

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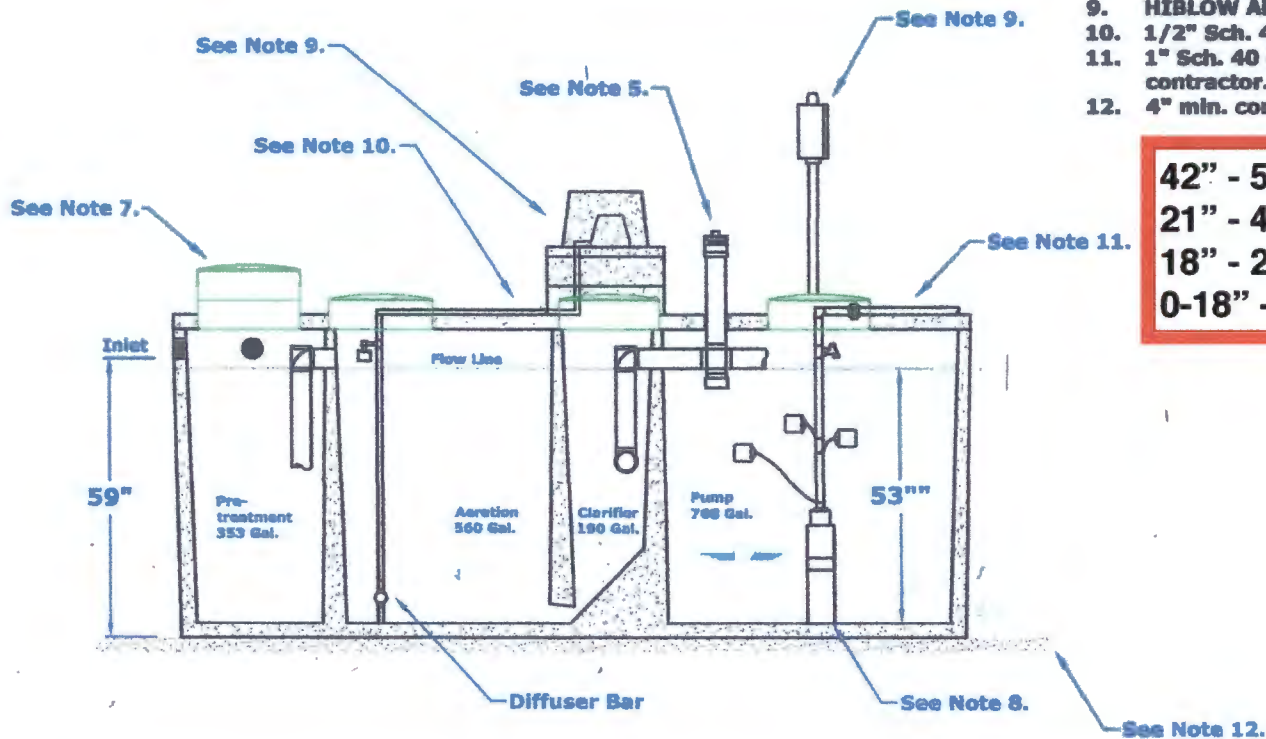
COUNTY ENGINEER
Douglas R. Dowlearn, P.E.
 12/12/18

14.49 Gallons per inch

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

42" - 53" - 160 Gallon Reserve
21" - 42" - 304 Gallon Working Level
18" - 21" - 43 Gallon On/Off Tether
0-18" - 261 Gallon Sump



DIMENSIONS:

Outside Height: 67"
 Outside Width: 63"
 Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
 Length: 176"

NuWater B-550 (600 GPD)
Aerobic Treatment Plant (Assembled)

Model: B-550-PC-400PT

March, 2012 - Rev 1
 By: A.S.

Scale:
 * All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
 Wastewater Solutions

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

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date _____

Permit # 108505

Owner Name Aerostar Holdings, LLC
Mailing Address 15800 San Pedro, Suite 101
City, State, Zip San Antonio, TX 78628
Phone # 210.493.5082 (DAH Builders, LLC)
Email frontoffice@dah.builders

Agent Name Douglas R. Dowleam
Agent Address 703 Oak Drive
City, State, Zip Blanco, TX 78606
Phone # 210.240.2101
Email bxseptic@gmail.com

VOID

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

Subdivision Name Rocky Creek Ranch Phase 11 Unit _____ Lot 373 Block _____

Acreage/Legal .507

Street Name/Address 140 Garrett Way City Canyon Lake Zip 78133

Type of Development:

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 1785

Commercial or Institutional Facility

(Planning materials must show adequate land area for VOID 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: \$ 200,000 (Structure Only) Complete

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 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]
Signature of Owner

12/11/18
Date

[Signature]
Sign & Date

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* * * **COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH** * * *
**APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE**

VOID

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

System Description Aerobic Treatment with spray disposal

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

Tank Size(s) (Gallons) 600 gpd Absorption/Application Area (Sq Ft) 4688 Required

Gallons Per Day (As Per TCEQ Table III) 300

(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? No

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

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

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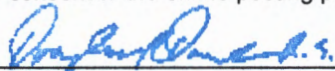
COUNTY ENGINEER

VOID

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

9/25/18

Date

Page 2 of 2

OSSF SOIL EVALUATION REPORT INFORMATION

VOID

Date: 9/26/18

Applicant Information:

Name: Aerostar Holdings, LLC c/o DAH Builders, LLC

Address: 15600 San Pedro, Suite 101

City, State & Zip Code: San Antonio, Texas 78626

Phone: 210.493.5082 (DAH Builders, LLC)

Email: frontoffice@dah.builders

hang@dah.builders

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: txseptic@gmail.com

Property Location:

Lot: 373 Phase: 11 Subdivision: Rocky Creek Ranch

Street/Road Address: 140 Garrett Way

City: Canyon Lake Zip: 78133

Additional Info: Comal County/.507

Installer Information:

Name: Douglas Dowlearn

Company: D.A.D. Services, Inc.

Address:

City, State & Zip:

Phone: Fax:

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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	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS
VOID

Application Rate (RA): 0.064

OSSF is designed for: 4 BR (1785 Sq. Ft.)

300 Gallons per day required

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

4688 sq. ft. disposal area required

500 gallon/day aerobic tank required

Calculations: Absorption Area: $Q/RA = 300/0.064 = 4688$ Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

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 - Exp. 6/30/2020

TDH: #2432 - Exp. 2/28/2019

Signature: 

DAH SERVICES, INC.

VOID

DOUGLAS R. DOWLEARN

7830 VINE BLVD, BLANCO, TX 78606

Designed for: Aerostar Holdings, LLC c/o DAH Builders, LLC

The installation site is on Lot 373 of the Rocky Creek Ranch Phase 11 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 4 Bedroom (1785 sq. ft.) residence. 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 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a 768 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 3 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at <40 psi. One sprinkler will spray a radius of 28 feet with 360 degrees of arc and two sprinklers will spray a radius of 27 feet with 180 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

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DESIGN SPECIFICATIONS:

VOID

Daily Waste Flow: 300 gpd
Application rate: 0.064
Application area required: $300 / .064 = 4688$ ft. sq.
Application area utilized: 4751 sq. ft.
Pump tank reserve capacity: 150 gal minimum



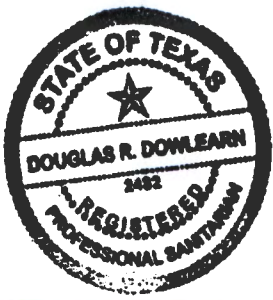
Douglas R. Dowlearn
9/26/18

SYSTEM COMPONENTS:

- SCH 40 PVC sewer line
- 1" purple PVC supply line
- 600 gpd aerobic treatment plant with timed controls with a battery backup set to spray between midnight and 5:00 a.m.
- Liquid chlorinator
- 3 K-Rain Gear Driven Pop-up Sprinkler
- Pre-tank and 768 gallon pump tank

LANDSCAPING:

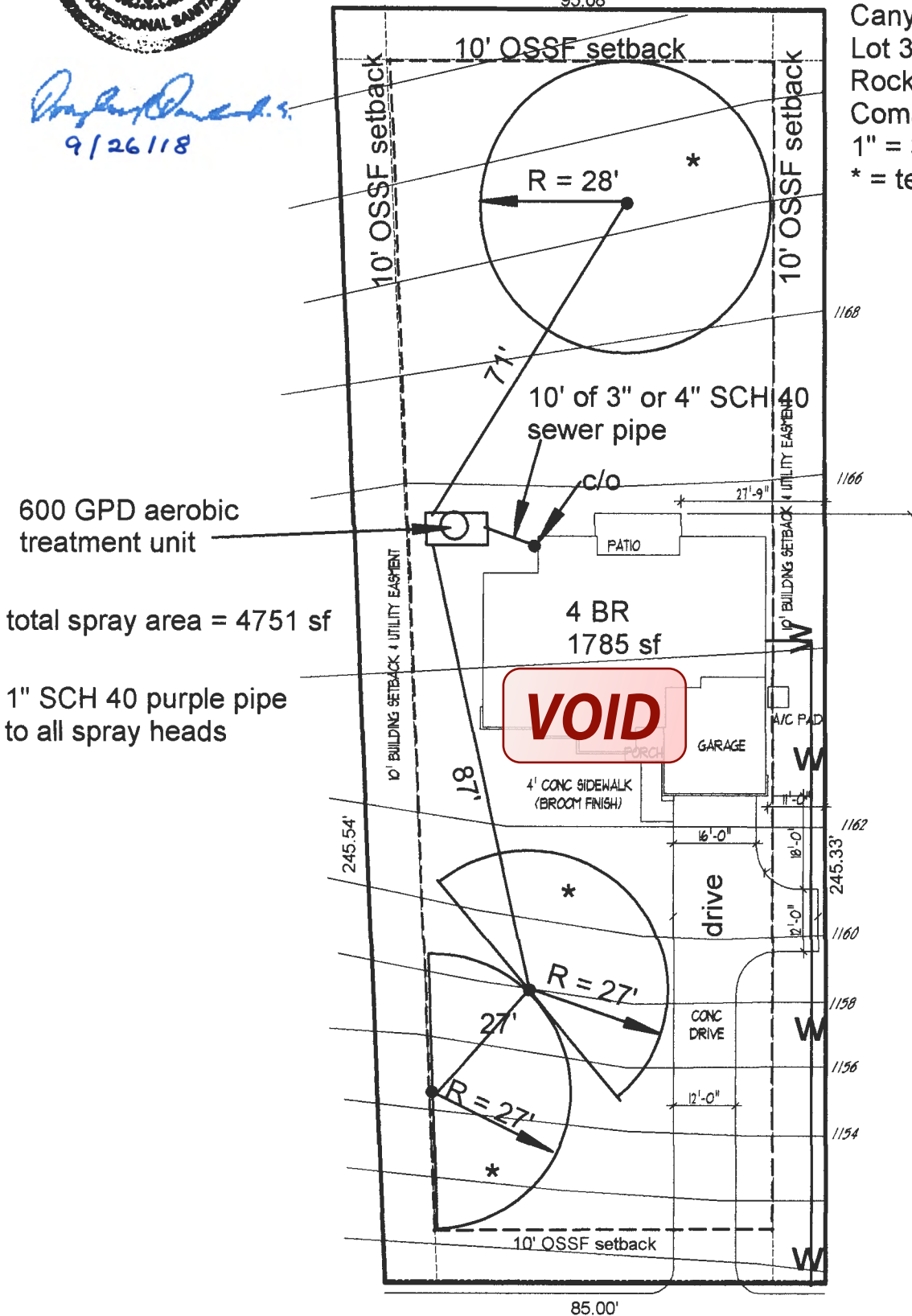
The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.



Douglas R. Dowlearn
9/26/18

VOID

Aerostar Holdings, LLC
c/o DAH Builders, LLC
140 Garrett Way
Canyon Lake, TX 78133
Lot 373
Rocky Creek Ranch Phase II
Comal County
1" = 30'
* = test holes



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COUNTY ENGINEER



140 GARRETT WAY

GF # 4000131800 664- VJB

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

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

RECEIVED

DEC 17 2018

COUNTY ENGINEER

Executed on date of acknowledgement to be Effective on: September 7th, 2018.

Grantor: **Clarence R. Cox and June A. Cox**, husband and wife

Grantor's Mailing Address: 264 Marlys Ave., Canyon Lake, Comal County, Texas 78133

Grantee: **Aerostar Holdings, LLC**

Grantee's Mailing Address: 15600 San Pedro, Suite 101, San Antonio, Bexar County, Texas 78626

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

Property (including any improvements): **Lot 373, Rocky Creek Ranch, Phase 11**, Comal County, Texas, according to map or plat recorded in Volume 10, Pages 332-333, Map and Plat Records, Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

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

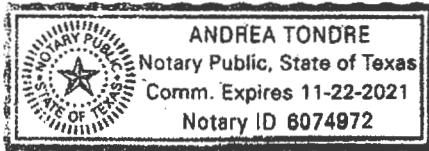
When the context requires, singular nouns and pronouns include the plural.

Clarence R. Cox
Clarence R. Cox

June A. Cox
June A. Cox

THE STATE OF TEXAS *
COUNTY OF Comal *

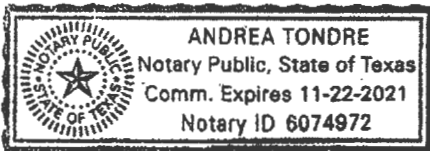
This instrument was acknowledged before me on this the 7th day of September, 2018, by Clarence R. Cox.



Andrea Tondre
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 7th day of September, 2018, by June A. Cox



Andrea Tondre
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
ALAMO TITLE COMPANY
GF No. 4000131800664

PREPARED IN THE LAW OFFICE OF:
KRISTEN QUINNEY PORTER, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/12/2018 02:12:45 PM
LAURA 2 Pages(s)
201806036095



Bobbie Koepp

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
140 Garrett Way
Canyon Lake, TX 78133

Printed: 8/30/2019
Site: 140 Garrett Way
Canyon Lake, TX 78133

Permit #: **108505** Customer ID: 6528
Agency: Comal County Contract Dates: 5/28/2019 - 5/28/2021
County: Comal Sub: Scheduled Date: 9/28/2019 Inspection 1 of 6
Mfg / Brand: Advantage Wastewater LLC - Nu Water Installed: 1/21/2019
Treatment Type: Aerobic With Chlorine System S/N: 33843 Warranty End: 1/21/2021
Disposal: Surface Application GPS Coordinates - Latitude: 29.96053 Longitude: -98.26322

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 8/30/2019

Time In: 220pm

Out: 238pm

Entered By: Alex Seidensticker

Method: Grab

Technician: Alex Seidensticker

Maint. Provider: Burt Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.42mg/L

Sludge Levels

For Tank 1: 3"

For Tank 2: 0"

For Tank 3: 0"

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Reset timer. - Cleaned compressor filter. - Secured system in the on position with a lock bolt. - Scum in pretreatment is 0". Please add bleach to reservoir.

Insp ID #: 81753

Provider: *Burt Seidensticker*

Technician: **Alex Seidensticker**

License #: MP0000002

License #: MP0001961

Expires: 9/30/2021



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

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

To: Mrs. Barr
140 Garrett Way
Canyon Lake, TX 78133

Printed: 11/22/2019
Site: 140 Garrett Way
Canyon Lake, TX 78133
(210) 387-1191

Permit #: **108505**

Agency: Comal County

County: Comal

Sub:

Mfg / Brand: Advantage Wastewater LLC - Nu Water

Treatment Type: Aerobic With Chlorine System S/N: 33843

Disposal: Surface Application

Customer ID: 6528

Contract Dates: 5/28/2019 - 5/28/2021

Scheduled Date: 1/28/2020

Installed: 1/21/2019

Warranty End: 1/21/2021

GPS Coordinates - Latitude: 29.96053 Longitude: -98.26322

Service Type: Customer Request

Visit Date: 11/22/2019

Time In: 0855am

Out: 0905am

Entered By: Michael Prosize

Method: Grab

Technician: Michael Prosize

Maint. Provider: Rudy Carson

Tank Lid / Riser: Secured

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Broken pipe by septic- tested sprinklers, working properly at this time Homeowner was concerned about spot by pretreatment- hole is from settling and wet area is from run off from roof.

nsp ID #:86579

Provider:

Rudy Carson

Technician: *Michael Prosize*

License #: MP0002036

License #: MT0001254

Expires: 12/31/2019

Rudy Carson
Rudy Carson

Michael Prosize

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

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

To: Mrs. Barr
140 Garrett Way
Canyon Lake, TX 78133

Printed: 11/22/2019
Site: 140 Garrett Way
Canyon Lake, TX 78133
(210) 387-1191

Permit #: 108505	Customer ID: 6528
Agency: Comal County	Contract Dates: 5/28/2019 - 5/28/2021
County: Comal	Scheduled Date: 1/28/2020
Sub:	Installed: 1/21/2019
Mfg / Brand: Advantage Wastewater LLC - Nu Water	Warranty End: 1/21/2021
Treatment Type: Aerobic With Chlorine System S/N: 33843	GPS Coordinates - Latitude: 29.96053 Longitude: -98.26322
Disposal: Surface Application	

Service Type: Customer Request

Visit Date: 11/22/2019 Time In: 0855am Out: 0905am **Entered By: Michael Prorise**
Method: Grab
Technician: Michael Prorise
Maint. Provider: Rudy Carson

Tank Lid / Riser: Secured

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Broken pipe by septic- tested sprinklers, working properly at this time Homeowner was concerned about spot by pretreatment- hole is from settling and wet area is from run off from roof.

nsp ID #:86579

Provider: *Rudy Carson*

Technician: *Michael Prorise*

License #: MP0002036

License #: MT0001254

Expires: 12/31/2019

Rudy Carson
Rudy Carson

Michael Prorise

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

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

To: Mrs. Barr
140 Garrett Way
Canyon Lake, TX 78133

Printed: 12/20/2019
Site: 140 Garrett Way
Canyon Lake, TX 78133
(210) 387-1191

Permit #: **108505**

Agency: Comal County

County: Comal

Sub:

Mfg / Brand: Advantage Wastewater LLC - Nu Water

Treatment Type: Aerobic With Chlorine System S/N: 33843

Disposal: Surface Application

Customer ID: 6528

Contract Dates: 5/28/2019 - 5/28/2021

Scheduled Date: 1/28/2020

Inspection 2 of 6

Installed: 1/21/2019

Warranty End: 1/21/2021

GPS Coordinates - Latitude: 29.96053 Longitude: -98.26322

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 12/20/2019

Time In: 1030

Out: 1045

Entered By: Billy Duff

Method: Grab

Technician: Billy Duff

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: .37

Sludge Levels

For Tank 1: 2

For Tank 2: 0"

For Tank 3: 0"

CFM: 3.0

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. - Cleaned filter on compressor - reset timer - no scum - Secured system in the on position with a lock bolt

Owner signature:

Insp ID #: 87716

Provider: **Rudy Carson**

Technician: Billy Duff

License #: MP0002036

License #: MT0001357

Expires: 5/31/2020


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: Mrs. Barr
140 Garrett Way
Canyon Lake, TX 78133

Printed: 10/5/2020
Site: 140 Garrett Way
Canyon Lake, TX 78133
(210) 387-1191

Permit #: **108505** Customer ID: 6528
Agency: Comal County Contract Dates: 5/28/2019 - 5/28/2021
County: Comal Sub: Scheduled Date: 9/28/2020 Inspection 4 of 6
Mfg / Brand: Advantage Wastewater LLC - Nu Water Installed: 1/21/2019
Treatment Type: Aerobic With Chlorine System S/N: 33843 Warranty End: 1/21/2021
Disposal: Surface Application GPS Coordinates - Latitude: 29.96053 Longitude: -98.26322

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **10/5/2020** Time In: 9:40 Out: 10:10

Entered By: Michael S Looney

Method: **Grab**

Technician: Michael S Looney

Maint. Provider: Rudy Carson

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 16"

Irrigation Pumps: Operational

For Tank 2: 0"

Disinfection Device: Operational

For Tank 3: 0'

Chlorine Supply: Operational

Chlorine Residual: 1.40

CFM: 2.5

Air Filter: Good

Turbidity: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter. 0" scum in pretreatment. Secured safety pans. Reset timer. Checked sprinkler system.

Insp ID #: 99758


Provider: **Rudy Carson**

Technician: *Michael S Looney*

License #: MP0002036

License #: MT0001616

Expires:


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: Mrs. Barr
140 Garrett Way
Canyon Lake, TX 78133

Printed: 5/18/2020
Site: 140 Garrett Way
Canyon Lake, TX 78133
(210) 387-1191

Permit #: **108505** Customer ID: 6528
Agency: Comal County Contract Dates: 5/28/2019 - 5/28/2021
County: Comal Sub: Scheduled Date: 5/28/2020 Inspection 3 of 6
Mfg / Brand: Advantage Wastewater LLC - Nu Water Installed: 1/21/2019
Treatment Type: Aerobic With Chlorine System S/N: 33843 Warranty End: 1/21/2021
Disposal: Surface Application GPS Coordinates - Latitude: 29.96053 Longitude: -98.26322

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Alejandro Gonzalez

Visit Date: 5/18/2020 Time In: 8:45am Out: 9am

Method: Grab

Technician: Alex Seidensticker

Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 0.62mg/L

Sludge Levels
For Tank 1: n/a
For Tank 2: n/a
For Tank 3: 0"

CFM: 2.0

Tank Lid / Riser: Secured

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

Odor: Good

Alarm: Operational PSI Pressure: 3.1

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Due to covid 19 we're only checking pump tanks, recommended by TOWA. - Cleaned compressor filter. Reset timer. - Secured system in the on position with a lock bolt.

Service Completed

Insp ID #: 93789

Provider: *Rudy Carson*

Technician: **Alex Seidensticker**

License #: MP0002036

License #: MP0001961

Expires: 9/30/2021

Rudy Carson
Rudy Carson

AS

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

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

To: Mrs. Barr
140 Garrett Way
Canyon Lake, TX 78133

Printed: 1/13/2021
Site: 140 Garrett Way
Canyon Lake, TX 78133
(210) 387-1191

Permit #: **108505**
Agency: Comal County
County: Comal Sub:
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 33843
Disposal: Surface Application

Customer ID: 6528
Contract Dates: 5/28/2019 - 5/28/2021
Scheduled Date: 1/28/2021 Inspection 5 of 6
Installed: 1/21/2019
Warranty End: 1/21/2021
GPS Coordinates - Latitude: 29.96053 Longitude: -98.26322

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 1/13/2021

Entered By: Alejandro Gonzalez

Method: Grab

Technician: Alejandro Gonzalez

Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 1mg/L

Sludge Levels
For Tank 1: 16
For Tank 2: 0"
For Tank 3: 0"

Air Filter: Good

Tank Lid / Riser: Secured

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

Color: Good
Odor: Good

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. 0" of scum in pretreatment. - Cleaned compressor filter. Reset timer. - Secured system in the on position with a lock bolt. Told owner to keep and eye on compressor when it rains. Compressor is a bit low to ground and may need to be raised if water gets to it. Owner will call if needs to be raised, needs just 1(20x6) riser.

Insp ID #: 103905

Provider: *Rudy Carson*

Technician: *Alejandro Gonzalez*

License #: MP0002036

License #: MT0000996

Expires:

Rudy Carson
Rudy Carson

Alejandro Gonzalez

Block Creek Aerobic Services, LLC
444 A Old Hwy No 9
Comfort, TX 78013

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

To: Najmieh Barr
PO BOX 591493
San Antonio, TX 78259

Printed: 5/27/2021
Site: 140 Garrett Way
Canyon Lake, TX 78133
(210) 387-1191

Permit #: **108505**
Agency: Comal County
County: Comal
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: 33843
Disposal: Surface Application

Customer ID: 6528
Contract Dates: 5/28/2019 - 5/28/2021
Scheduled Date: 5/28/2021 Inspection 6 of 6
Installed: 1/21/2019
Warranty End: 1/21/2021
GPS Coordinates - Latitude: 29.96053 Longitude: -98.26322

Service Type: Scheduled Inspection

Visit Date: 5/27/2021

Method: Grab

Technician: Not Assigned

Maint. Provider: Rudy Carson

This counts as a type of "Scheduled Inspection"
Entered By: Jason K Stanberry

Chlorine Residual: n/a

Comments

Customer will call when she wants us to come out.

Service Completed

Insp ID #: 109655

Provider:

Rudy Carson

License Info: MP0002036 Expires: