



04/10/2025 10:29





04/10/2025 10:29





04/10/2025 10:29



on OSSF on property

PH 108730



8206 IH 35 N

Is there an OSSF



**RECEIVED**

*By shelly helmke at 8:44 am, Feb 20, 2024*

**Helmke, Shelly K.**

---

**From:** Leonard Frey <lfrey@freyandrealstate.com>  
**Sent:** Friday, February 16, 2024 11:47 AM  
**To:** Helmke, Shelly K.  
**Cc:** rcastillo@ewingirrigation.com; Mark DiBrito; Leslie Brown; Alison Frey  
**Subject:** 8200 N IH 35 AND 8206 N IH 35  
**Attachments:** FRE\_CB\_BoSF\_11.11.pdf

**This email originated from outside of the organization.**

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

*- Comal IT*

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Re: Case # 106079 (8206 N IH 35)

Dear Ms. Helmke -

Thank you for your time this morning regarding the property on 8200 N IH 35. As discussed, we sold and removed the building on the property at 8206 N IH 35 (Bill of Sale Attached).

All electrical, a/c, and septic system components have been deactivated and capped on all main tanks and sprayer fields.

Re: Case TBD (8200 N IH 35)

Ewing Irrigation is the current operator on the property. They will contact you directly with maintenance renewal information for this building operation. For your reference, Mr. DiBrito (copied) is the overall Facilities Director for Ewing Irrigation and will be the point of contact on facilities activities. Mr. Castillo (copied) is the current site manager for local reference.



**November 01, 2022**

**Bill of Sale**

This is a formal bill of sale ("Purchase") between Frey Real Estate, LLC ("Seller") and Mr. Derrick Matthew Werner ("Buyer"). The Purchase is for a cedar building located at 8206 N IH 35, New Braunfels, Texas 78130 ("Property"). The Property is defined by exhibits #1-5 attached to this agreement as NBLs\_#1, NBLs\_#2, NBLs\_#3, NBLs\_#4 and NBLs\_#5 ("Addendum").

The Property includes the building, porch, doors, windows, roofing system, internal contents, systems, and air-conditioning system, only.

Seller and Buyer agree to a sum of \$25,000.00, twenty-five-thousand dollars and no/00 dollars ("Purchase Price") for sale of Property.

Frey Real Estate, LLC is the rightful owner, without liens or any other obligations for the Property. There are no other claims to Property or other any other encumbrances related to the sale of Property limiting the sale of Property.

Frey Real Estate, LLC is presided by Leonard W. Frey III, the Managing Member, who is authorized to act on behalf of any and all transactions related to the Property owned by Seller, including the sale of any physical assets, buildings, equipment and unfixed assets.

Buyer agrees to purchase the Property As-Is, without any warranty or any recourse of any kind. Buyer will be responsible, in full, for any and all efforts to move Property from the current location including, safe and reasonable disconnection of utilities, septic systems and any other service infrastructure. Buyer will further be responsible for clean up of any debris or site disturbance to the property, returning condition of the facilities to the same condition at the time of removal.

Buyer will be held responsible for any and all damages caused during removal of Property. Buyer agrees to hold Seller harmless from any damages caused during the removal of the Property. Buyer agrees to hold Seller harmless for any damages or accidents caused during removal and transportation of Property.

Seller:  
Leonard W. Frey III  
Managing Member, Frey & Real Estate, LLC  
1600 Gaston Avenue, Austin, Texas 78703

SIGNATURE:

Buyer:  
Mr. Derrick Matthew Werner  
3819 FM 1101, New Braunfels, Texas 78130

SIGNATURE:





November 01, 2022

Addendum

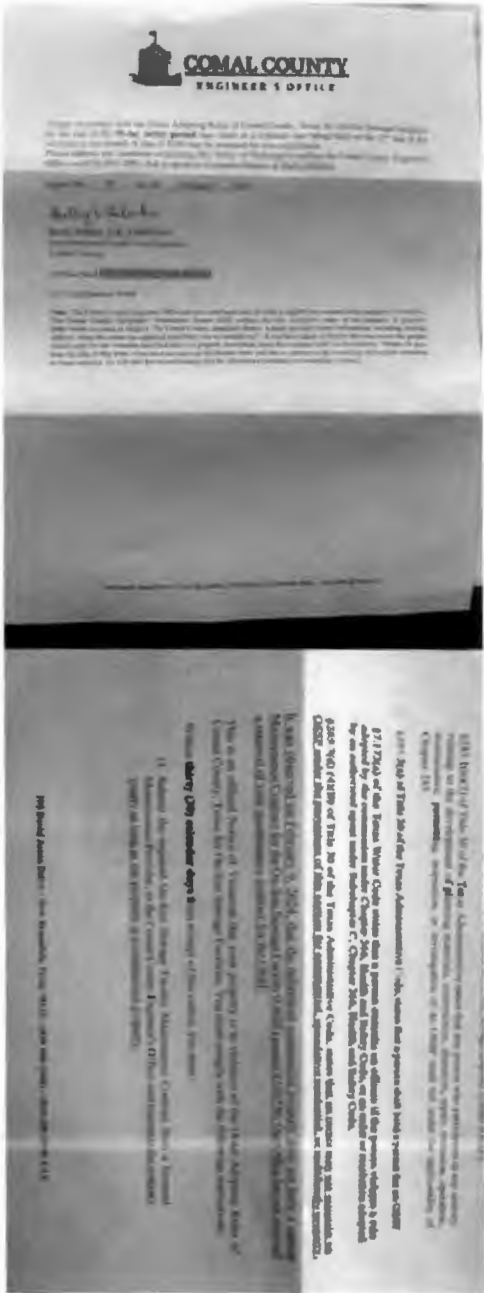
Exhibits #1-5







**RECEIVED**  
By shelly helmke at 8:44 am, Feb 20, 2024



Regards,

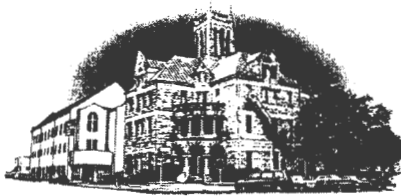
Leonard W. Frey III  
Founder, Managing Member  
Frey & Real Estate

lfrey@freyandrealstate.com  
(512) 800-3945 (Mobile)

Frey & Real Estate its a commercial real estate development and asset management Company in Central Texas with emphasis on long-term management and holding.



**VOID**



**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: **108730**

Location Description: 8206 IH 35 N  
NEW BRAUNFELS, TX 78130

Subdivision: Kaderli  
Unit: 2  
Lot: 1  
Block:  
Acreage:

Type of System: Aerobic  
Surface Irrigation

Issued to: Comal Landscape, 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**



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ENVIRONMENTAL HEALTH INSPECTOR

**OS0034322**



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ENVIRONMENTAL HEALTH COORDINATOR

**OS0007722**



## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Tom Hampton OSSF Installer #: OS0024597  
 1st Inspection Date: 3-20-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_  
 Inspector Name: anelrea J. Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_  
 Permit#: 108730 Address: 8206 Old Bastrop Road

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)	<i>existing system</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)				

3-20-19

spray area  
 installed. operational  
 Existing  
 system.



**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			existing			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			"			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				



**Comal County Environmental Health  
OSSF Inspection Sheet**

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



**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes &lt; 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less &amp; an additional 400 ft. for each additional bedroom )</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. &amp; 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.) &amp; 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)	EXISTING			
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port &amp; 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>			system			
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 &amp; 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 &amp; Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>						



**Comal County Environmental Health  
OSSF Inspection Sheet**

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





# 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: 108730  
Issued This Date: 02/12/2019  
This permit is hereby given to: Comal Landscape, LLC

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

8206 IH 35 N  
NEW BRAUNFELS, TX 78130

Subdivision: Kaderli  
Unit: 2  
Lot: 1  
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.



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

**REVISED**

2:27 pm, Feb 12, 2019

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

Date January 21, 2019

Permit # 108730

Owner Name COMAL LANDSCAPE, LLC  
Mailing Address 1600 GASTON AVE  
City, State, Zip AUSTIN TEXAS 78703  
Phone# 512-800-3945  
Email lfrey@nblandscapesupply.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 KADERLI SUBDIVISION Unit/Phase/Section 2 Lot 1 Block \_\_\_\_\_

Acreage/Legal \_\_\_\_\_

Street Name/Address 8206 NORTH IH 35 City NEW BRAUNFELS Zip 78130

**Type of Development:**

Single Family Residential

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

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility LANDSCAPE MAINTENANCE YARD

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 9 EMPLOYEES

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: \$ 25,000 (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.

Samuel W. Frey, III  
Signature of Owner

January 29, 2019  
Date



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

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) PRO-FLO 500 SLPT Absorption/Application Area (Sq Ft) 1710

Gallons Per Day (As Per TCEQ Table III) 108

(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 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  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]  
Signature of Designer

January 28, 2019  
Date

RECEIVED  
FEB 05 2019  
COUNTY ENGINEER



**AFFIDAVIT**



201906004155 02/05/2019 01:27:22 PM 1/1

THE COUNTY OF COMAL  
STATE OF TEXAS

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

**I**

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

**II**

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

2 UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK 1 LOT \_\_\_\_\_ KADERLI \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

IF NOT IN SUBDIVISION: \_\_\_\_\_ ACREAGE \_\_\_\_\_ SURVEY \_\_\_\_\_

The property is owned by (insert owner's full name): COMAL LANDSCAPE, LLC,  
a Texas limited liability company

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 29 DAY OF January, 2019

Leonard W. Frey III  
Owner(s) signature(s)

LEONARD W. FREY III  
Owner (s) Printed name (s)

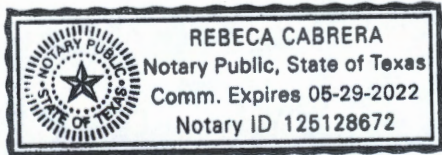
Leonard W. Frey III  
January, 2019

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29th DAY OF

Rebecca Cabrera  
Notary Public Signature

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/05/2019 01:27:22 PM  
TERRI 1 Page(s)  
201906004155



(Notary Seal Here)



Bobbie Koepf

RECEIVED  
FEB 05 2019  
COUNTY ENGINEER  
SUBDIVISION

Yes



**REVISED**

2:27 pm, Feb 12, 2019

15188 FM 306  
Canyon Lake, TX 78133  
Phone (830) 964-2365 Fax (830) 964-2659



## Routine Maintenance and Inspection Agreement

### General

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between **COMAL LANDSCAPE** (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP 549) (hereinafter referred to as "Contractor") located at 15188 FM 306, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the **two year period** including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be address within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.

2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.

3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.

4. The customer is responsible for the chlorine tablets; they must be filled before or during the service visit.

5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

### ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil Is to be replaced with the excavated material as best as possible.

### Termination of Agreement

Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, **the Contractor will immediately notify the appropriate health authority of the termination.**

*Handwritten note:*  
Mail #671. on January 29, 2019  
Via Certified MAIL

RECEIVED  
FEB 05 2019  
COUNTY ENGINEER



**Limit of Liability**

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

**Dispute Resolution**

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

**Entire Agreement**

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

**Severability**

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this 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.

**OWNER**

Leonard W. Fry  
Name  
8206 N IH 35  
Address  
New Braunfels, Texas 78130  
City, State  
(830) 406-4710  
Phone  
[Signature]  
Signature of Home Owner

**SERVICE PROVIDER**

Aerobic Services of South Texas Inc.  
Name  
15188 FM 306  
Address  
Canyon Lake, Texas 78133  
City, State  
(830) 964-2365  
Phone  
[Signature]  
OS24597/MP349  
Thomas Hampton  
Signature of Service Provider and License #

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EFFECTIVE DATE \_\_\_\_\_ EXPIRED DATE \_\_\_\_\_ INSTALLED \_\_\_\_\_

Model # \_\_\_\_\_

Blower/Panel Serial # \_\_\_\_\_

The effective date of this initial maintenance contract shall be the date license to operate is issued.



**ON-SITE SEWERAGE FACILITY  
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: January 25, 2019

Site Location: KADERLI SUBDIVISION, UNIT 2, LOT 1

Proposed Excavation Depth: N/A

**Requirements:**

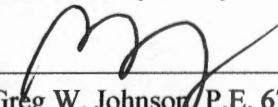
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation 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						
1						
2						
3						
4						
5	<b>IV</b>	<b>CLAY</b>	<b>N/A</b>	<b>NONE OBSERVED</b>	<b>NONE OBSERVED</b>	<b>BROWN</b>

SOIL BORING NUMBER		SURFACE EVALUATION				
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1	<b>SAME</b>		<b>AS</b>		<b>ABOVE</b>	
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.

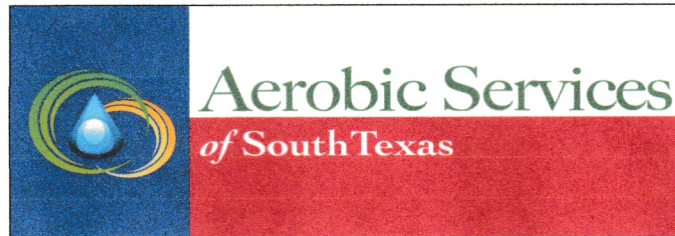
  
\_\_\_\_\_  
Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

01/25/19  
Date









15188 FM 306  
Canyon Lake, TX 78133  
(830) 964-2365 Fax # (830) 964-2659

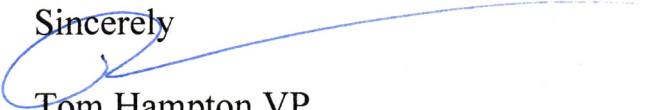
**RECEIVED**

*By rabsah at 12:23 pm, Mar 18, 2019*

To Whom It May Concern:

I have inspected and serviced the system at 8206 N IH 35 for New Braunfels Land Scape. We did have to relocate the sprinkler as to the design provided by Greg Johnson PE. From our inspection and serving we have found the system is installed correctly to TCEQ regulations. We will be servicing the system for the next 2 years to insure proper operations.

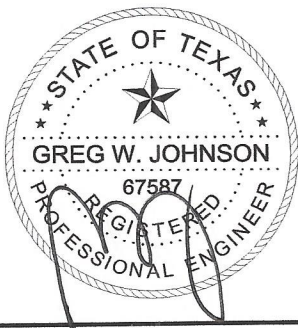
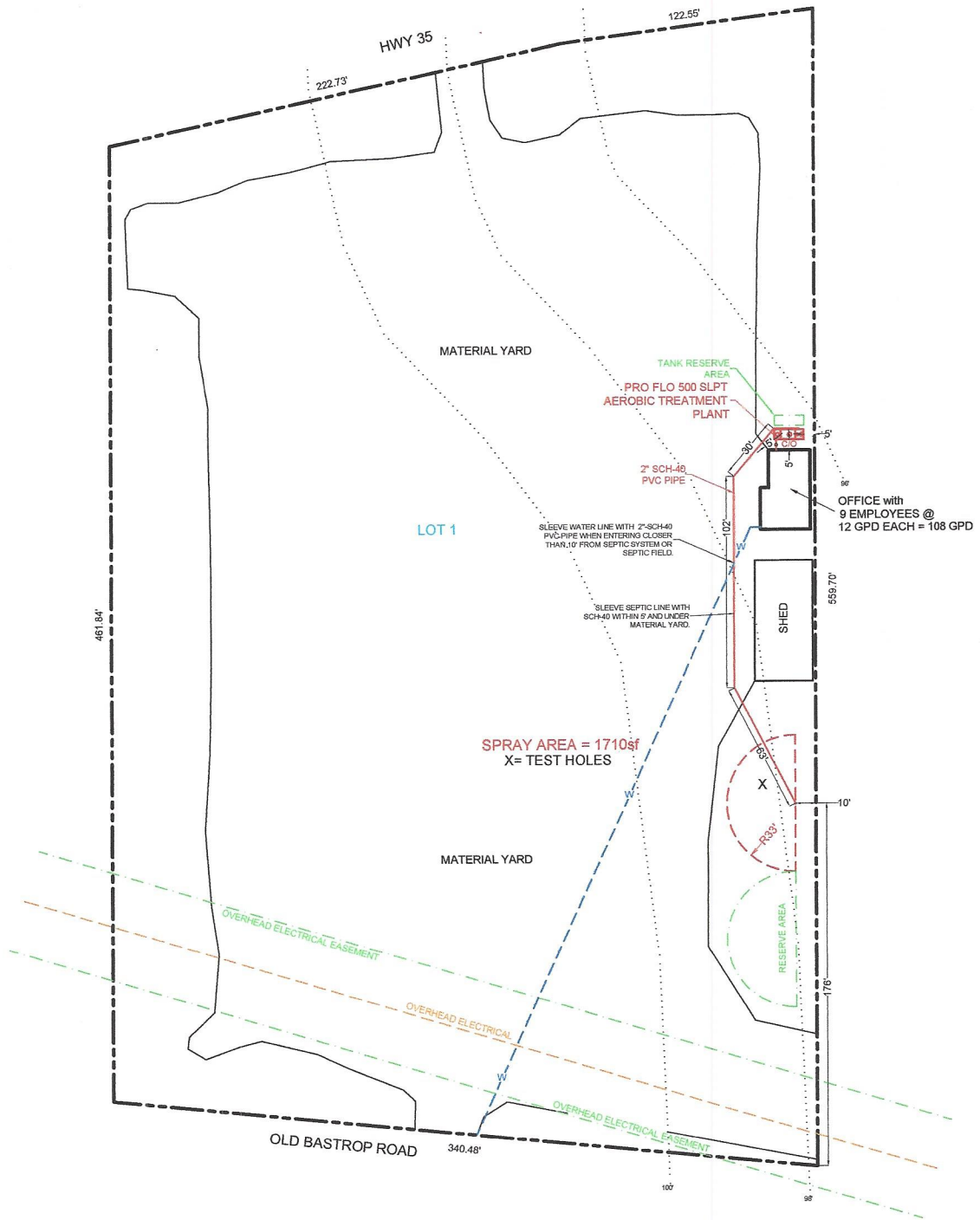
Sincerely

  
Tom Hampton VP  
OS 24597  
MP 349



**REVISED**

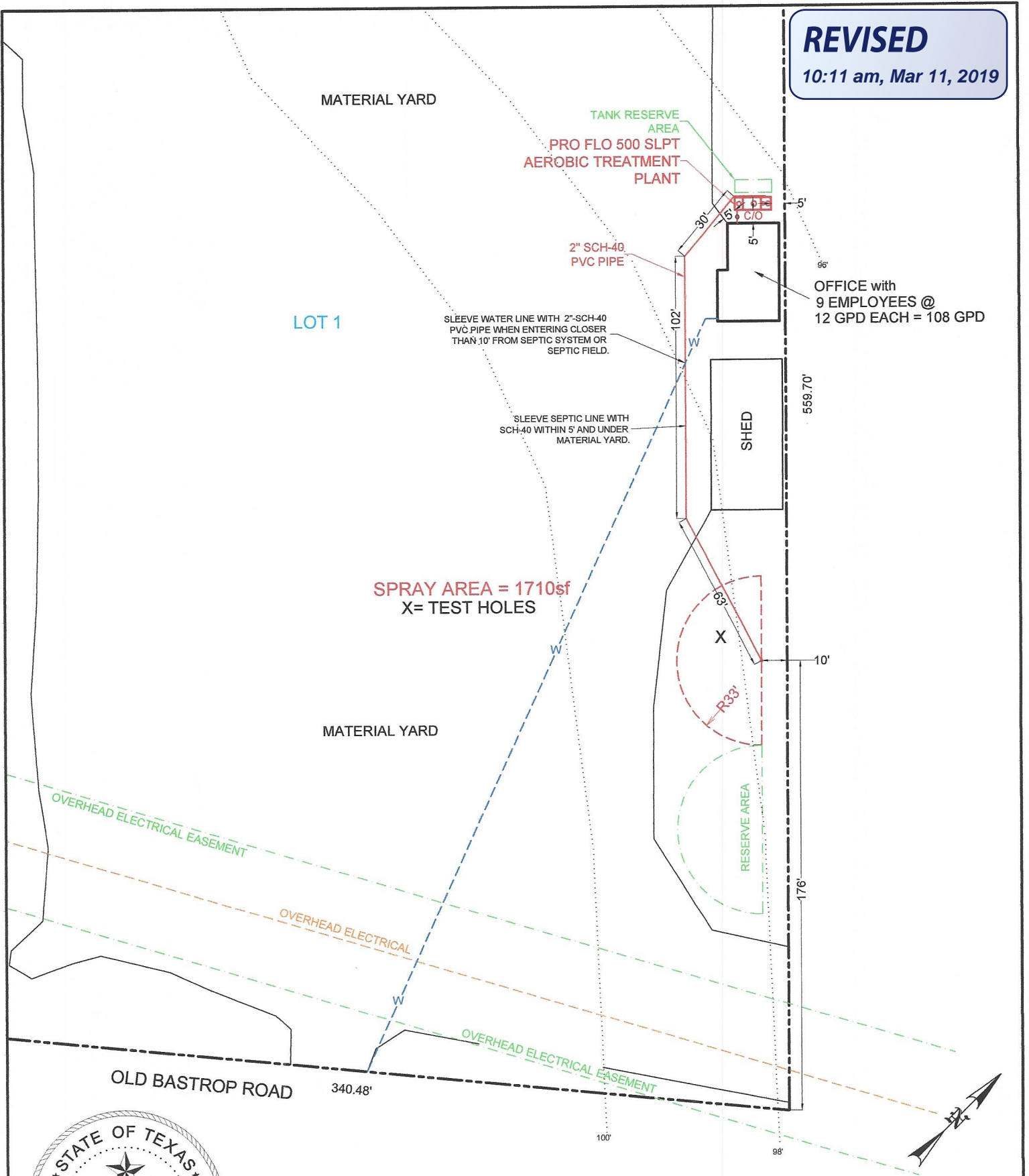
10:11 am, Mar 11, 2019



OWNER: COMAL LANDSCAPE, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 8206 OLD BASTROP ROAD			
LEGAL DESC: KADERLI SUBDIVISION	UNIT/SECTION/PHASE: 2	BLOCK: 1	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 1/28/2019	REVISED: 3/6/2019



**REVISED**  
10:11 am, Mar 11, 2019



OWNER:	COMAL LANDSCAPE, LLC.	DRAWN BY:	EJS III
STREET ADDRESS:	8206 OLD BASTROP ROAD		
LEGAL DESC:	KADERLI SUBDIVISION	UNIT/SECTION/PHASE:	2
		BLOCK:	
		LOT:	1
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	1/28/2019
		REVISED:	3/6/2019



## TANK NOTES:

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

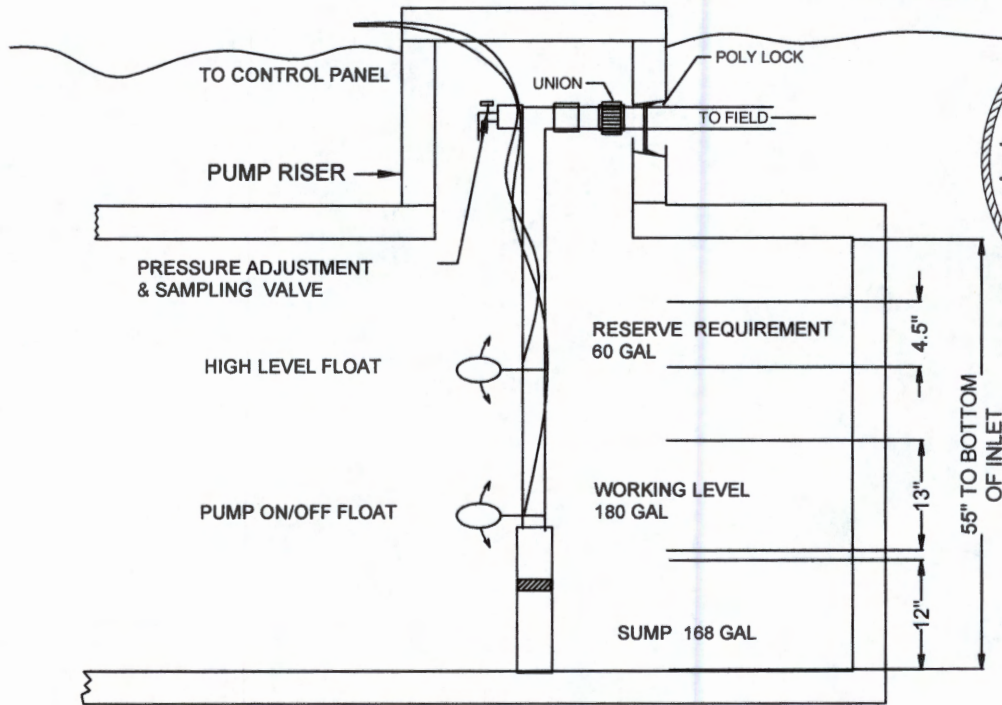
Tightlines to the tank shall be SCH-40 PVC.

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



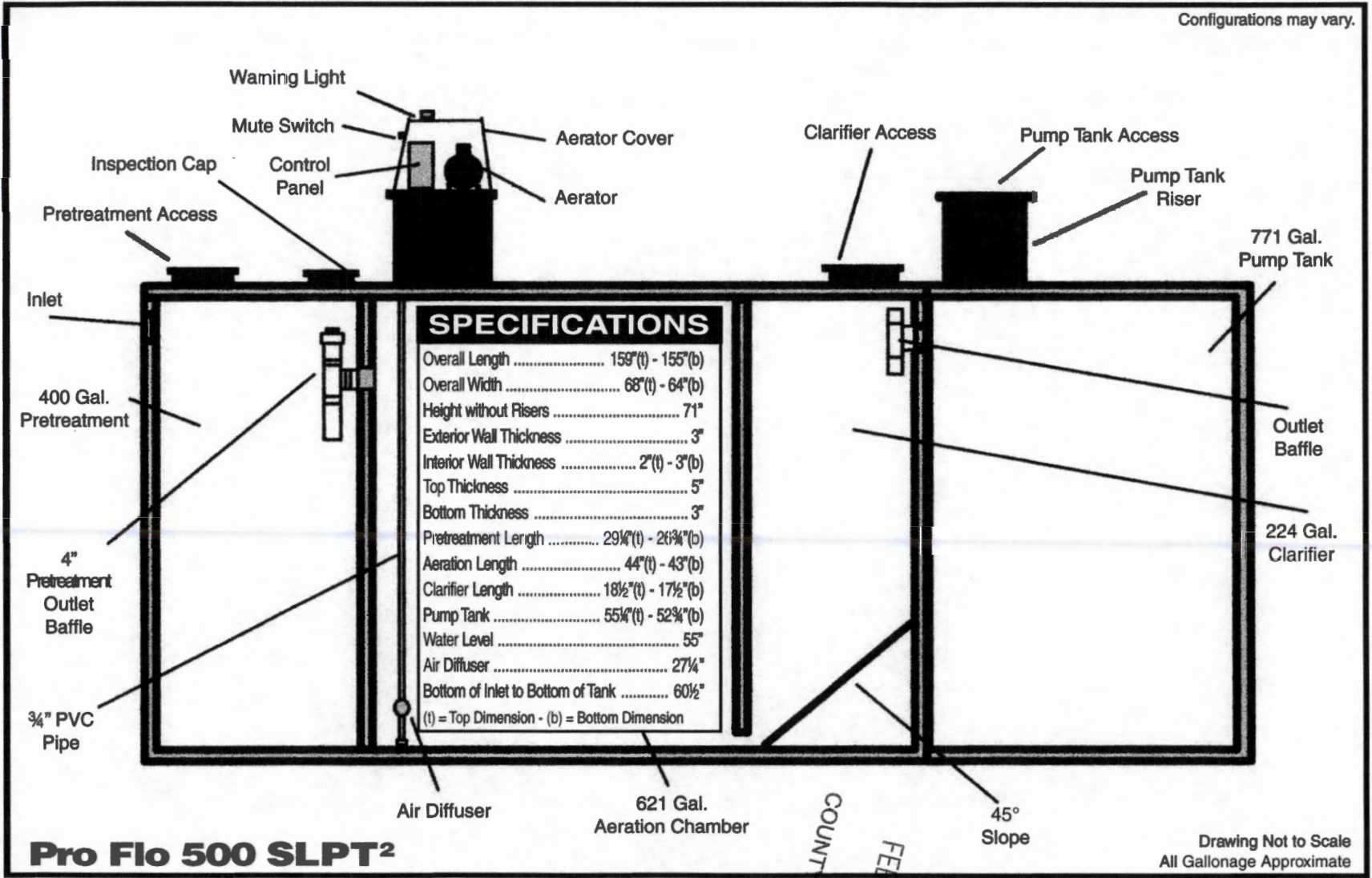
F2585  
01/28/19

## TYPICAL PUMP TANK CONFIGURATION PRO-FLO 771 GAL PUMP TANK



# Pro Flo 500 SLPT<sup>2</sup> System Diagram

Configurations may vary.



**Pro Flo 500 SLPT<sup>2</sup>**

Drawing Not to Scale  
All Gallonage Approximate

COUNTY ENGINEER  
 FEB 05 2019  
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## Hernandez, Sandra

---

**From:** Hernandez, Sandra  
**Sent:** Thursday, March 7, 2019 8:54 AM  
**To:** 'Greg Johnson'  
**Subject:** RE: 8206 IH35N - COMAL LANDSCAPE #108730  
**Attachments:** Pages from OSSF\_Rules Comal County.pdf

Greg,

We received revised planning materials today, but found those revisions to be deficient. The following information is needed:

- 1  TCEQ rules and regulations require a minimum 10 foot separation distance from private waterlines to sewer lines. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank you,  
Sandra

---

**From:** Greg Johnson <gregjohnsonpe@yahoo.com>  
**Sent:** Thursday, March 7, 2019 7:54 AM  
**To:** Hernandez, Sandra <rabsah@co.comal.tx.us>  
**Cc:** Tom HAMPTON <tom@aerobicservices.com>  
**Subject:** 8206 IH35N - COMAL LANDSCAPE #108730

REVISED TO USE DOUBLE CHECK VALVE TO WATERLINE.  
THANKS,  
GREG

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

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: [gregjohnsonpe@yahoo.com](mailto:gregjohnsonpe@yahoo.com)



**REVISED**  
8:30 am, Mar 07, 2019

**VOID**  
MATERIAL YARD

LOT 1

**VOID**

SPRAY AREA = 1710sf  
X= TEST HOLES

MATERIAL YARD

TANK RESERVE AREA  
PRO FLO 500 SLPT  
AEROBIC TREATMENT  
PLANT

2" SCH-40  
PVC PIPE

INSTALL BACK FLOW  
PREVENTER.

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

SHED

OFFICE with  
9 EMPLOYEES @  
12 GPD EACH = 108 GPD

X

RESERVE AREA

OVERHEAD ELECTRICAL EASEMENT

OVERHEAD ELECTRICAL

OVERHEAD ELECTRICAL EASEMENT

OLD BASTROP ROAD



OWNER:	COMAL LANDSCAPE INC	DRAWN BY:	EJS III
STREET ADDRESS:	8206 IH35	<b>VOID</b>	
LEGAL DESC:	KADERLI SUBDIVISION	UNIT/SECTION/PHASE:	2
		BLOCK:	
		LOT:	1
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	1/28/2019
		REVISED:	3/6/2019

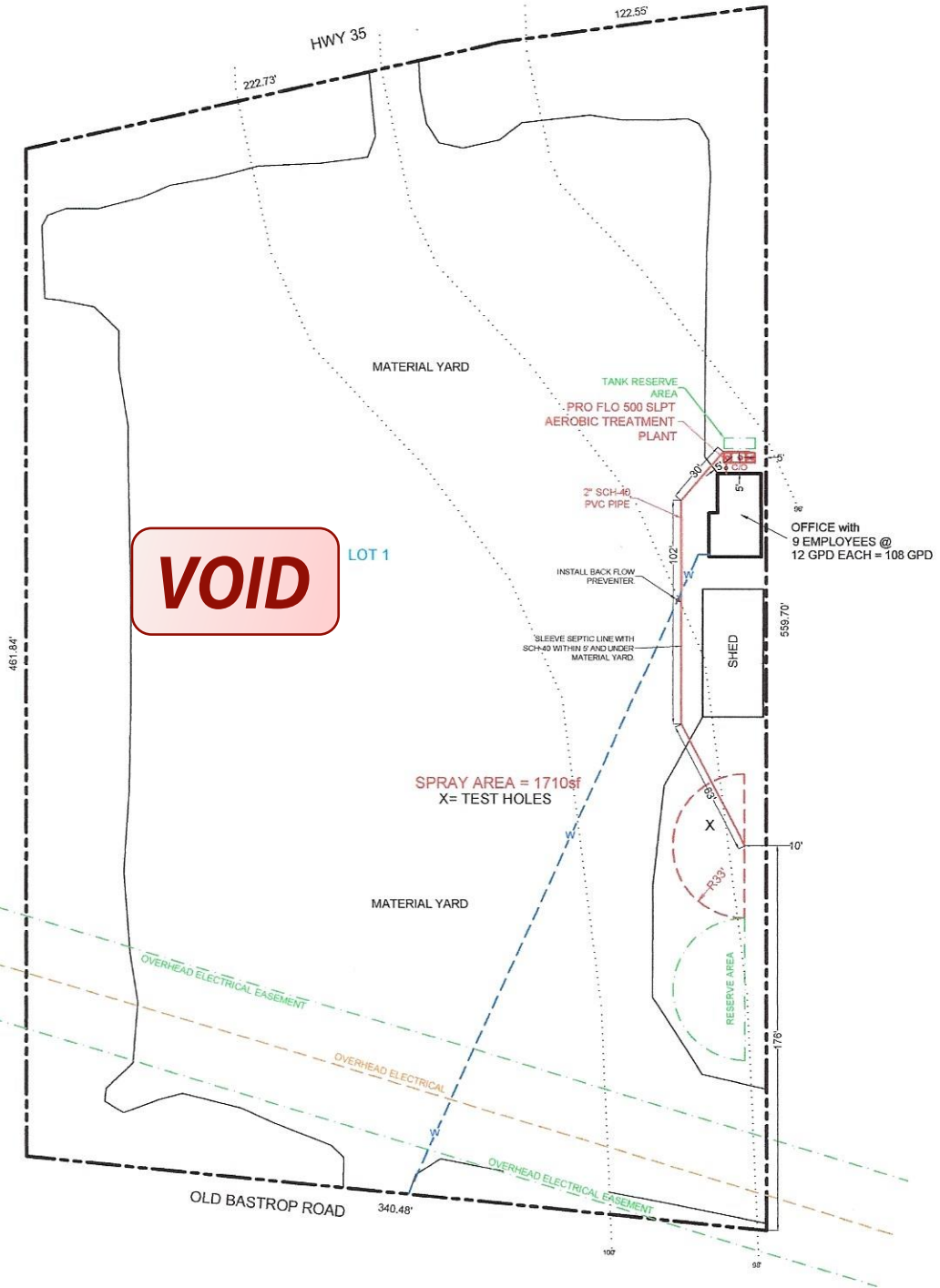


**REVISED**

8:30 am, Mar 07, 2019

**VOID**

#108730



**VOID**



OWNER:	COMAL LANDSCAPE, LLO	<b>VOID</b>		DRAWN BY:	EJS III
STREET ADDRESS:	8206 IH 35 North				
LEGAL DESC:	KADERLI SUBDIVISION	UNIT/SECTION/PHASE:	2	BLOCK:	LOT: 1
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=80'	DATE:	1/28/2019
				REVISED:	3/6/2019





**REVISED**  
2:27 pm, Feb 12, 2019

**VOID**

MATERIAL YARD

TANK RESERVE AREA  
PRO FLO 500 SLPT  
AEROBIC TREATMENT  
PLANT

LOT 1

2" SCH-40  
PVC PIPE

OFFICE with  
9 EMPLOYEES @  
12 GPD EACH = 108 GPD

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

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

**VOID**

SPRAY AREA = 1710sf  
X= TEST HOLES

MATERIAL YARD

RESERVE AREA

OVERHEAD ELECTRICAL EASEMENT

OVERHEAD ELECTRICAL

OVERHEAD ELECTRICAL EASEMENT

OLD BASTROP ROAD

**VOID**



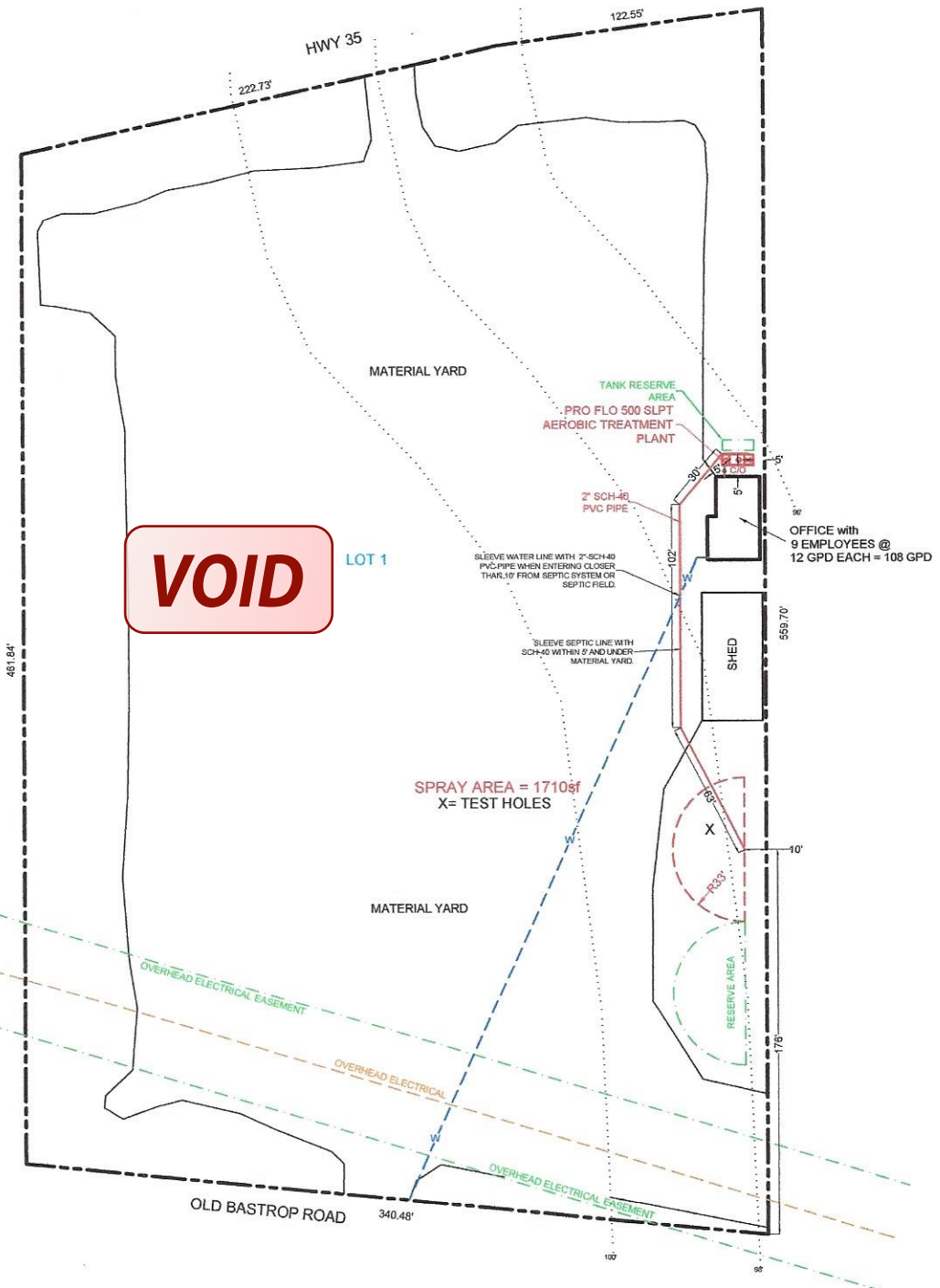
OWNER: COMAL LANDSCAPE, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 8206 North 1435			
LEGAL DESC: KADERLI SUBDIVISION	UNIT/SECTION/PHASE: 2	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 1/28/2019	REVISED:



**REVISED**

2:27 pm, Feb 12, 2019

**VOID**



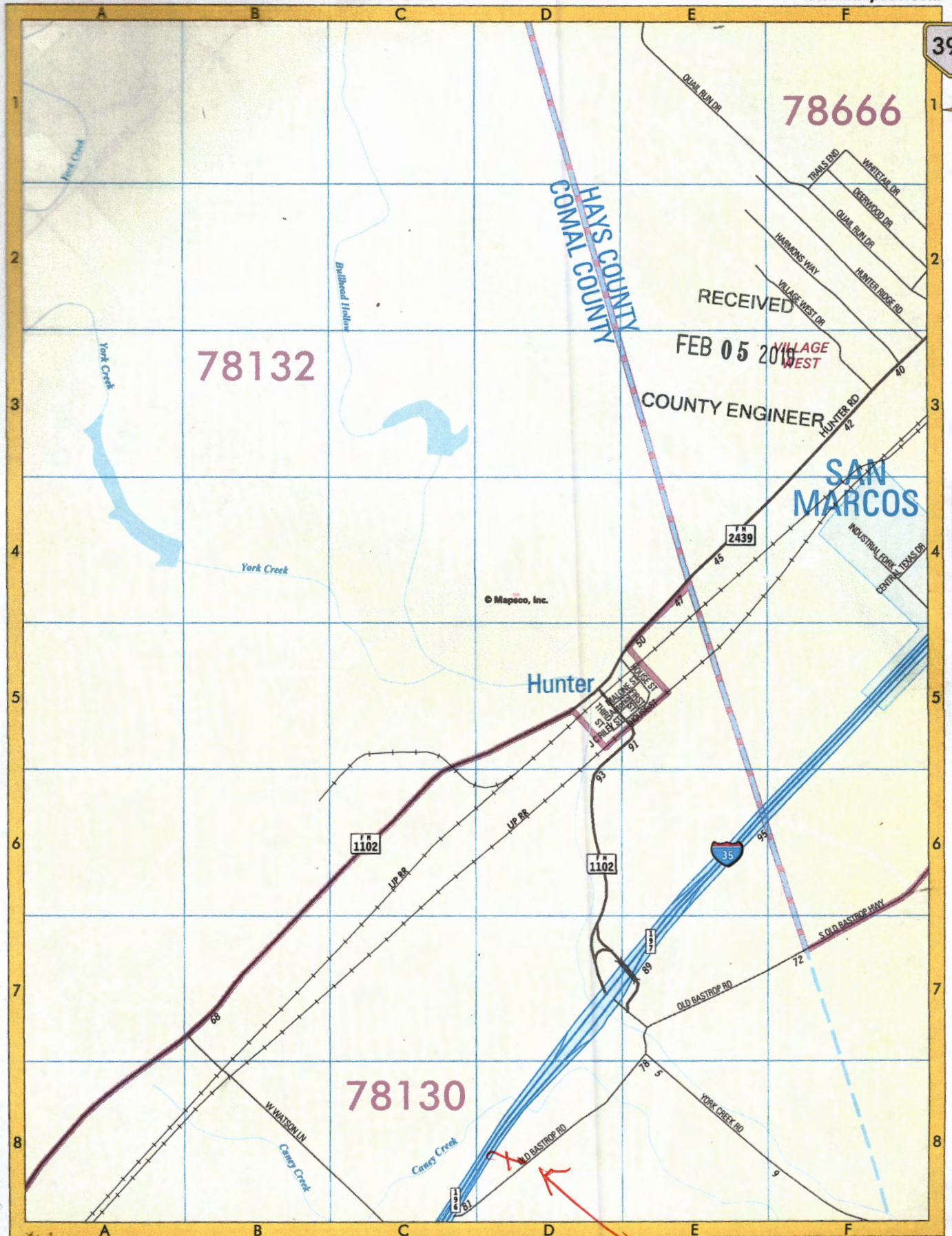
**VOID**



OWNER:	COMAL LANDSCAPE, LLC.	<b>VOID</b>		DRAWN BY:	EJS III
STREET ADDRESS:	8206 NORTH IH35				
LEGAL DESC:	KADERLI SUBDIVISION	LOT/SECTION/PHASE:	2	BLOCK:	LOT: 1
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=80'	DATE:	1/28/2019
				REVISED:	



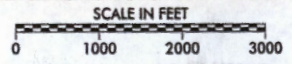




392



CONTINUED ON MAP 393





## Hernandez, Sandra

---

**From:** Hernandez, Sandra  
**Sent:** Tuesday, February 12, 2019 9:40 AM  
**To:** 'Greg Johnson'  
**Subject:** 108730 additional comments

RE: Kaderli Subdivision, Unit 2, Lot 1

Greg,

In addition to the deficiency comments that were sent yesterday, the following information is also needed:



It appears that there is a discrepancy with the address being used for the referenced property. Please contact Holly Braun at, 608-2090 ext. 3157 for more information.

Thank you,  
Sandra



## Hernandez, Sandra




---

**From:** Hernandez, Sandra  
**Sent:** Monday, February 11, 2019 2:34 PM  
**To:** 'Greg Johnson'  
**Subject:** 108730 deficiency comments

RE: Kaderli Subdivision, Unit 2, Lot 1

Greg,

We received planning materials for the referenced permit application on February 05, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

1.  Indicate distance from the tank to driveway/parking area.
2.  Rules and regulations require a cleanout plug every 100 feet on long runs of pipe.
3.  The maintenance contract indicates a different owner name than what is shown on the recorded deed.
4. Revise accordingly and resubmit.

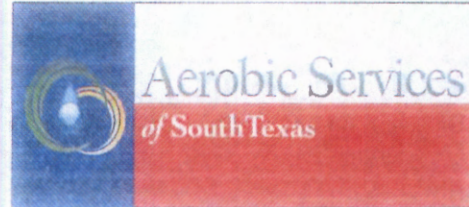
If you have any questions, you can email me or call the office.

Thank you,  
Sandra



15188 FM 306  
Canyon Lake, TX  
Phone (830) 964-2365

**VOID**



### Routine Maintenance and Inspection Agreement

#### General

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between New Braunfels Carlsega Supply, LLC (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP 349) (hereinafter referred to as "Contractor") located at 15188 FM 306, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the **two year period** including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be address within a 48-hour time Frame. Repair work on non-warranty parts will include **price for parts & labor**. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine tablets; they must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

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The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

#### ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil Is to be replaced with the excavated material as best as possible.

#### Termination of Agreement

Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

**VOID**

*Handwritten note:* "Mail #674 on January 29, 2019 via Capital AMEX"



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

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



Date January 21, 2019

Permit # 108730

Owner Name COMAL LANDSCAPE, LLC
Mailing Address 1600 GASTON AVE
City, State, Zip AUSTIN TEXAS 78703
Phone# 512-800-3945
Email lfrey@nlandscapesupply.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 [X] Agent [ ] Both

Method: [ ] Mail [X] Email

Subdivision Name KADERLI SUBDIVISION Unit/Phase/Section 2 Lot 1 Block

Acreeage/Legal

Street Name/Address 8206 OLD BASTROP ROAD City NEW BRAUNFELS Zip 78130

Type of Development:

[ ] Single Family Residential

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

Number of Bedrooms

Indicate Sq Ft of Living Area

[X] Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility LANDSCAPE MATERIALS YARD

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 9 EMPLOYEES

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: \$ 25,000 (Structure Only)

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

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

Source of Water [X] Public [ ] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [X] 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 (handwritten signature)

Date January 29, 2019



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**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: January 28, 2019



**Applicant Information:**

Name: COMAL LANDSCAPE, LLC.  
Address: 15600 GASTON AVENUE  
City: AUSTIN State: TEXAS  
Zip Code: 78703 Phone: (512) 800-3945

**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 1 Unit 2 Blk \_\_\_\_\_ Subd. KADERLI SUBDIVISION  
Street Address: 8206 OLD BASTROP ROAD  
City: NEW BRAUNFELS Zip Code: 78130  
Additional Info.: \_\_\_\_\_

**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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**Design Calculations for Aerobic Treatment with Spray Irrigation:**

Commercial

Q = 108 GPD OFFICE WITH 9 EMPLOYEES @ 12 GPD EACH = 108 GPD

Residential Water conserving fixtures to be utilized? Yes X No \_\_\_\_\_

Number of Bedrooms the septic system is sized for: \_\_\_\_\_ Total sq. ft. living area \_\_\_\_\_

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

Q = (\_\_\_\_ +1)\*75-(20%)= 108

Trash Tank Size 400 Gal.

TCEQ Approved Aerobic Plant Size 500 G.P.D.

Req'd Application Area = Q/Ri = 108 / 0.064 = 1688 sq. ft.

Application Area Utilized = 1710 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: \_\_\_\_\_ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 771 Gal. 14 Gal/inch.

Reserve Requirement = 36 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561



1/28/19  
DATE



**FIRM #2585**



**VOID**

MATERIAL YARD

TANK RESERVE AREA  
PRO FLO 500 SLPT AEROBIC TREATMENT PLANT

2" SCH-40 PVC PIPE

OFFICE with 9 EMPLOYEES @ 12 GPD EACH = 108 GPD

LOT 1

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

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

**VOID**

SPRAY AREA = 1710sf  
X= TEST HOLES

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COUNTY ENGINEER

MATERIAL YARD

OVERHEAD ELECTRICAL EASEMENT

OVERHEAD ELECTRICAL

OVERHEAD ELECTRICAL EASEMENT

OLD BASTROP ROAD

**VOID**



OWNER: COMAL LANDSCAPE, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 8206 OLD BASTROP ROAD			
LEGAL DESC: KADERLI SUBDIVISION	UNIT/SECTION/PHASE: 2	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 1/28/2019	REVISED:

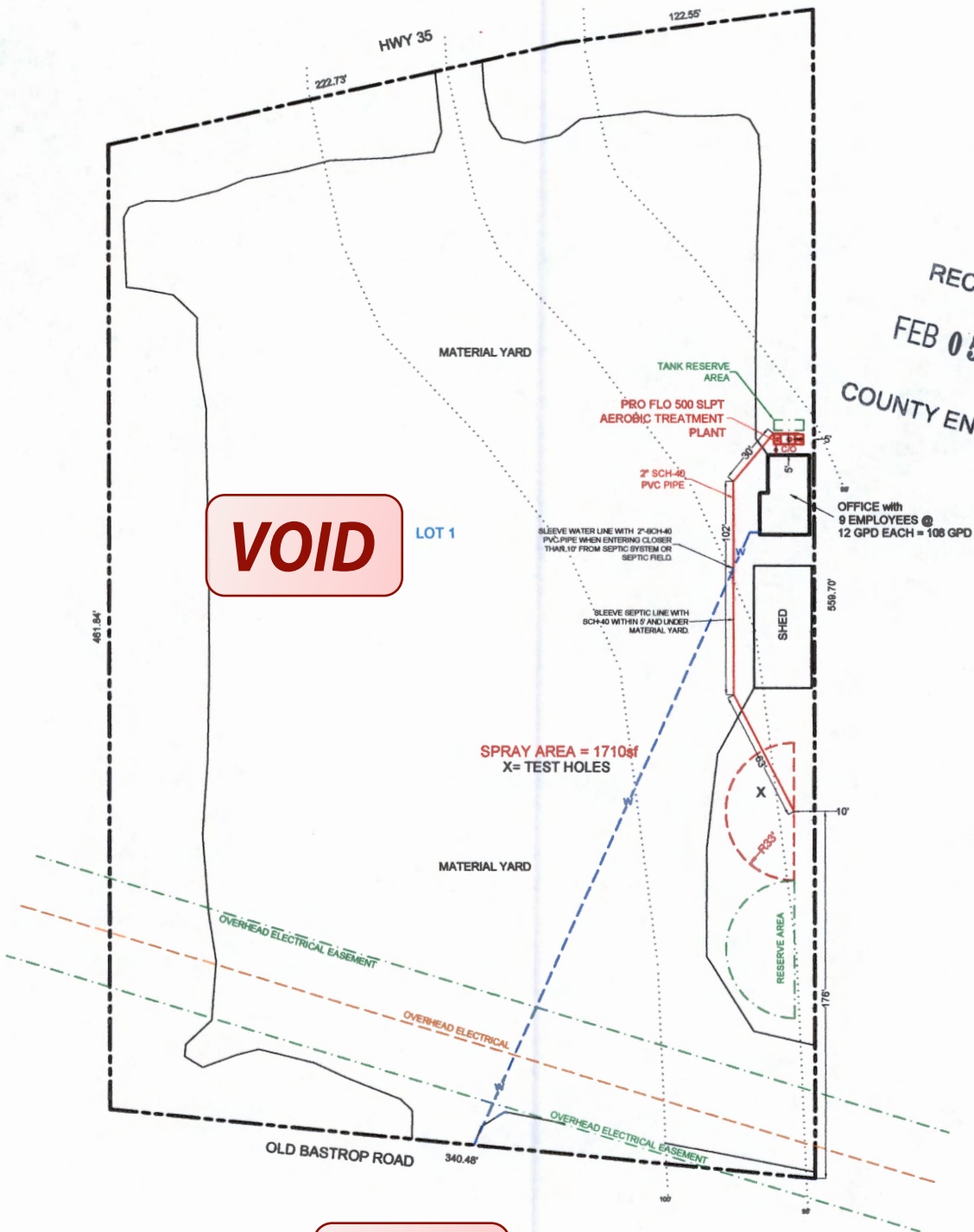


**VOID**

**VOID**

**VOID**

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FEB 05 2019  
COUNTY ENGINEER



OWNER: COMAL LANDSCAPE, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 8206 OLD BASTROP ROAD			
LEGAL DESC: KADERLI SUBDIVISION	UNIT/SECTION/PHASE: 2	BLOCK:	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=80'	DATE: 1/28/2019	REVISED:





**After Recording Return to:**

Jan Ruiz NCS #NCS-896936-HOU2  
First American Title Ins. Co.  
1790 Hughes Landing Blvd., Suite 110  
The Woodland, Texas 77380

**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.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

§

**Effective Date:** April 9, 2018

**Grantor:** KEVIN D. LANEY and wife, KRISTEN M. LANEY

**Grantor's Mailing Address:** 856 Oak Bluff Trail, New Braunfels, Comal County, Texas 78132

**Grantee:** COMAL LANDSCAPE, LLC, a Texas limited liability company

**Grantee's Mailing Address:** 1600 Gaston Avenue, Austin, Travis County, Texas 78703

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FEB 05 2019  
COUNTY ENGINEER

**Consideration:** Cash and two notes of even date executed by Grantee and referred to as the first-lien note and the second-lien note. The first-lien note is payable to the order of HORIZON BANK, SSB in the principal amount of THREE MILLION ONE HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,158,500.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of HORIZON BANK, SSB and is also secured by a first-lien deed of trust of even date from Grantee to JAMES DYESS, whose address is 600 Congress Avenue, Suite 400, Austin, Texas 78701, trustee. The second-lien note is payable to the order of Grantor in the principal amount of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$165,000.00). The second-lien note is secured by a second and inferior vendor's lien against, and superior title to, the Property retained in this deed and is also secured by a second-lien deed of trust of even date from Grantee to KRISTEN LANEY, trustee.

**Property (including any improvements):** Lot 1, Kaderli Subdivision, Unit 2, a subdivision in Comal County, Texas according to the plat recorded under Document No. 201106032627, Map and Plat Records, Comal County, Texas.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration and any other liens described in this deed and all validly existing easements, covenants, restrictions, mineral reservations, encumbrances, and other matters of record in the Official Public Records of Aransas County, Texas and applicable to the Property.



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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 when the claim is by, though, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until the Note described is fully paid according to its terms, at which time this deed will become absolute.

HORIZON BANK, SSB, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the first-lien note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of HORIZON BANK, SSB and are transferred to HORIZON BANK, SSB without recourse on Grantor to secure the first-lien note. The second and inferior vendor's lien against and superior title to the Property are retained for the benefit of Grantor to secure the second-lien note. Grantor agrees that this second and inferior vendor's lien against and superior title to the Property are and will remain subordinate and inferior to all liens securing the first-lien note, regardless of the frequency or manner of renewal, extension, or alteration of any part of the first-lien note or the liens securing it.

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

**IN WITNESS WHEREOF**, Grantor and Grantee have executed or caused to be executed this Warranty Deed with Vendor's Lien this 6<sup>th</sup> day of April, 2018 to be effective as of the date first above written.

GRANTOR:

  
\_\_\_\_\_  
KEVIN D. LANEY

  
\_\_\_\_\_  
KRISTEN M. LANEY

GRANTEE:

COMAL LANDSCAPE, LLC, a Texas limited liability company

By: 

\_\_\_\_\_  
LEONARD W. FREY III, Managing Member



RECEIVED

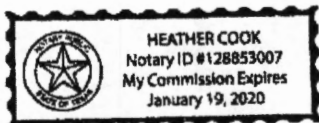
FEB 05 2019

COUNTY ENGINEER

(Individual Acknowledgement)

STATE OF TEXAS }  
COUNTY OF COMAL }

This instrument was acknowledged before me on the 6th day of April, 2018, by KEVIN LANEY and wife, KRISTEN M. LANEY.

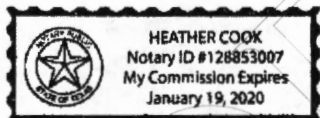


*Heather Cook*  
\_\_\_\_\_  
Notary Public, State of Texas  
HEATHER COOK

(Corporate/Entity Acknowledgement)

STATE OF TEXAS }  
COUNTY OF COMAL }

This instrument was acknowledged before me on the 6th day of April, 2018, by LEONARD W. FREY III, Manager of COMAL LANDSCAPE, LLC, a Texas limited liability company, on behalf of said COMAL LANDSCAPE, LLC, a Texas limited liability company.



*Heather Cook*  
\_\_\_\_\_  
Notary Public, State of Texas  
HEATHER COOK

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
04/20/2018 04:01:16 PM  
TERRI 3 Pages(s)  
201806015270



*Bobbie Koepp*



OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	initials

RECEIVED

Permit Number 1505  
 FEB 05 2019

COUNTY ENGINEER

Instructions:

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

OSSF Permit

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

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

  
 \_\_\_\_\_  
 Signature of Applicant

03/05/19  
 \_\_\_\_\_  
 Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION	
(Missing Items Circled, Application Refused)	



**MAILED**

**Aerobic Services of South Texas  
15188 FM 306  
Canyon Lake, TX 78133**

**ENTERED**

**Phone: (830) 964-2365  
Fax: (830) 964-2659  
www.aerobicservices.com**

**To: New Braunfels Landscape Supply  
Attention: Tres Frey  
8206N IH 35 Frontage Road  
New Braunfels, TX 78130**

Printed: 3/6/2019  
Site: 8206N IH 35 Frontage Road  
New Braunfels, TX 78130  
(830) 606-4710

Permit #: 108730 Customer ID: 61114926  
Agency: Comal County Environmental Health Comal County Environmental Health Comal C Contract Dates: 1/29/2019 - 1/29/2021  
County: Comal Sub: Scheduled Date: 5/29/2019  
Mfg / Brand: - Pro Flo

**Service Type: Real Estate Insp  
Visit Date: 3/5/2019**

Entered By: Leanne L White

**Method: Grab**

**Technician: Dakota**

**Maint. Provider: Hampton, Thomas**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Sludge Levels**

**For Tank 2: na**

**For Tank 3: 1**

**Chlorine Residual: 0.01**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Sprayer needs to be replaced

**Service Completed**

Insp ID #: 113351

**Provider: Thomas Hampton**

License #: MP0000349

Expires: 9/30/2017

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**MAR 11 2019**

**COUNTY ENGINEER**



Aerobic Services of South Texas  
15188 FM 306  
Canyon Lake, TX 78133

**MAILED**



**ENTERED**

Phone: (830) 964-2365  
Fax: (830) 964-2659  
www.aerobicservices.com  
**Permit #: 108730**

Printed: 6/25/2019

To: **New Braunfels Landscape Supply**  
**Attention: Tres Frey**  
**8206N IH 35 Frontage Road**  
**New Braunfels, TX 78130**

Tech: Not Assigned  
Brand/Mfg.: Pro Flo -  
System S/N:  
Aerator and S/N:

Contract: 3/20/2019 - 3/20/2021  
Inspections per year: 3  
Service Due: **7/20/2019**  
Alt Phone:

Agency: Comal County Environmental Health  
County: Comal  
Subdivision:

Phone: (830) 606-4710  
Cell:  
Work:

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disinfection device:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine supply:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray field vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler / Drip backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Controls/ Electric Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Pressure 70

Test Results and observations: (As Required)

Chlorine Residual: 2.00  
Test Method: DPO  
BOD: \_\_\_\_\_  
TSS: \_\_\_\_\_  
Access Ports Secured YES / NO  
Repairs made: YES / NO

Mixed Liquor Aeration 12  
Sludge Levels  
Clarifier N/A  
Pump \_\_\_\_\_

Repairs and Comments: Connected Chlorine tube

Inspector: D. Dakota  
Tom Hampton VP  
MP349/OS24597

Date: 7-19-19

Area: / 0  
GPS: ID = 61114926

8206N IH 35 Frontage Road, New Braunfels

*LC is not attached,  
Pls show Tres where to  
add chlorine. He will give  
you left over chlorine tabs  
that he is going to throw away!*

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JUL 29 2019

COUNTY ENGINEER



**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



Phone: (830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 108730**

Printed: 9/24/2019

**To: New Braunfels Landscape Supply**  
**Attention: Tres Frey**  
**8206N IH 35 Frontage Road**  
**New Braunfels, TX 78130**

Tech: Not Assigned  
 Brand/Mfg.: Pro Flo -  
 System S/N:  
 Aerator and S/N:

Contract: 3/20/2019 - 3/20/2021  
 Inspections per year: 3  
 Service Due: 11/20/2019  
 Alt Phone: 2

Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision:

Phone: (830) 606-4710  
 Cell:  
 Work:

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
Aerator:	<u>/</u>	<u>/</u>	<u>/</u>
Irrigation pump:	<u>/</u>	<u>/</u>	<u>/</u>
Air compressor:	<u>/</u>	<u>/</u>	<u>/</u>
Disinfection device:	<u>/</u>	<u>/</u>	<u>/</u>
Chlorine supply:	<u>/</u>	<u>/</u>	<u>/</u>
Spray field vegetation:	<u>/</u>	<u>/</u>	<u>/</u>
Sprinkler / Drip backwash:	<u>/</u>	<u>/</u>	<u>/</u>
Controls/ Electric Circuits	<u>/</u>	<u>/</u>	<u>/</u>

Air Pressure 68

Test Results and observations: (As Required)  
 Chlorine Residual: 0.102  
 Test Method: JPD  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Access Ports Secured YES / NO  
 Repairs made: YES / NO

Mixed Liquor  
 Aeration 0  
 Sludge Levels  
 Clarifier 12  
 Pump 2

Repairs and Comments: System is operating as designed. Odors  
not coming from the system.

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**NOV 15 2019**

Inspector: Rickey  
 Tom Hampton VP  
 MP349/OS24597

Date: 10/31/19

Area: / 0  
 GPS: ID = 61114926

**COUNTY ENGINEER**

8206N IH 35 Frontage Road, New Braunfels



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Aerobic Services of South Texas  
15188 FM 306  
Canyon Lake, TX 78133



Phone: (830) 964-2365  
Fax: (830) 964-2659  
www.aerobicservices.com  
Permit #: 108730

Printed: 12/20/2019

MAILED

To: New Braunfels Landscape Supply  
Attention: Tres Frey  
8206N IH 35 Frontage Road  
New Braunfels, TX 78130

Tech: Not Assigned  
Brand/Mfg.: Pro Flo -  
System S/N:  
Aerator and S/N:

Agency: Comal County Environmental Health  
County: Comal  
Subdivision:

Phone: (830) 606-4710  
Cell:  
Work:

Contract: 3/20/2019 - 3/20/2021  
Inspections per year: 3  
Service Due: 3/20/2020  
Alt Phone:

3

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation pump:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air compressor:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disinfection device:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine supply:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray field vegetation:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler / Drip backwash:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Controls/ Electric Circuits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Pressure 55

Test Results and observations: (As Required)

Chlorine Residual: 1.48  
Test Method: DPD  
BOD: \_\_\_\_\_  
TSS: \_\_\_\_\_  
Access Ports Secured YES / NO  
Repairs made: YES / NO

Mixed Liquor  
Aeration 12  
Sludge Levels  
Clarifier 110  
Pump 3

Repairs and Comments:

Inspector: Tom Hampton  
Tom Hampton VP  
MP349/OS24597

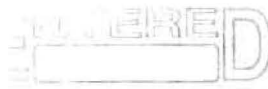
Date: 4-2-20

Area: / 0  
GPS: ID = 61114926

8206N IH 35 Frontage Road, New Braunfels



**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



Phone: (830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 108730**

Printed: 7/8/2020

**To: New Braunfels Landscape Supply**  
**Attention: Tres Frey**  
**8206N IH 35 Frontage Road**  
**New Braunfels, TX 78130**

Tech: Not Assigned  
 Brand/Mfg.: Pro Flo -  
 System S/N:  
 Aerator and S/N:

Contract: 3/20/2019 - 3/20/2021  
 Inspections per year: 3  
 Service Due: 7/20/2020  
 Alt Phone:

Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision:

Phone: (830) 606-4710  
 Cell:  
 Work:

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
Aerator:	<u>/</u>	<u>    </u>	<u>    </u>
Irrigation pump:	<u>/</u>	<u>    </u>	<u>    </u>
Air compressor:	<u>/</u>	<u>    </u>	<u>    </u>
Disinfection device:	<u>/</u>	<u>    </u>	<u>    </u>
Chlorine supply:	<u>/</u>	<u>    </u>	<u>    </u>
Spray field vegetation:	<u>/</u>	<u>    </u>	<u>    </u>
Sprinkler / Drip backwash:	<u>/</u>	<u>    </u>	<u>    </u>
Controls/ Electric Circuits	<u>/</u>	<u>    </u>	<u>    </u>

Air Pressure 58

Test Results and observations: (As Required)  
 Chlorine Residual: BPS  
 Test Method: BPS  
 BOD:       
 TSS:       
 Access Ports Secured YES / NO  
 Repairs made: YES / NO

Mixed Liquor Aeration 0  
 Sludge Levels Clarifier NA  
 Pump 4

Repairs and Comments: chlorinator clogged - not drawing bleach - unclogged

Inspector: Seth  
 Tom Hampton VP  
 MP349/OS24597

Date: 8-10-20

Area: / 0  
 GPS: ID = 61114926

8206N IH 35 Frontage Road, New Braunfels



**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**

**MAILED**



Phone: (830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 108730**

Printed: 9/22/2020

**To: New Braunfels Landscape Supply**  
**Attention: Tres Frey**  
**8206N IH 35 Frontage Road**  
**New Braunfels, TX 78130**

Tech: Not Assigned  
 Brand/Mfg.: Pro Flo -  
 System S/N:  
 Aerator and S/N:

Contract: 3/20/2019 - 3/20/2021  
 Inspections per year: 3  
 Service Due: 11/20/2020  
 Alt Phone: 4

Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision:

Phone: (830) 606-4710  
 Cell:  
 Work:

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
Aerator:	<u>/</u>	<u>      </u>	<u>      </u>
Irrigation pump:	<u>/</u>	<u>      </u>	<u>      </u>
Air compressor:	<u>/</u>	<u>      </u>	<u>      </u>
Disinfection device:	<u>/</u>	<u>      </u>	<u>      </u>
Chlorine supply:	<u>/</u>	<u>      </u>	<u>      </u>
Spray field vegetation:	<u>/</u>	<u>      </u>	<u>      </u>
Sprinkler / Drip backwash:	<u>/</u>	<u>      </u>	<u>      </u>
Controls/ Electric Circuits	<u>      </u>	<u>/</u>	<u>      </u>

Air Pressure 90

Test Results and observations: (As Required)  
 Chlorine Residual: 5.68  
 Test Method: DPD  
 BOD:         
 TSS:       

Mixed Liquor  
 Aeration 1  
 Sludge Levels  
 Clarifier -  
 Pump 3

Access Ports Secured YES / NO  
 Repairs made: YES / NO

Repairs and Comments:  
Chlorine residual is high / light bulb on alarm NOT working and a  
OK'd to replace

Inspector: THH/K  
 Tom Hampton VP  
 MP349/OS24597

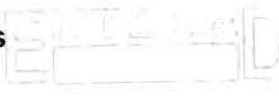
Date: 11-17-20

Area: / 0  
 GPS: ID = 61114926

8206N IH 35 Frontage Road, New Braunfels



**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



Phone: (830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 108730**

Printed: 12/17/2020

**To: New Braunfels Landscape Supply Pro Flo**  
**Attention: Tres Frey**  
**8206N IH 35 Frontage Road**  
**New Braunfels, TX 78130**

**MAILED**

Tech: Not Assigned  
 Brand/Mfg.: Pro Flo -  
 System S/N:  
 Aerator and S/N:

Contract: 3/20/2019 - 3/20/2021  
 Inspections per year: 3  
 Service Due: **3/20/2021**  
 Alt Phone:

Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision:

Phone: (830) 606-4710  
 Cell:  
 Work:

② ✕

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
Aerator:	/	_____	_____
Irrigation pump:	/	_____	_____
Air compressor:	/	_____	_____
Disinfection device:	/	_____	_____
Chlorine supply:	_____	/	_____
Spray field vegetation:	/	_____	_____
Sprinkler / Drip backwash:	X	/	_____
Controls/ Electric Circuits	/	_____	_____

Air Pressure 50

Test Results and observations: (As Required)  
 Chlorine Residual: 10.00  
 Test Method: RPR  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_

Mixed Liquor Aeration 0  
 Sludge Levels -  
 Clarifier \_\_\_\_\_  
 Pump 1

Access Ports Secured YES / NO  
 Repairs made: YES / NO

Repairs and Comments:  
needs chlorine low - sprayer below grade please call to schedule painting

Inspector: Tom Hampton  
 Tom Hampton VP  
 MP349/OS24597

Date: 4-7-21

Area: / 0  
 GPS: ID = 61114926

8206N IH 35 Frontage Road, New Braunfels



MAILED

**Aerobic Services of South Texas**  
15188 FM 306  
Canyon Lake, TX 78133



Date: 4/29/2021

Phone: (830) 964-2365  
Fax: (830) 964-2659  
www.aerobic-services.com

To: **New Braunfels Landscape Supply Pro Flo**  
Attention: **Tres Frey**  
8206N IH 35 Frontage Road  
New Braunfels, TX 78130

**Permit: 108730**

MAILED

Contract Period

Start Date: 5/20/2021  
End Date: 5/20/2022

Phone: (830) 606-4710    Subdivision:  
Site: 8206N IH 35 Frontage Road, New Braunfels, TX 78130  
County: Comal  
Installer:  
Agency: Comal County Environmental Health  
Mfg/Brand: / Pro Flo

Aerobic Services of South Texas  
3 visits per year - one every 4 months

Map Key:                    ID: 61114926

**Routine Maintenance and Inspection Agreement  
Renewal Commercial Service Contract**

**GENERAL**

This Work for Hire Agreement (hereinafter referred to this "Agreement") is entered into by and between the client named above (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This agreement will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections/service call a year (one every four months), for a total of 3 over a year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts and labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The client is responsible for chlorine, this must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. Price includes one BOD and TSS Lab Testing per unit that is required by TCEQ.

At the conclusion of this service agreement, our company will make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection and maintenance. According to state law, all commercial owners of aerobic systems must maintain a factory authorized service provider for the lifetime of the system.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this agreement and will result in additional charges.

**ACCESS BY CONTRACTOR**

The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for



the purpose of the above described services. The contractor may access the system components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

#### TERMINATION OF AGREEMENT

Either party may terminate this agreement with 30 days written notice in the event of substantial failure to perform in accordance with terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination. Either party may terminate this agreement upon 30 days written notice.

#### LIMIT OF LIABILITY

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the contractor's liability for direct damages exceed the price for the services described in this Agreement.

#### DISPUTE RESOLUTION

If a dispute between the Client and the Contractor arises that can not be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of arbitration services equally.

#### ENTIRE AGREEMENT

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

#### SEVERABILITY

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this 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.

#### BUSINESS OWNER/ REPRESENTATIVE

Signature

Leonard Frey, Managing Member

Printed

(830) 606-4710

Phone/ Date

#### SERVICE PROVIDER

Aerobic Services of South Texas, Inc.  
15188 Fm 306  
Canyon Lake, TX 78133  
(830) 964-2365

Signature

Thomas Hampton VP

License# OS0024597 /MP 349



**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**

Phone: (830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicsservices.com  
**Permit #: 108730**

Printed: 6/17/2021

**To: New Braunfels Landscape Supply Pro Flo**  
**Attention: Tres Frey**  
**8206N IH 35 Frontage Road**  
**New Braunfels, TX 78130**

Tech: Not Assigned  
 Brand/Mfg.: Pro Flo -  
 System S/N:  
 Aerator and S/N:

Contract: 5/20/2021 - 5/20/2022  
 Inspections per year: 3  
 Service Due: 7/20/2021  
 Alt Phone: 1

Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision:

Phone: (830) 606-4710  
 Cell:  
 Work:

Inspection Type: SCM

Item	Operational	Inoperative	N/A
Aerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation pump:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air compressor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disinfection device:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine supply:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray field vegetation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler / Drip backwash:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Controls/ Electric Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Pressure 140

Test Results and observations: (As Required)  
 Chlorine Residual: 0.15  
 Test Method: \_\_\_\_\_  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Access Ports Secured YES / NO  
 Repairs made: YES / NO

Mixed Liquor  
 Aeration 0  
 Sludge Levels  
 Clarifier  
 Pump 17

Repairs and Comments:

Inspector: Tom Hampton  
 Tom Hampton VP  
 MP349/OS24597

Date: 8-11-2021

Area: / 0  
 GPS: ID = 61114926

8206N IH 35 Frontage Road, New Braunfels



**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



Phone: (830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 108730**

Printed: 10/13/2021

**ENTERED**

**To: New Braunfels Landscape Supply Pro Flo**  
**Attention: Tres Frey**  
**8206N IH 35 Frontage Road**  
**New Braunfels, TX 78130**

Tech: Not Assigned  
 Brand/Mfg.: Pro Flo -  
 System S/N:  
 Aerator and S/N:

**MAILED**

Contract: 5/20/2021 - 5/20/2022  
 Inspections per year: 3  
 Service Due: 11/20/2021  
 Alt Phone: (2)

Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision:

Phone: (830) 606-4710  
 Cell:  
 Work:

Inspection Type: Standard

Item	Operational	Inoperative	N/A
Aerator:	<u>/</u>	<u>/</u>	<u>/</u>
Irrigation pump:	<u>/</u>	<u>/</u>	<u>/</u>
Air compressor:	<u>/</u>	<u>/</u>	<u>/</u>
Disinfection device:	<u>/</u>	<u>/</u>	<u>/</u>
Chlorine supply:	<u>/</u>	<u>/</u>	<u>/</u>
Spray field vegetation:	<u>/</u>	<u>/</u>	<u>/</u>
Sprinkler / Drip backwash:	<u>/</u>	<u>/</u>	<u>/</u>
Controls/ Electric Circuits	<u>/</u>	<u>/</u>	<u>/</u>

Air Pressure 60

Test Results and observations: (As Required)

Chlorine Residual: 1.01  
 Test Method: DPD  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_

Mixed Liquor  
 Aeration 12  
 Sludge Levels  
 Clarifier /  
 Pump 4

Access Ports Secured YES/NO  
 Repairs made: YES/NO (NO)

Repairs and Comments: Compressor is weak

Inspector: Tom Hampton  
 Tom Hampton VP  
 MP349/OS24597

Date: 12/9/21

Area: / 0  
 GPS:

ID = 61114926

8206N IH 35 Frontage Road, New Braunfels



**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



Phone: (830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicservices.com  
**Permit #: 108730**

Printed: 12/28/2021

**To: New Braunfels Landscape Supply Pro Flo**  
**Attention: Tres Frey**  
**8206N IH 35 Frontage Road**  
**New Braunfels, TX 78130**

Tech: Not Assigned  
 Brand/Mfg.: Pro Flo -  
 System S/N:  
 Aerator and S/N:

Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision:

Phone: (830) 606-4710  
 Cell:  
 Work:  
 Contract: 5/20/2021 - 5/20/2022  
 Inspections per year: 3  
 Service Due: 3/20/2022  
 Alt Phone: 3

Inspection Type: Sludge tested

Item	Operational	Inoperative	N/A
Aerator:	<u>/</u>	<u>    </u>	<u>    </u>
Irrigation pump:	<u>/</u>	<u>    </u>	<u>    </u>
Air compressor:	<u>/</u>	<u>    </u>	<u>    </u>
Disinfection device:	<u>    </u>	<u>/</u>	<u>    </u>
Chlorine supply:	<u>/</u>	<u>    </u>	<u>    </u>
Spray field vegetation:	<u>/</u>	<u>    </u>	<u>    </u>
Sprinkler / Drip backwash:	<u>/</u>	<u>    </u>	<u>    </u>
Controls/ Electric Circuits	<u>/</u>	<u>    </u>	<u>    </u>

Air Pressure 45

Test Results and observations: (As Required)  
 Chlorine Residual: 0.83  
 Test Method: DPD  
 BOD:       
 TSS:     

Mixed Liquor  
 Aeration 0  
 Sludge Levels  
 Clarifier -  
 Pump 1

Access Ports Secured YES / NO  
 Repairs made: YES / NO

Repairs and Comments:  
Chlorine supply line Broken During prep <sup>Due</sup> ~~Rep~~ to sun Pat  
+ cold. line was replaced

Inspector: mark Date: 3-11-22  
 Tom Hampton VP  
 MP349/OS24597

Area: 10  
 GPS:  
 ID = 61114926

8206N IH 35 Frontage Road, New Braunfels



**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**

**MAILED**



Phone: (830) 964-2365

Fax: (830) 964-2659

www.aerobicservices.com info@aerobicservices.com

Customer ID

61114926

Contract Period

Start Date: 5/20/2022

End Date: 5/20/2023

(830) 606-4710

Email: ap@nblandscapesupply.com

**Permit: 108730**

**To: New Braunfels Landscape Supply Pro Flo**  
**Attention: Tres Frey**  
**8206N IH 35 Frontage Road**  
**New Braunfels, TX 78130**

Site: 8206N IH 35 Frontage Road, New Braunfels, TX 78130

County: Comal

Installer:

Agency: Comal County Environmental Health

Mfg/Brand: -Pro Flo-

Aerobic Services of South Texas

3 visits per year - one every 4 months

**Routine Maintenance and Inspection Agreement**  
**Renewal Commercial Service Contract**

**GENERAL**

This Work for Hire Agreement (hereinafter referred to this "Agreement") is entered into by and between the client named above (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This agreement will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections/service call a year (one every four months), for a total of 3 over a year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time Frame. Repair work on non-warranty parts will include price for parts and labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The client is responsible for chlorine, this must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. Price includes one BOD and TSS Lab Testing per unit that is required by TCEQ.

At the conclusion of this service agreement, our company will make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection and maintenance. According to state law, all commercial owners of aerobic systems must maintain a factory authorized service provider for the lifetime of the system.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up a is not covered by this agreement and will result in additional charges.

**ACCESS BY CONTRACTOR**

The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of the above described services. The contractor may access the system components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best



as possible.

**TERMINATION OF AGREEMENT**

Either party may terminate this agreement with 30 days written notice in the event of substantial failure to perform in accordance with terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination. Either party may terminate this agreement upon 30 days written notice.

**LIMIT OF LIABILITY**

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the contractor's liability for direct damages exceed the price for the services described in this Agreement.

**DISPUTE RESOLUTION**

If a dispute between the Client and the Contractor arises that can not be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of arbitration services equally.

**ENTIRE AGREEMENT**

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

**SEVERABILITY**

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this 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.

**BUSINESS OWNER/ REPRESENTATIVE**

Signature \_\_\_\_\_

Printed \_\_\_\_\_

Phone/ Date \_\_\_\_\_

**SERVICE PROVIDER**

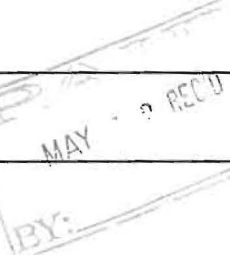
Aerobic Services of South Texas, Inc.  
15188 Fm 306  
Canyon Lake, TX 78133  
(830) 964-2365

**TOM HAMPTON** 

Signature Thomas Hampton VP

License# OS0024597 /MP 349

Date Printed: 5/4/2022





# WORK ORDER

**Aerobic Services of South Texas**  
 15188 FM 306  
 Canyon Lake, TX 78133  
 (830) 964-2365  
 www.aerobicservices.com



<b>Customer ID</b>		<b>Scheduled</b>		<b>Serviced</b>		
163294		2023-02-20				
<b>Customer Name and SITE Address</b>			<b>Contact</b>	<b>Customer Email Address</b>		
<b>New Braunfels Landscape Supply</b> <b>8206 N IH 35 Frontage Road</b> <b>New Braunfels, TX</b> Mailing: 8206 N IH 35 Frontage Road, New Braunfels TX 78130			New Braunfels Landscape Supply	lmunson@ewingirrigation.com;facilities@ewingirrigation.com		
			<b>Main Phone</b>			
			<b>Secondary Phone</b>		(830) 606-4710	
<b>System Permit #</b>	<b>Brand of System</b>					
108730						
<b>Work Order Type</b>	<b>Assigned Technician</b>		<b>HEALTH DEPT</b>			
	Chris Bausch					
<b>DESCRIPTION OF THE WORK ORDER (REASON OF CALL)</b>						

**RESULTS OF THE WORK ORDER**

Replaced 1x sprinkler head, adjusted other one. Standing water 50 yards left of office isn't from septic.

**DIRECTIONS OR INSTRUCTIONS TO THE TECHNICIAN**

CB

Date: 2023-02-20

Customer's Signature

Employee's Signature