

# Comal County

OFFICE OF COMAL COUNTY ENGINEER

## License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **06/07/2019** Permit Number: **108767**

Location Description: **2206 BRIDAL VEIL  
SPRING BRANCH, TX 78070**

Subdivision: **C. Murhardt Sur 48, Abst 404 and the**  
Unit: **GC&SF RR Co. Sur 735, Abst. 811**  
Lot:  
Block:  
Acreage: **203.8600**

Type of System: **Aerobic  
Surface Irrigation**

Issued to: **Shared Ownership Activity Resorts, 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

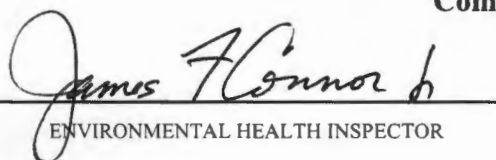
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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: R. Graham OSSF Installer #: 050008048  
 1st Inspection Date: 5-30-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 6-7-19 final  
 Inspector Name: Connor Inspector Name: \_\_\_\_\_ Inspector Name: Connor  
 Permit#: 108767 Address: 2206 Budal Veil

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)(iii) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

tanks set level no leaks operational cover all covered 6-7-19 JC

**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)(II)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						

*Covered 6-7-19 JC*

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: R. Graham OSSF Installer #: 050008048

1st Inspection Date: 5-30-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: Connor Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 108767 Address: 2206 Budal Veil

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)				

tanks set level no leaks operational cover cell

**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>Left Planet 750</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)(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)	<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 &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)		/		
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>	/			/		
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**

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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: 108767  
Issued This Date: 04/08/2019  
This permit is hereby given to: Shared Ownership Activity Resorts, LLC

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

2206 BRIDAL VEIL  
SPRING BRANCH, TX 78070

Subdivision: C. Murhardt Sur 48, Abst 404 and the  
Unit: GC&SF RR Co. Sur 735, Abst. 811  
Lot:  
Block:  
Acreage: 203.8600

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 COMAL COUNTY ENGINEER

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

**VOID**

Permit Number: 108767  
Issued This Date: 04/08/2019  
This permit is hereby given to: Shared Ownership Activity Resorts, LLC

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

2206 BRIDAL VEIL  
SPRING BRANCH, TX 78070

Subdivision: C. Murhardt Sur 48, Abst 404 and the  
Unit: GC&SF RR Co. Sur 735, Abst. 811  
Lot:  
Block:  
Acreage: 1666.6700

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.
- 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

RECEIVED

FEB 15 2019

COUNTY ENGINEER

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

*Donna Bellquist*

Signature of Applicant

*11 Feb 2019*

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**

Date \_\_\_\_\_ Permit # \_\_\_\_\_

Owner Name Shared Ownership Activity Resorts, LLC Agent Name Ronald R Graham  
Mailing Address 32335 Hwy 281 N Agent Address PO Box 1284  
City, State, Zip Bulverde TX 78163 City, State, Zip Boerne TX 78006  
Phone # Garrett 830 980 4198 Phone # 210 269 9302  
Email gfacer@stadlercustomhomes.com Email bonnie@stwastewater.com

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

Subdivision Name \_\_\_\_\_ Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Acreage/Legal 50.587 Ac - G.C. & S.F.R.R. Co Sur 735 Abs 811 & 153.269 ac - Charles Murhardt Sur 48, Abs 404 - total of 203.856 Ac  
Street Name/Address 2206 Bridal Veil City Spring Branch Zip 78070

**Type of Development:**

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) house  
Number of Bedrooms 2  
Indicate Sq Ft of Living Area 2150

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: \$ 500,000.00 (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 understand that a permit of authorization to construct will not be issues 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 \_\_\_\_\_

Date 3/28/2019

**\*\*\* 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 Ronald R Graham, South Texas Wastewater Trmt.

System Description aerobic spray

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

Tank Size(s) (Gallons) 750/550 Absorption/Application Area (Sq Ft) 5654

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]  
Signature of Designer

2/20/19  
Date

2/cb

**AFFIDAVIT TO THE PUBLIC**



201906005354 02/15/2019 09:29:48 AM 1/2

**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 (commission) to regulate on-site sewage facilities (OSSF's). 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 OSSF's 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 TCEQ 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:

A-404 Sur 48 C Murhardt 166.6680 ac  
A-811 Sur 735 GC & SF RR Co  
Comal County, Texas

RECEIVED

FEB 15 2019

COUNTY ENGINEER

The property is owned by: Shared Ownership Activity Resorts, LLC

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Comal County within 30 days after the property has been transferred.

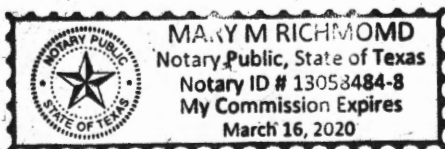
The Owner will, upon any sale or transfer to the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Comal County.

WITNESSED BY HAND(S) on this 8 day of February, 2018.

Shared Ownership Activity Resorts, LLC, owner/agent

Ray Stadler  
Printed name of owner/agent

SWORN TO AND SUBSCRIBED BEFORE ME on this 8 day of February, 2018



Signature of Notary Public

My Commission Expires: 3/16/2020

Please have this Affidavit Notarized and recorded at the Comal County office responsible for land records and return a stamped copy to South Texas Wastewater Treatment, Inc., PO Box 1284, Boerne, TX 78006



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

RECEIVED

FEB 15 2019

COUNTY ENGINEER

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/15/2019 09:29:48 AM  
LAURA 2 Page(s)  
201906005354



*Bobbie Koepf*

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

RECEIVED

Phone: (830) 249-8098

Date: 9/7/2018

FEB 15 2019

bruce@stwastewater.com

To: Shared Ownership Activity Resorts, LLC  
Attention: Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde, TX 78163

COUNTY ENGINEER

Contract Period

Start Date:

End Date:

Phone: Subdivision: A404-Sur 48 C Murhardt

Site: 2206 Bridal Veil, Spring Branch, TX 78070

County: Comal

Installer: Ronald R Graham

Agency: Comal County Environmental

Mfg/Brand: Jet, Inc. / J-750- 2 yr

South Texas Wastewater Treatment

3 visits per year - one every 4 months

Map Key: 319 C3

ID: 6887

I. General: This Work for Hire Agreement ( hereinafter referred to as "Agreement" ) is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, South Texas Wastewater Treatment and its' employees (hereinafter referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Dates: This agreement commences and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The 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 as stated in our PROPOSAL AND CONTRACT FOR SERVICES.

III. Renewal: This Agreement shall automatically renew for an additional period of two (2) years at the same terms and conditions unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.

IV. Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. NO REFUNDS. If this Agreement is so terminated, Contractor will be paid at the rate of \$85.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

V. 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 regulations approximately every four months.

B. Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.

C. Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. If the technician receives approval after he leaves the property, a service call charge of \$85.00 to return to the property will be added to the final bill. If warranted items are required to be replaced within 30 days of installation, labor will not be charged; after 30 days, labor will be charged according to the service agreement.

D. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.)

E. Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.

F. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request.

Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

VI. Disinfection:  Not Required.  Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it (See Attached Invoice), Contractor will add 12 tablets of chlorine at routine services (See Section V Sub-section A)

INITIAL

VII. Electronic Monitoring  is  is not included in this Agreement.

VIII. 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 email of this agreement and all documentation requested by Contractor.

2. Contractor providing the equipment and installation for this OSSF.

3. Contractor's receipt of payment in full for the equipment and installation.

4. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.

B. If this is not an initial agreement (existing system):

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

2. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement

C. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.

IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :

A. DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT



**THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.**

RECEIVED

FEB 15 2019

COUNTY ENGINEER

- B. Provide all necessary yard or lawn maintenance and the 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.
  - C. Protect equipment from physical damage including but not limited to that damage caused by insects.
  - D. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's
  - E. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
  - F. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
  - G. 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. Sub-section D above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$65.00 per hour plus the associated fees for laboratory testing.
  - H. Prevent the backwash or flushing of water treatment of conditioning equipment from entering the OSSF.
  - I. Prevent the condensate 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.
  - J. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
  - K. Maintain site drainage to prevent adverse effects on the OSSF.
  - L. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.
- X. 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. IF SPECIAL ARRANGEMENTS ARE REQUESTED (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates, biting dogs, appointment to enter, to call on the way, etc.) or if any part of the system is located behind a locked door (garage, etc.) -THERE IS AN ADDITIONAL CHARGE. 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 proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$85.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water air or gas lines, etc.), or for the uneven settling of the soil.
- XI. 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.
- XII. Severability: If any provision of this "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 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.
- XIII. Fee for Services: The fee for the basic Services described in this Agreement is \_\_\_\_\_. This fee does not include any equipment, materials, or labor necessary for non-warranty repairs or for unscheduled, Customer requested visits to the site which will incur a service call fee of \$85.00, plus parts and labor.
- XIV. Payment: Payment of Fee for Services for the original term as stated above is to be made as follows:

- X. Included in PROPOSAL AND CONTRACT
- \_\_\_\_\_ Full amount due upon signature (Required of new Customer)
- \_\_\_\_\_ Payments of \$ \_\_\_\_\_ due upon receipt of invoice. (Payment terms for renewal of agreement.)

Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a 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). Any check returned to Contractor for any reason will be assessed a \$30.00 returned check fee.

XV. Application of Transfer of payment: The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise 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 received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned 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 promises or conditions in any other agreement, oral or written.

R. Bruce Cobabe \_\_\_\_\_ OSSF Installer II, Lic OS0004815, and, OSSF Site Evaluator, Lic OS0012360  
 Name Date exp 1/31/2021 exp 12/31/2020

Certified Service Provider for: Jet Inc. Member: Texas On-Site Wastewater Association and National On-site Wastewater Recycling  
 Acceptance of Agreement: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the Services as specified. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this "Agreement" is accepted in writing AND payment is made as outlined above.

✓ [Signature] ✓ 2/8/2019 ✓ RStadler@StadlerCustomHomes.com  
 Customer Date E-Mail

**CONTACT PHONE NUMBERS:**

✓ #1 210-669-8265  
 #2 \_\_\_\_\_

✓ Gate Codes for:  
 SubDivision 9555  
 Property \_\_\_\_\_

**SOUTH TEXAS WASTEWATER TREATMENT**  
Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86 WASTE

**SITE EVALUATION INFORMATION SHEET**

Shared Ownership Activity Resorts LLC  
Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde TX 78163  
Garrett 830 980 4198

Site: 2206 Bridal Veil  
A-404 Sur 48 C Murhardt  
A 811 Sur 735 GC & SF RR Co  
153.269ac & 50.587ac  
Comal County Texas

Date Site Evaluation Performed: 23 August 2018

Within 100 year Flood zone No, FIR Map 49091C 0090F & 48091C 0080F  
Edwards Recharge Zone: No, USGS map Index map

Profile Holes: Surface rock so extensive, no test holes dug

Soil Texture Analysis: Class \_\_\_\_\_ suitable No

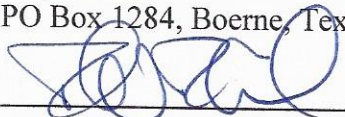
Soil Structure Analysis: \_\_\_\_\_ suitable X unsuitable for conventional septic

Structureless \_\_\_\_\_  
Weak \_\_\_\_\_ Moderate \_\_\_\_\_ Strong \_\_\_\_\_  
Blocky \_\_\_\_\_  
Platy \_\_\_\_\_ (unsuitable)  
Massive \_\_\_\_\_ (unsuitable)

Restrictive Horizon: None found: x Depth: surface  
Rock or Fractured Rock: x  
Clay 40% or more x  
Ground Water \_\_\_\_\_

Brief Description: No identified recharge features noted at time of site evaluation within 150' of proposed system location. The system tanks and spray field will be more than 150ft from the well. The structure is located more than 200ft from the closest property line

This site evaluated by:  
South Texas Wastewater Treatment  
Ronald R. Graham, Site Evaluator  
Registration Number OS0019772, State of Texas  
PO Box 1284, Boerne, Texas

  
\_\_\_\_\_  
Ronald R. Graham. SE

4/8/19  
\_\_\_\_\_  
Date

Permit 108767

# SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Boerne, Texas 78006 \* 830-249-8098 or 1-800-86-WASTE

**REVISED**

11:15 am, May 29, 2019

Revised 5 April 2019

## JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Shared Ownership Activity Resorts LLC  
Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde TX 78163  
Garrett 830 980 4198

Site: 2206 Bridal Veil  
A-404 Sur 48 C Murhardt  
A811 Sur 735 GC & SF RR Co  
153.269ac & 50.587ac  
Comal County Texas

This design includes an attached drawing No. 6887R0 dated 06 SEP 2018, RCC

**DISCUSSION:** This structure is a 2115sf cabin with 2 bedrooms. It is located well over 200ft from any property line on a total of 203.856ac. The well, is over 150ft from the system and the structure. As per the builder, this is a single family dwelling.

### Design Specifications:

Estimated average daily wastewater flow: a 2,115sf 2 bedroom cabin -single family dwelling as per builder(240gpd). Effluent treatment capacity of 360 gpd

Pump tank/chlorine contact chamber capacity: 550gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 240-250 gallons

Number of dosing cycles per day: one (1)

Timer to go off between midnight and 5am

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Total length of supply pipe: ~~239 feet~~ 260 ft.

Dosing pump capacity: Little Giant WE20G05P4-22 20.0 GPM

Chlorinator: installed at inlet of pump tank

Maximum slope of the field: <15 percent

Means of preventing syphoning: hose bib

Type of forced main required: 1" SCH 40

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds,  
etc shall be strictly adhered to as required by latest Texas Commission on Environmental

Quality construction standards.

Pump controls must have NEMA (National Manufacturing Association) approval.

A PVC union shall be placed above the pump to allow for easy pump removal.

### Calculation of field Size

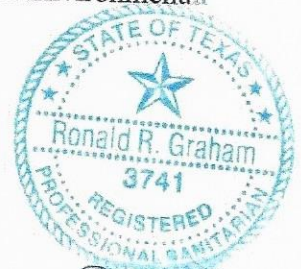
Two bedroom (2,115sf) - allow 240gpd effluent flow

Assume an application rate of 15.6 square feet per gallon per day.

$$240 \div 0.064 = 3750 \text{ sq ft}$$

We are installing 2 sprinkler heads both with a radius of 30', both spraying a full circle. The area covered as measured by autocad is

$$A = 5654 \text{ sq ft}$$



8/24/19  
*[Signature]*

Pipe and fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1 inch in diameter. A Little Giant WE20G05P4-22 or equivalent high head submersible pump capable of providing at least 20gpm and providing a 25-40 psi head shall be utilized for pumping effluent.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover. The spray field is over 150ft from the well.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service.

Flood Prone Areas

The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C0090F & 48091C0080F. This lot is over the Contributing Zone of the Edwards Aquifer. No CZP was found for this site.

Tank Sizes

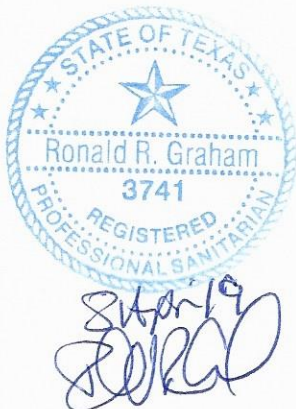
The system shall have a JET Model J-750 extended aeration plant external NSF certified tablet chlorinator. The pump tank shall have a capacity of 550 gal. A safety lid will be installed on clarifier. Tanks are located over 150ft from the well.

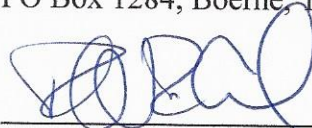
Inspections

In addition to the inspections required by Comal County the system shall be inspected by the design engineer at least twice during construction and an inspection report submitted to Comal County officials including an as-built drawing.

This system designed by:

South Texas Wastewater Treatment  
Ronald R Graham, RS  
Registration Number 3741, State of Texas  
PO Box 1284, Boerne, Texas



  
\_\_\_\_\_  
Ronald R Graham. RS

April 8, 2019  
Date

Attachments:

Drawing No. 6887R0 dated 06 SEP 2018, RCC

Permit  
108767

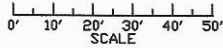
SYSTEM DESIGN  
FOR  
2206 BRIDAL VEIL  
A-404 SUR 48 C MURHARDT  
A-811 SUR 735 GC & SF RR CD  
166.6680 a.c.  
COMAL COUNTY, TEXAS  
BY  
RONALD R. GRAHAM R.S. 3741  
SOUTH TEXAS WASTEWATER TREATMENT  
P.O. BOX 1284 BOERNE, TX 78006  
830-249-8098  
AB REVISED: 29 MAY 2019  
DATE: 06 SEP 2018 RCC  
DRAWING NO. 6887R1

**REVISED**  
11:15 am, May 29, 2019



29 May 19  
*[Handwritten signature]*

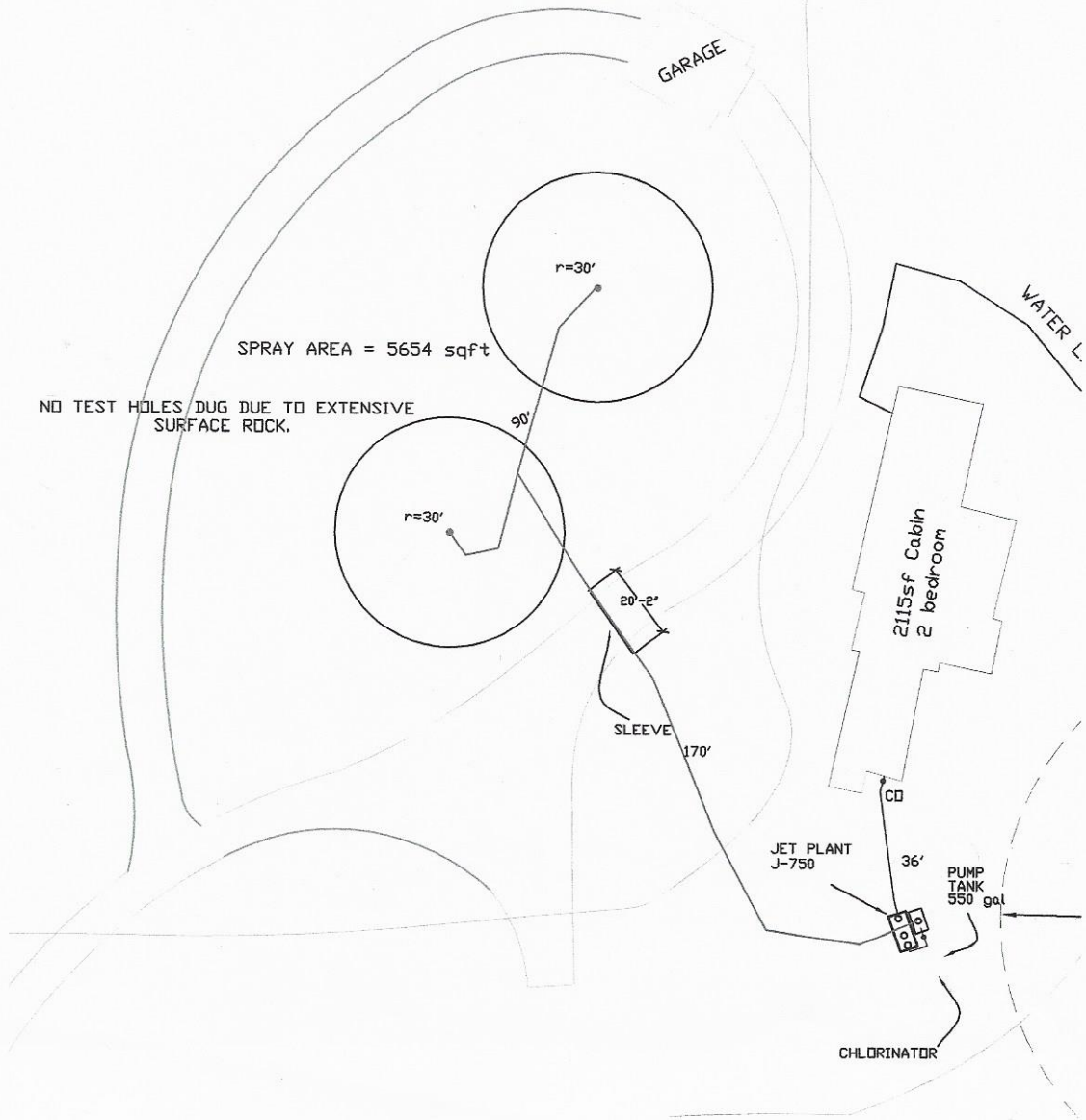
THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS

ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.

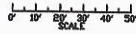
NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES.



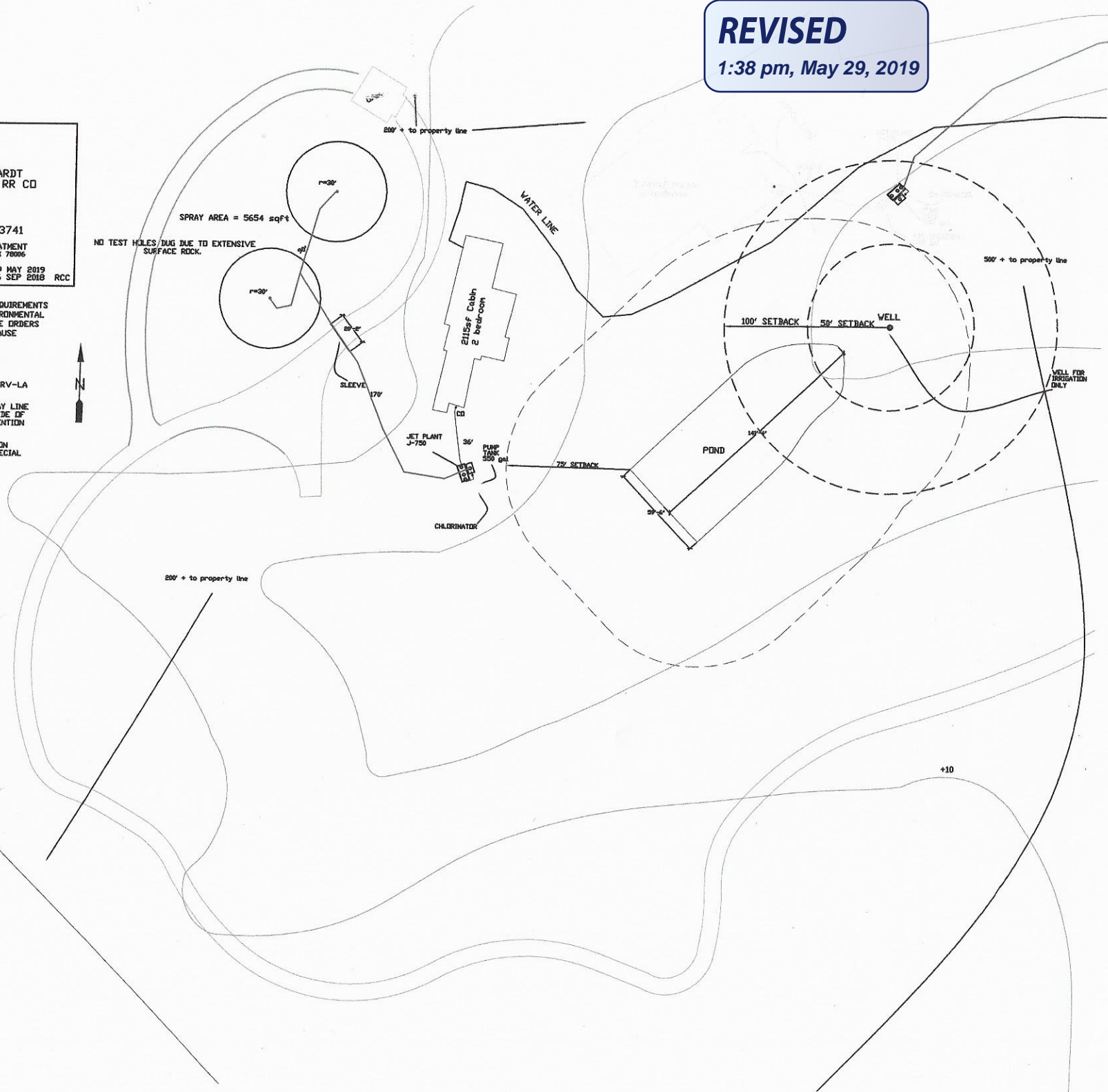
**REVISED**  
1:38 pm, May 29, 2019

SYSTEM DESIGN  
FOR  
2206 BRIDAL VEIL  
A-404 SUR 48 C MURHARDT  
A-811 SUR 735 GC & SF RR CD  
166.6680 ac.  
COMAL COUNTY, TEXAS  
BY  
RONALD R. GRAHAM R.S. 3741  
SOUTH TEXAS WASTEWATER TREATMENT  
P.O. BOX 1284 BOERNE, TX 78006  
830-249-8098  
DRAWING NO. 6887R1  
REVISED: 29 MAY 2019  
DATE: 06 SEP 2018 RCC

THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (CSE) REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS  
ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEAVED 10 FT ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.  
NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES.



*29 May 19*  
*[Signature]*

+10

## Ritzen, Brenda

---

**From:** Ritzen, Brenda  
**Sent:** Wednesday, May 29, 2019 11:19 AM  
**To:** 'bonnie@stwastewater.com'  
**Subject:** RE: permit 108767  
**Attachments:** Pages from 108767.pdf

Bonnie,

This page must also be revised to match with the latest revision.

Thank you,

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

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

From: bonnie@stwastewater.com <bonnie@stwastewater.com>  
Sent: Wednesday, May 29, 2019 9:59 AM  
To: Griffin, Kathy <griffk@co.comal.tx.us>; Ritzen, Brenda <rabbjr@co.comal.tx.us>  
Subject: permit 108767

I have attached revisions to permit 108767 - 2206 Bridal Veil. This is scheduled for a tank inspection (1st) Wednesday 5/30/2019.

Than you,

Bonnie Billquist  
South Texas Wastewater Trmt.  
830 249 8098

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

**REVISED**  
9:29 am, Apr 08, 2019

**VOID**

SYSTEM DESIGN  
FOR  
2206 BRIDAL VEIL  
A-404 SUR 48 C MURHARDT  
A-811 SUR 735 GC & SF RR CD  
203.856a.c.  
COMAL COUNTY, TEXAS  
BY  
RONALD R. GRAHAM R.S. 3741  
SOUTH TEXAS WASTEWATER TREATMENT  
P.O. BOX 1284 BERNE, TX 76006  
830-249-8098  
DRAWING NO: 6887R0 DATE: 06 SEP 2018 RCC

THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DSSP REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.

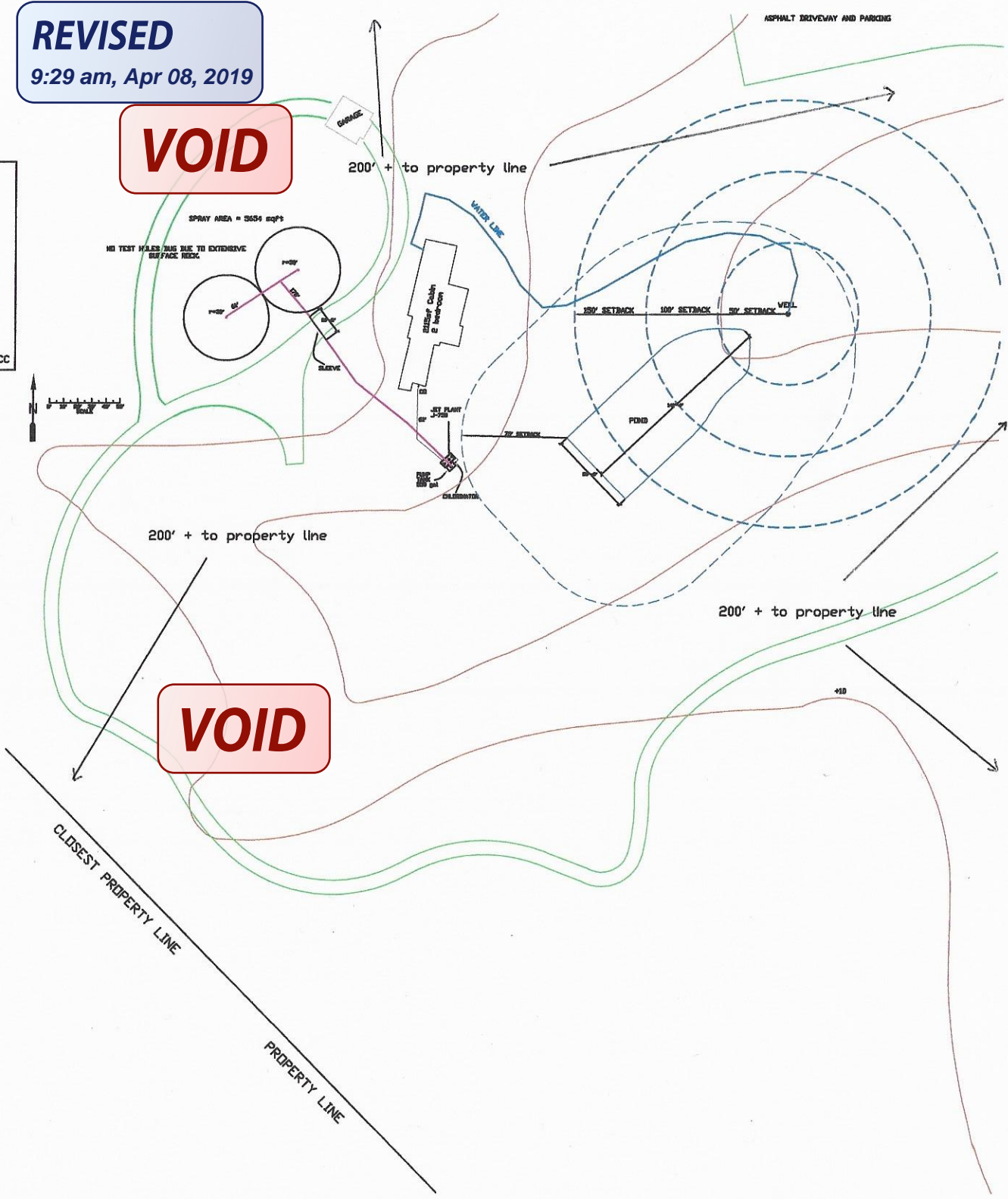
ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS

ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 FT ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.

NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES.



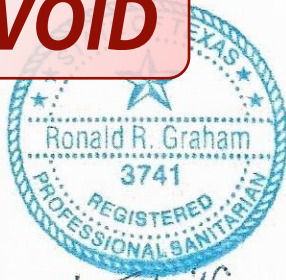
8 Apr 19  
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SYSTEM DESIGN  
FOR  
2206 BRIDAL VEIL  
A-404 SUR 48 C MURHARDT  
A-811 SUR 735 GC & SF RR CD  
COMAL COUNTY, TEXAS  
BY  
RONALD R. GRAHAM R.S. 3741  
SOUTH TEXAS WASTEWATER TREATMENT  
P.O. BOX 1284 BEERNE, TX 76866  
830-249-8098  
DRAWING NO: 6887R0 DATE: 06 SEP 2018 RCC

**VOID**



*to Feibig*  
*[Signature]*

THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



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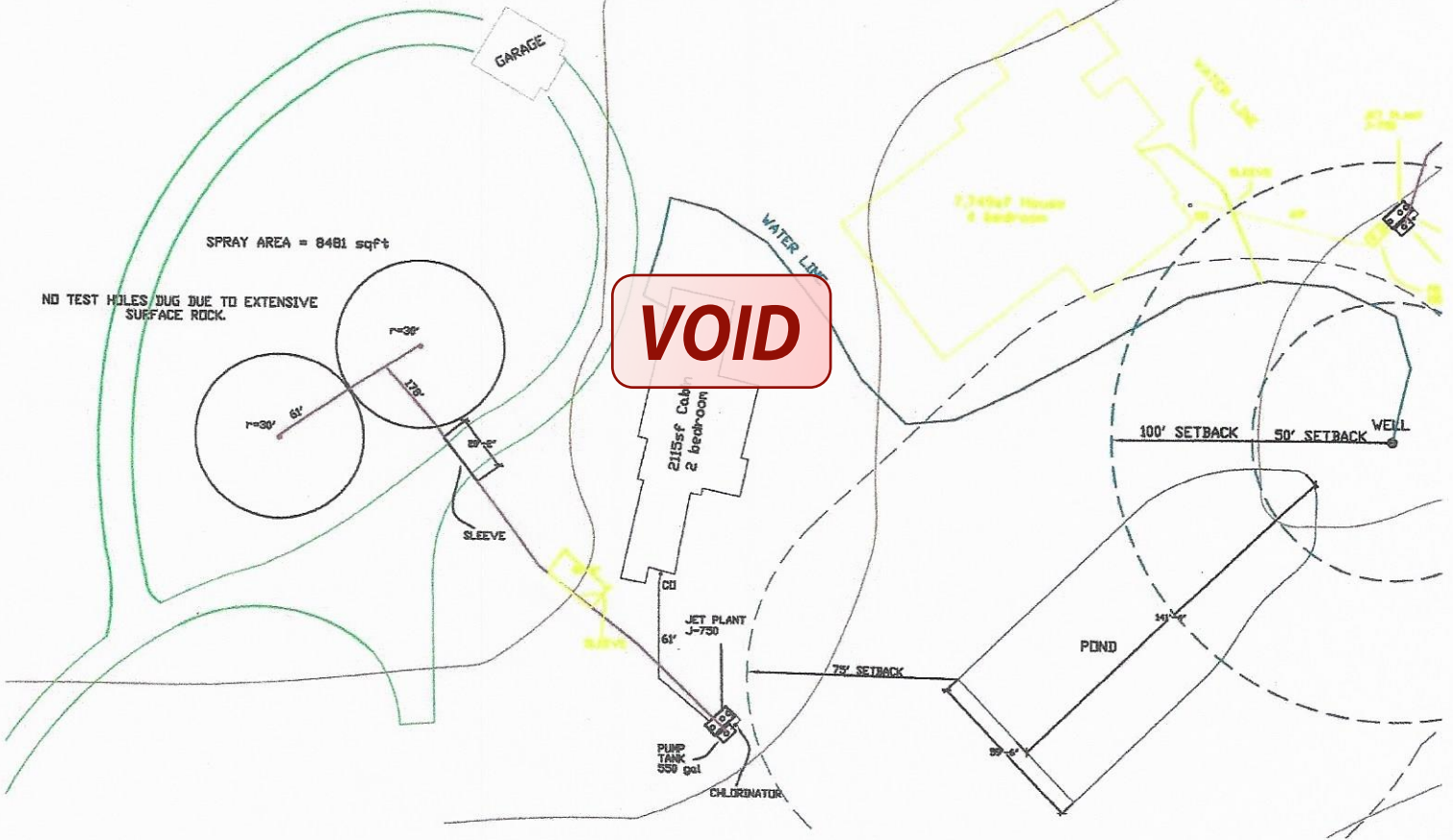
NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES.



SPRAY AREA = 11,308

NO TEST HOLES I SURF

ASPHALT DRIV



**REVISED**  
9:29 am, Apr 08, 2019

**VOID**

SYSTEM DESIGN  
FOR  
2206 BRIDAL VEIL  
A-404 SUR 48 C MURHARDT  
A-811 SUR 735 GC & SF RR CD  
203.856a.c.  
COMAL COUNTY, TEXAS  
BY  
RONALD R. GRAHAM R.S. 3741  
SOUTH TEXAS WASTEWATER TREATMENT  
P.O. BOX 1284 BERNE, TX 76006  
830-249-8098  
DRAWING NO: 6887R0 DATE: 06 SEP 2018 RCC

THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DSSP REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.

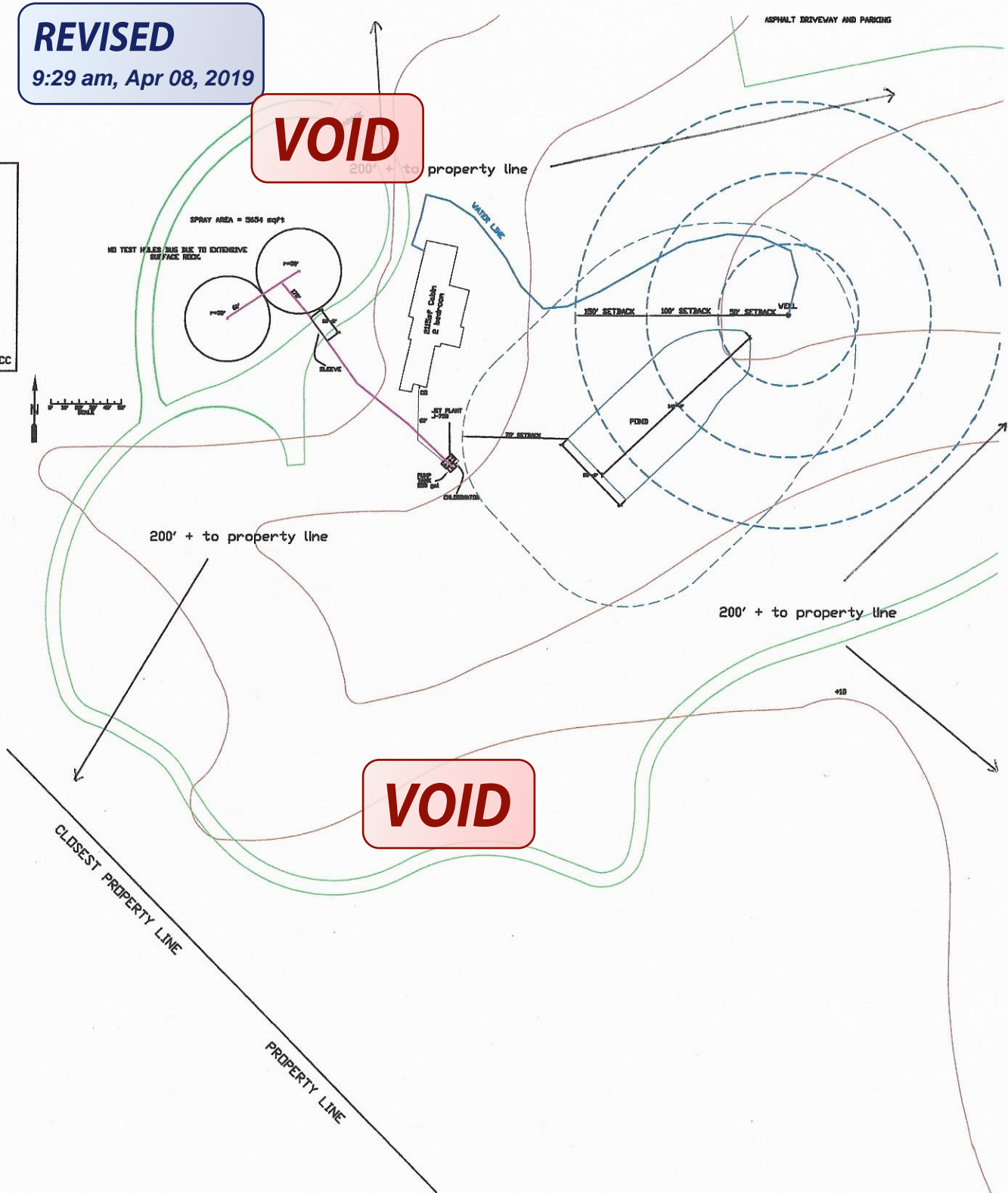
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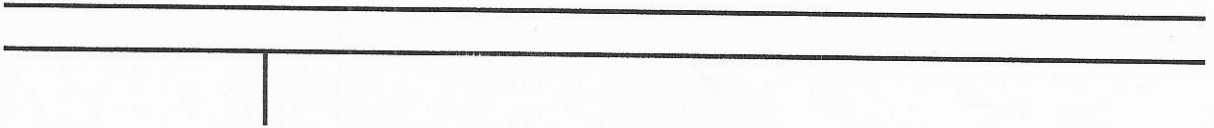
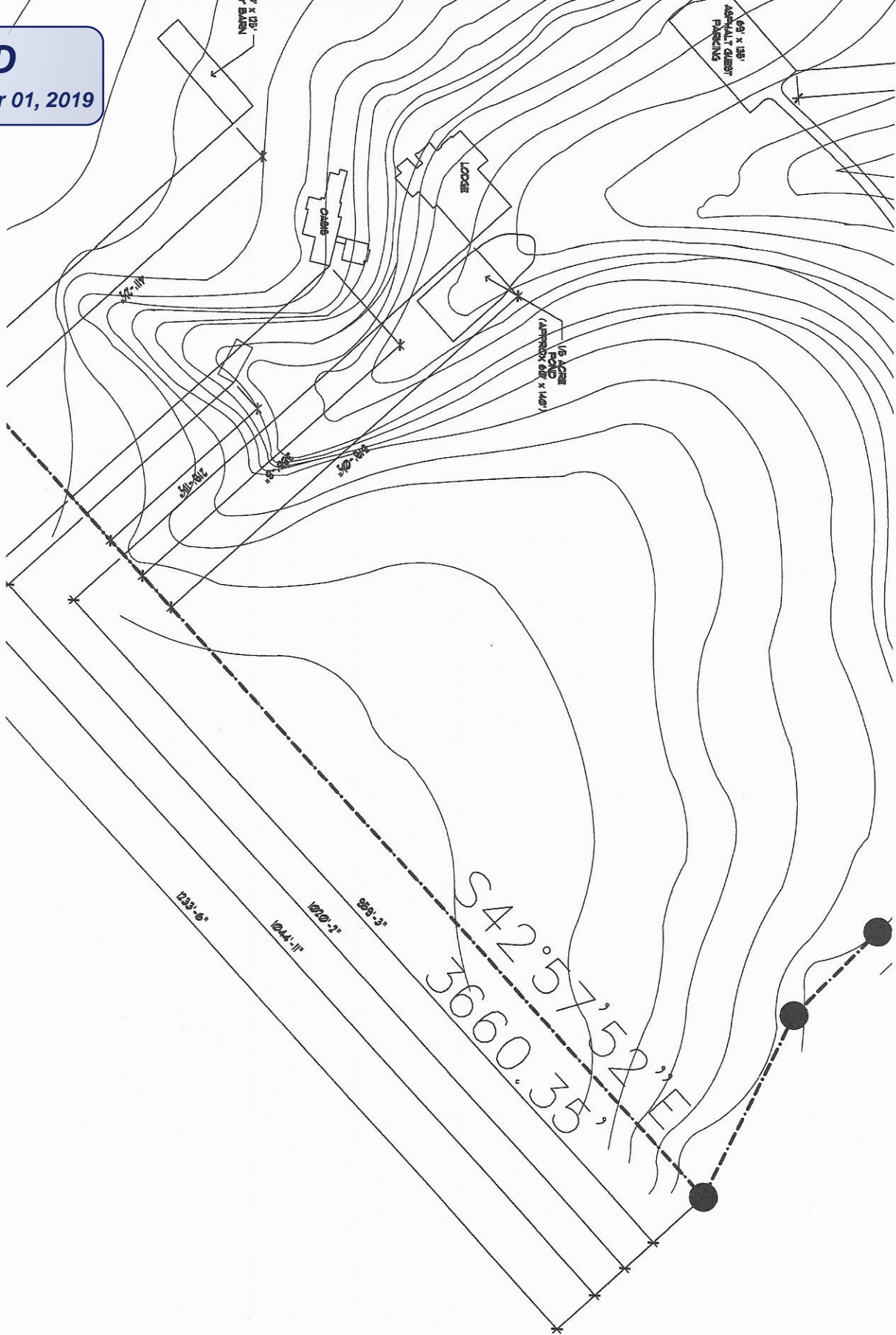
8 Apr 19  
*[Handwritten signature]*



**VOID**

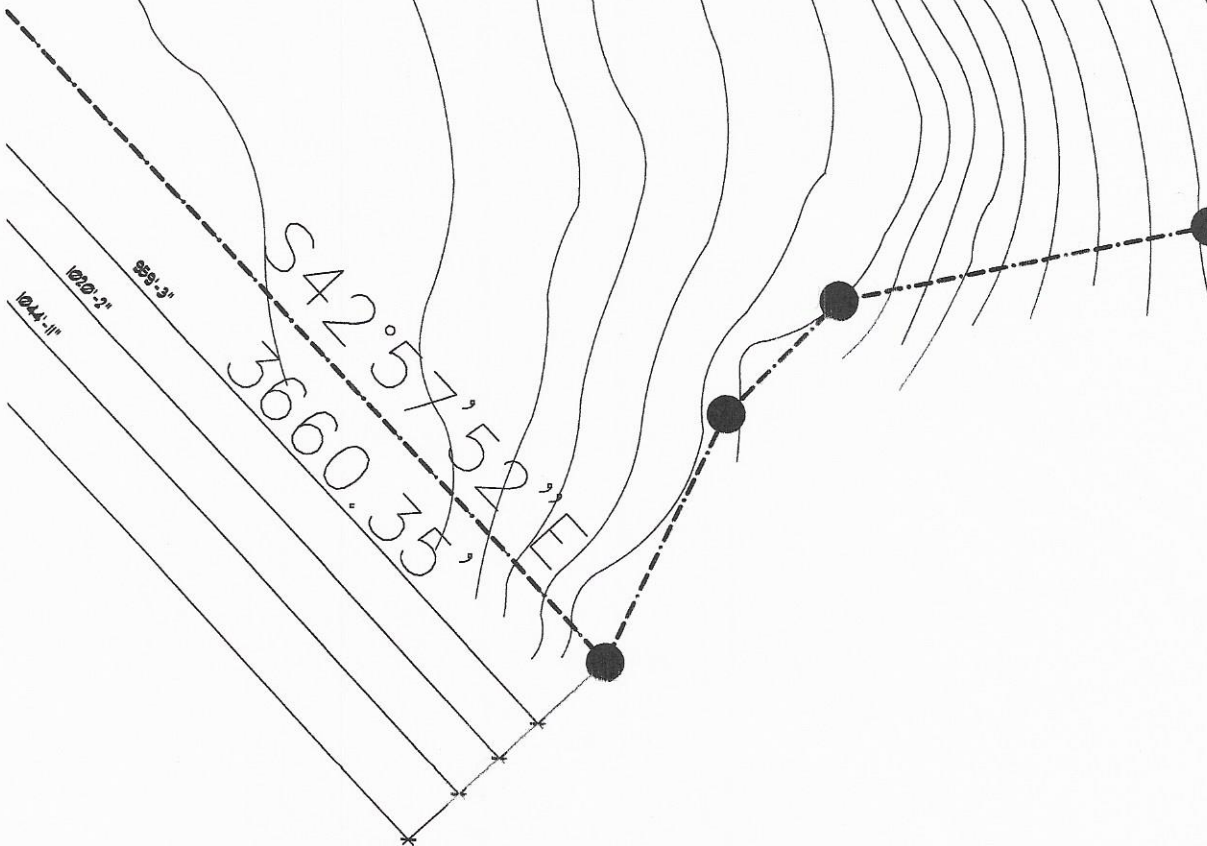
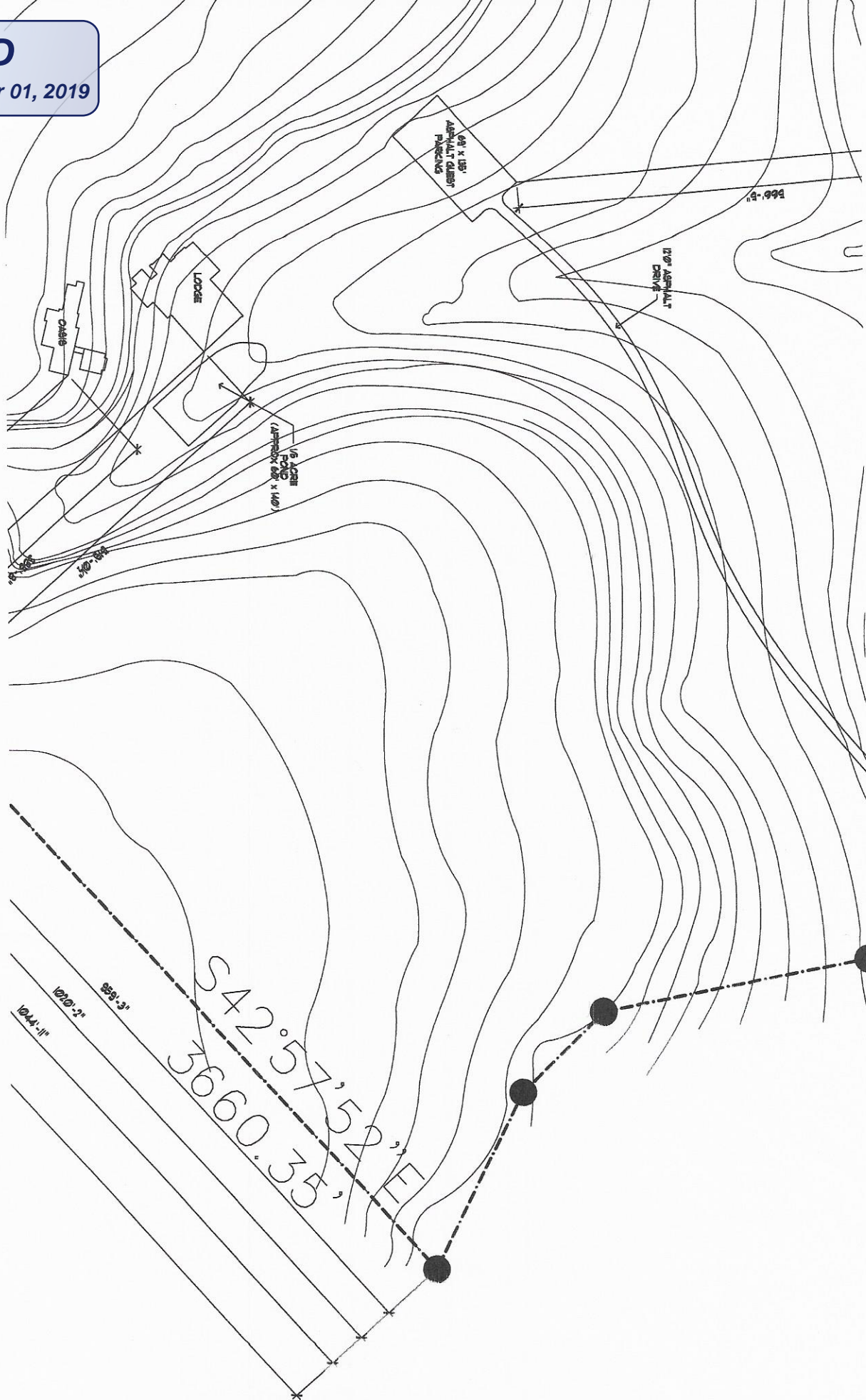
**REVISED**

3:48 pm, Apr 01, 2019



**REVISED**

3:48 pm, Apr 01, 2019



120' RIGHT-OF-WAY FOR TEXAS DEPARTMENT OF TRANSPORTATION MAPS

F.M. HIGHWAY NO. 300

SCALE: 1" = 200'

- LEGEND:
- TELEPHONE PEDESTAL
  - FIBER OPTICS BOX
  - PP # POWER POLE
  - OHU- OVERHEAD UTILITIES
  - WIRE FENCE
  - FR-S FOUND STEEL ROD WITH A YELLOW "SHERWOOD SURVEYING" PLASTIC CAP
  - FN FOUND NAIL IN ROCK WALL
  - SR FOUND 1/2" STEEL ROD
  - SBR SET 1/2" STEEL ROD WITH AN ORANGE "PULS BOND" PLASTIC CAP
  - FN-C FOUND NAIL SET IN CONCRETE

LINE TABLE

LINE	DISTANCE	BEARING
L1	11.07	S 93°44' E
L2	244.37	S 00°58'57" E
L3	68.25	S 12°20'17" W
L4	22.50	S 27°42'40" W
L5	215.91	N 85°38'07" W
L6	157.29	S 89°18'58" W
L7	26.29	S 62°24'03" W
L8	100.00	S 09°02'05" E
L9	38.85	N 80°48'11" E
L10	47.29	S 20°42'00" W
L11	24.24	S 09°49'11" E
L12	104.42	S 00°56'53" E
L13	114.29	S 19°38'00" E
L14	164.89	S 35°53'09" W
L15	112.02	S 10°31'09" W
L16	204.63	S 07°07'25" E
L17	28.29	S 64°18'57" W
L18	322.19	N 80°00'00" E
L19	118.89	S 80°50'17" W
L20	114.11	S 05°49'11" E
L21	10.44	S 08°13'50" W
L22	11.54	S 29°38'22" W
L23	13.30	S 10°31'17" E
L24	20.78	S 25°37'41" E
L25	512.00	S 84°18'48" W
L26	15.54	S 75°24'52" W
L27	288.33	S 77°50'50" W
L28	116.48	S 44°42'02" W
L29	62.10	S 29°30° W
L30	181.20	S 24°48'39" W

CURVE TABLE

CURVE	BEARING	DATA	ARC	CHORD	BEARING	CHORD
C1	246.00	27°23'55"	85.80	43.40	S 09°18'01" W	85.41
C2	100.00	20°11'13"	22.52	27.89	S 19°59'36" W	19.40
C3	100.00	20°11'13"	22.52	27.89	S 27°35'54" W	29.30
C4	275.00	02°03'25"	24.27	12.14	S 40°19'53" W	52.26
C5	275.00	02°03'25"	24.27	12.14	S 40°19'53" W	52.26

J. McHARRY  
SURVEY NO. 719  
ABSTRACT NO. 811

CHARLES MURHARDT  
SURVEY NO. 48  
ABSTRACT NO. 404

AROUND THE HORN & LTD.  
A TEXAS LIMITED PARTNERSHIP  
DOCUMENT NO. 20080233838  
OFFICIAL PUBLIC RECORDS  
135.41 ACRES

203.856 ACRES

STADLER & LEATHAM DEVELOPMENT, LLC  
DOCUMENT NO. 20080000339  
OFFICIAL PUBLIC RECORDS  
REMAINING PORTION OF 420.799 ACRES

TITLE COMMENT

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TITLE COMMENT PREPARED BY THE NATIONAL TITLE INSURANCE COMPANY FILE NO. 314708 EFFECTIVE DATE NOVEMBER 13 2017 ISSUED NOVEMBER 30, 2017 RESTRICTIONS BELOW:

RESTRICTIVE COVENANTS:

None

Schedule B

- 10a. Floodage statement recorded in Volume 127, Page 499, Deed Records, Comal County, Texas. (Does not apply)
- 10c. Telephone assessment recorded in Document No. 483401, Official Public Records, Comal County, Texas. (Does not apply)

GENERAL NOTES:

- 1) BEARINGS AND DISTANCES SHOWN HEREON AS "RECORD" ARE BASED ON RECORD RECORDED IN DOCUMENT NO. 20080500000 OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS AND PLATS RECORDED IN DOCUMENT NO. 20080502283, PLAT RECORDS, COMAL COUNTY, TEXAS AND DOCUMENT NO. 20136607630, PLAT RECORDS, COMAL COUNTY, TEXAS.
- 2) BASES OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 3) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.
- 4) ADJACERS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY.
- 5) ONLY THESE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "TRUE COPY". DOING BUSINESS SURVEYING COMPANY, L.P. WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A TRUE COPY OF THIS SURVEY.

PLAT SHOWING: A 203.856 acre tract of land being approximately 50.587 acres out of the D.C. & S.F. R.R. Co. Survey No. 735, Abstract 811 and 183.269 acres out of the Charles Murhardt Survey No. 48, Abstract No. 404, Comal County, Texas, and 203.856 acre tract being all of that certain 14,010 acre tract conveyed to Stadler Enterprises, LLC by deed recorded in Document No. 201406039741, Official Public Records, Comal County, Texas and also being part of the certain 420.799 acre tract conveyed to Stadler & Leatham Development, LLC by deed recorded in Document No. 20080000000, Official Public Records, Comal County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.  
228 HOLIDAY ROAD  
COMFORT, TEXAS 78013  
PH: 830-377-2492



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE ENCUMBRANCES OR ENCROACHMENTS OF ADJACENT PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DONNIE BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207  
DATE 12-05-2017 JOB NO. 17-403



**REVISED**

3:48 pm, Apr 01, 2019

**Office of the Secretary of State**

**CERTIFICATE OF FILING  
OF**

**Shared Ownership Activity Resorts, LLC**  
File Number: 802857904

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 11/09/2017

Effective: 11/09/2017



A handwritten signature in black ink, appearing to read "R. Pablos".

Rolando B. Pablos  
Secretary of State

**RECEIVED**This space reserved for office use  
By Brenda Ritzen at 4:19 pm, Apr 01, 2019**Form 205**  
(Revised 05/11)Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512 463-5709  
**Filing Fee: \$300****Certificate of Formation**  
**Limited Liability Company****FILED**  
In the Office of the  
Secretary of State of Texas

NOV 09 2017

Corporations Section

**Article 1 – Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

Shared Ownership Activity Resorts, LLC

The name must contain the words "limited liability company," "limited company," or an abbreviation of one of these phrases.

**Article 2 – Registered Agent and Registered Office**

(See instructions. Select and complete either A or B and complete C.)

 A. The initial registered agent is an organization (cannot be entity named above) by the name of:

OR

 B. The initial registered agent is an individual resident of the state whose name is set forth below:

Gary	W.	Javore	
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>

C. The business address of the registered agent and the registered office address is:

5802 IH-10 West	San Antonio	TX	78201
<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

**Article 3—Governing Authority**

(Select and complete either A or B and provide the name and address of each governing person.)

 A. The limited liability company will have managers. The name and address of each initial manager are set forth below. B. The limited liability company will not have managers. The company will be governed by its members, and the name and address of each initial member are set forth below.**GOVERNING PERSON 1**

NAME (Enter the name of either an individual or an organization, but not both.)

IF INDIVIDUAL

Janalee	R.	Stadler	
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>

OR

IF ORGANIZATION

Organization Name

ADDRESS

32335 Highway 281 North	Bulverde	TX	USA	78163
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

<b>GOVERNING PERSON 2</b>				
NAME (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
Raymond	S.	Stadler		
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>	
OR				
IF ORGANIZATION				
<i>Organization Name</i>				
ADDRESS				
32335 Highway 281 North	Bulverde	TX	USA	78163
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

<b>GOVERNING PERSON 3</b>				
NAME (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>	
OR				
IF ORGANIZATION				
<i>Organization Name</i>				
ADDRESS				
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

**Article 4 – Purpose**

The purpose for which the company is formed is for the transaction of any and all lawful purposes for which a limited liability company may be organized under the Texas Business Organizations Code.

**Supplemental Provisions/Information**

Text Area: [The attached addendum, if any, is incorporated herein by reference.]



**RECEIVED**

By Brenda Ritzen at 4:20 pm, Apr 01, 2019

**Organizer**

The name and address of the organizer:

Gary W. Javore

Name

5802 IH-10 West

Street or Mailing Address

San Antonio

City

TX 78201

State Zip Code

**Effectiveness of Filing (Select either A, B, or C.)**

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

[Empty rectangular box for event or fact]

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized to execute the filing instrument.

Date: November 8, 2017



Signature of organizer

Gary W. Javore

Printed or typed name of organizer

**RECEIVED**

By Brenda Ritzen at 4:20 pm, Apr 01, 2019

201806006083 02/16/2018 09:15:48 AM 1/7

**Warranty Deed**

TTT 31410 NC/CS

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.

Date: ~~December~~ <sup>February</sup> 12, 2018

Grantor: Stadler & Leatham Development, LLC, a Texas limited liability company

Grantor's Mailing Address: 32335 Hwy 281 North, Bulverde, Comal County, Texas 78163

Grantee: Shared Ownership Activity Resorts, LLC, a Texas limited liability company

Grantee's Mailing Address: 32335 Hwy 281 North, Bulverde, Comal County, Texas 78163

Consideration: Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Being a 203.856-acre tract of land being approximately 50.587 acres out of the G.C. & S.F. R.R. Co. Survey No. 735, Abstract 811 and 153.269 acres out of the Charles Murhardt Survey No. 48, Abstract No. 404, Comal County, Texas, SAVE AND EXCEPT that certain 14.010-acre tract described in deed recorded in Document No. 201406039741, Official Public Records, Comal County, Texas, said 203.856 acres being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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.

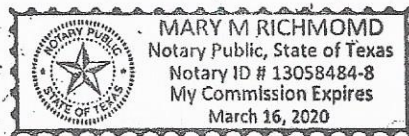
Stadler & Leatham Development, LLC,  
a Texas limited liability company

By: *Raymond S. Stadler*  
Raymond S. Stadler, Manager

STATE OF TEXAS  
COUNTY OF Comal

This instrument was acknowledged before me on this 12 day of <sup>February 2018</sup> ~~December 2017~~, by Raymond S. Stadler, Manager of Stadler & Leatham Development, LLC, a Texas limited liability company, on behalf of said limited liability company,

*Mary M Richmond*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Shared Ownership Activity Resorts, LLC  
32335 US Hwy 281N  
Bulverde, Tx 78163

## Field Notes for a 203.856 Acre Tract of Land

Being a 203.856 acre tract of land being approximately 50.587 acres out of the G.C. & S.F. R.R. Co. Survey No. 735, Abstract 811 and 153.269 acres out of the Charles Murhardt Survey No. 48, Abstract No, 404, Comal County, Texas and also being part of the certain 420.799 acre tract conveyed to Stadler & Leatham Development, LLC by deed recorded in Document No. 200806000039, Official Public Records, Comal County, Texas, said 203.856 acre tract being more particularly described by metes and bounds as follows:

**Beginning** at a square steel rod found in the south right-of-way line of F.M. Highway 306 for the northwest corner of the herein described tract, the northwest corner of the above referenced 420.799 acre tract, the northeast corner of a 130.41 acre tract recorded in Document No. 200806039328, Official Public Records, Comal County, Texas;

**Thence**, with the south right-of-way line of F.M. Highway 306, the north line of said 420.799 acre tract, North 89 degrees 03 minutes 04 seconds East, a distance of 1561.85 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the intersection of the south right-of-way line of F.M. Highway 306 with a southwest right-of-way line of Cascada Pkwy as recorded in Document No. 200806022283, Plat Records, Comal County, Texas for the northeast corner of the herein described tract;

**Thence**, with the southwest right-of-way line of Cascada Pkwy, South 45 degrees 31 minutes 44 seconds East, a distance of 71.24 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle;

**Thence**, with the west right-of-way line of Cascada Pkwy, South 00 degrees 56 minutes 57 seconds East, a distance of 244.57 feet to a nail found set in the top of a rock wall at the beginning of a curve to the right whose central angle is 20 degrees 29 minutes 55 seconds, whose radius is 240.00 feet and whose chord bears, South 09 degrees 18 minutes 01 seconds West, a distance of 85.41 feet;

**Thence**, with the northwest right-of-way line of Cascada Pkwy, along the arc of said curve to the right, a distance of 85.86 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the beginning of a curve to the left whose central angle is 07 degrees 06 minutes 41 seconds, whose radius is 100.00 feet and whose chord bears, South 15 degrees 59 minutes 38 seconds West, a distance of 12.40 feet;

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, along the arc of said curve to the left, a distance of 12.41 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap at the point of tangency;

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, South 12 degrees 26 minutes 17 seconds West, a distance of 69.64 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap at the beginning of a curve to the right whose central angle is 30 degrees 19 minutes 13 seconds, whose radius is 100.00 feet and whose chord bears, South 27 degrees 35 minutes 54 seconds West, a distance of 52.30 feet;

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, along the arc of said curve to the right, a distance of 52.92 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap at the point of tangency;

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, South 42 degrees 45 minutes 30 seconds West, a distance of 290.90 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the beginning of a curve to the left whose central angle is 10 degrees 38 minutes 55 seconds, whose radius is 325.00 feet and whose chord bears, South 37 degrees 26 minutes 03 seconds West, a distance of 60.32 feet;

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, along the arc of said curve to the right, a distance of 60.40 feet to a yellow "SHERWOOD SURVEYING" plastic cap at the northeast corner of Lot 1, Cascada at Canyon Lake Unit 1 recorded in Document No. 200806022283, Plat Records, Comal County, Texas;

**Thence**, with the northeast line of Lot 1, North 65 degrees 36 minutes 07 seconds West, a distance of 215.91 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle;

**Thence**, with the north line of Lots 1 and 2, South 89 degrees 18 minutes 34 seconds West, a distance of 161.28 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap the northwest corner of Lot 2;

**Thence**, with a west line of Cascada at Canyon Lake Unit 1, South 00 degrees 41 minutes 26 seconds East, a distance of 1090.00 feet to a ½" steel rod found at the southwest corner of Lot 7, the northwest corner of Lot 8;

**Thence**, with the northwest line of Lots 8 and 9, South 11 degrees 27 minutes 32 seconds West, a distance of 232.82 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle;

**Thence**, with the southwest line of Lot 9, the following two courses and distances,

South 60 degrees 24 minutes 03 seconds East, a distance of 29.59 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

and, South 49 degrees 55 minutes 36 seconds East, a distance of 203.51 feet to a nail found set in concrete at a corner of Bridal Vail and being in the northwest line of Lot 10, said point being in the arc of a curve to the left whose central angle is 05 degrees 03 minutes 25 seconds, whose radius is 275.00 feet and whose chord bears, South 40 degrees 19 minutes 53 seconds West, a distance of 24.26 feet;

**Thence**, with the northwest line of Lot 10, along the arc of said curve to the left, a distance of 24.27 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the west corner of Lot 10;

**Thence**, with the southwest line of Lots 10, 11, 12 and 13, South 46 degrees 38 minutes 22 seconds East, a distance of 880.14 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

**Thence**, with a southeast line of Lot 13, North 80 degrees 46 minutes 16 seconds East, a distance of 38.59 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap in the westerly line of an 8.446 acre tract designated as a Detention Pond and Maintenance Easement recorded in Document No. 200806014904, Official Public Records, Comal County, Texas;

**Thence**, with the westerly line of said 8.446 acre tract, the following nine courses and distances,

South 20 degrees 42 minutes 36 seconds West, a distance of 47.09 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 09 degrees 06 minutes 04 seconds East, a distance of 224.34 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 00 degrees 05 minutes 53 seconds East, a distance of 104.45 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 15 degrees 35 minutes 52 seconds East, a distance of 114.56 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 35 degrees 53 minutes 06 seconds West, a distance of 164.99 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 10 degrees 31 minutes 09 seconds West, a distance of 112.02 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 07 degrees 07 minutes 58 seconds East, a distance of 304.63 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 64 degrees 18 minutes 57 seconds West, a distance of 39.52 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

and, South 00 degrees 49 minutes 13 seconds East, a distance of 200.69 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap at the southwest corner of said 8.446 acre tract;

**Thence**, with the south line of said 8.446 acre tract, North 90 degrees 00 minutes 00 seconds East, a distance of 322.19 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap at the southeast corner of said 8.446 acre tract and being southwest line of Lot 26;

**Thence**, with the southwest line of Lots 26 through 36, South 05 degrees 47 minutes 04 seconds East, a distance of 1391.80 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the southwest corner of Lot 36 and being in the northwest line of Lot 37;

**Thence**, with the northwest line of Lot 37, South 80 degrees 56 minutes 17 seconds West, a distance of 18.89 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the northwest corner of Lot 37;

**Thence**, with the westerly line of Lot 37, the following four courses and distances,

South 24 degrees 28 minutes 42 seconds West, a distance of 114.14 feet to a ½" steel rod found for angle,

South 08 degrees 13 minutes 55 seconds West, a distance of 10.44 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

South 10 degrees 43 minutes 12 seconds East, a distance of 13.30 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

and, South 24 degrees 03 minutes 41 seconds East, a distance of 20.76 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle;

**Thence**, with the southwest line of Lots 37, 38 and 39, South 49 degrees 05 minutes 34 seconds East, a distance of 475.85 feet to a ½" steel rod found for the southeast corner of the herein described tract, the northeast corner of Lot 143, Cascada at Canyon Lake Unit 3 recorded in Document No. 201306037835, Plat Records, Comal County, Texas;

**Thence**, departing the southwest line of Lot 39, with the northerly line of Cascada at Canyon Lake Unit 3, the following six courses and distances,

South 84 degrees 16 minutes 48 seconds West, a distance of 512.05 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 74 degrees 57 minutes 35 seconds West, a distance of 15.34 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 77 degrees 50 minutes 50 seconds West, a distance of 296.93 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

South 44 degrees 02 minutes 42 seconds West, a distance of 110.48 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

South 29 degrees 36 minutes 04 seconds West, a distance of 62.16 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

and, South 24 degrees 46 minutes 39 seconds West, a distance of 181.26 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for the southwest corner of the herein described tract, the northwest corner of Lot 144, Cascada at Canyon Lake Unit 3 and being in the southwest line of the aforementioned 420.799 acre tract;

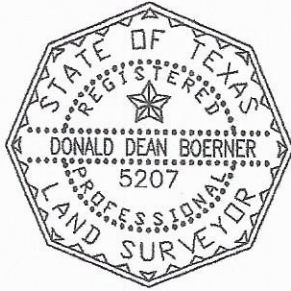
**Thence**, with the southwest line of said 420.799 acre tract, North 42 degrees 57 minutes 21 seconds West, a distance of 2092.42 feet to a ½" steel rod found for angle;

**Thence**, with the west line of said 420.799 acre tract, North 00 degrees 42 minutes 24 seconds West, a distance of 4708.00 feet to the **Place of Beginning** and containing 203.856 acres of land.

**RECEIVED**

**By Brenda Ritzen at 4:20 pm, Apr 01, 2019**

Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American datum of 1983, Texas South Central Zone.



A handwritten signature in black ink, appearing to read "D. D. Boerner".

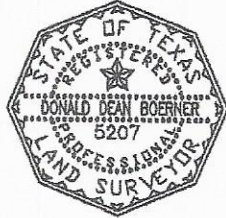
Donald Dean Boerner  
Registered Professional Land Surveyor No. 5207



**RECEIVED**

By Brenda Ritzen at 4:20 pm, Apr 01, 2019

Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American datum of 1983, Texas South Central Zone.



A handwritten signature in black ink, appearing to read "D. Boerner".

Donald Dean Boerner  
Registered Professional Land Surveyor No. 5207

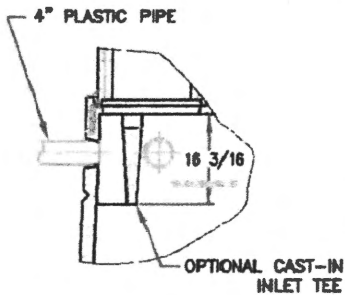
Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/16/2018 09:15:48 AM  
LAURA 7 Pages(s)  
201806006083



A handwritten signature in black ink, appearing to read "Bobbie Koepf".

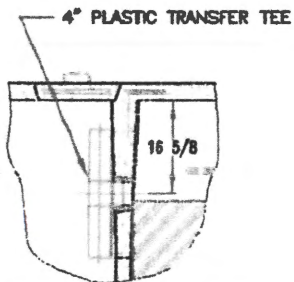
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 FEB 15 2019  
 COUNTY ENGINEER

**DETAIL 1**



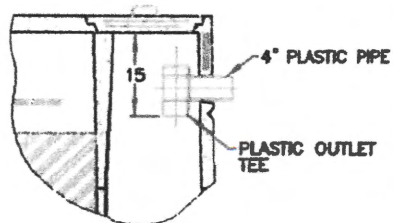
OPTIONAL INLET TEE

**DETAIL 2**

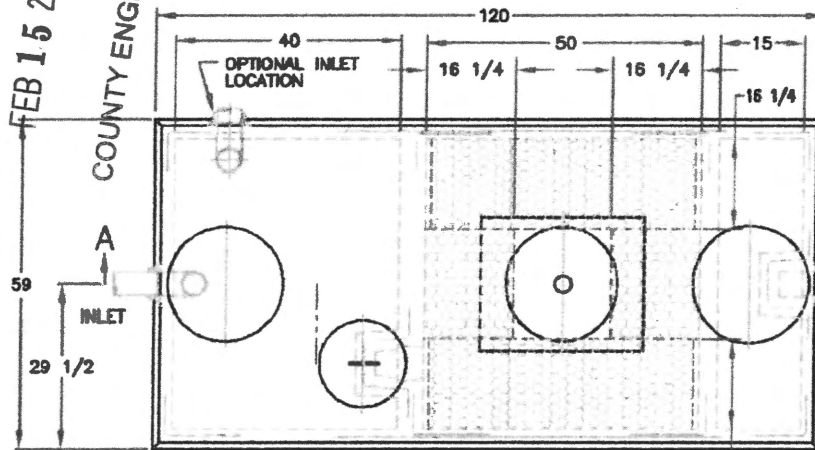


OPTIONAL TRANSFER TEE

**DETAIL 3**

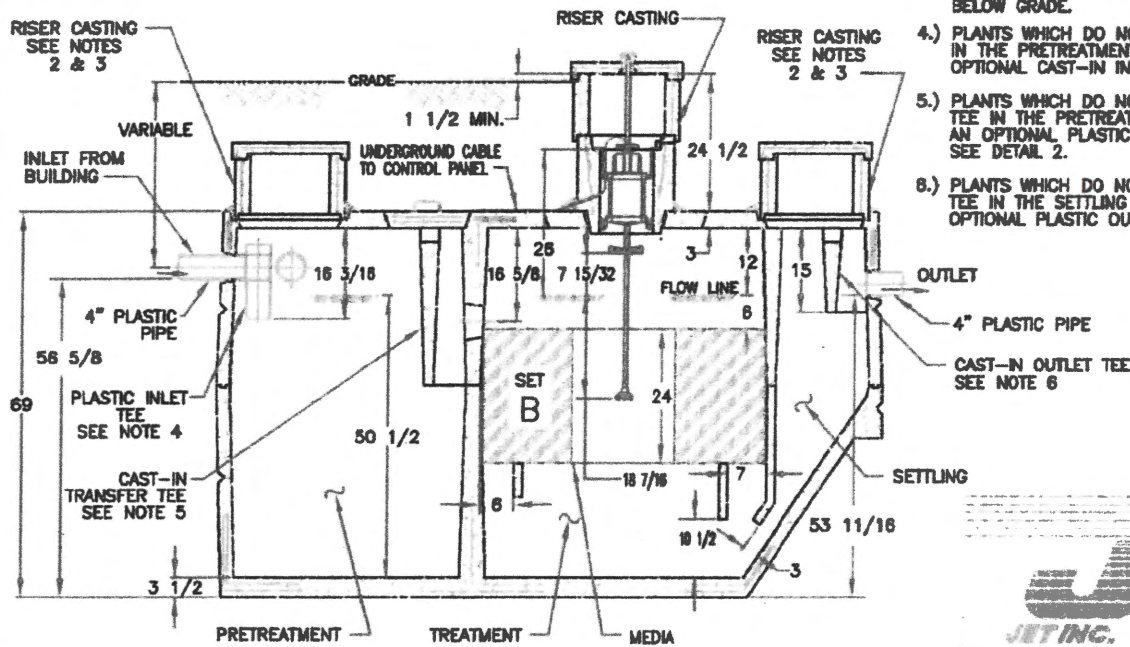


OPTIONAL OUTLET TEE



**NOTES:**

- 1.) AERATOR MODELS 665LL-S AND 665LL-FP IN CYCLED OR CONTINUOUS OPERATION OR AERATOR MODELS 660-S AND 660-FP IN CONTINUOUS OPERATION MUST BE USED.
- 2.) IF AERATOR MOUNTING CASTING HAS NO RISER, RISERS ARE NOT REQUIRED HERE. REMOVABLE CONCRETE COVERS ARE REQUIRED.
- 3.) IF AERATOR MOUNTING CASTING HAS A RISER(S), COVERED RISERS ARE REQUIRED HERE. RISERS SHOULD BE DEVELOPED TO GRADE OR TO 6"-12" BELOW GRADE.
- 4.) PLANTS WHICH DO NOT USE A PLASTIC INLET TEE IN THE PRETREATMENT COMPARTMENT MAY USE AN OPTIONAL CAST-IN INLET TEE. SEE DETAIL 1.
- 5.) PLANTS WHICH DO NOT HAVE A CAST-IN TRANSFER TEE IN THE PRETREATMENT COMPARTMENT MAY USE AN OPTIONAL PLASTIC TRANSFER TEE. SEE DETAIL 2.
- 6.) PLANTS WHICH DO NOT HAVE A CAST-IN OUTLET TEE IN THE SETTLING COMPARTMENT MAY USE AN OPTIONAL PLASTIC OUTLET TEE. SEE DETAIL 3.



**SECTION A-A**

**JET INC.**  
 750 GPD PLANT  
 COMPONENT PARTS & INSTALLATION  
 © JET INC. 12  
 PATENTED

05-18-01e  
 R. P. T.  
 D.S.M.  
 3-15-84  
 NONE  
 J-750

FILE REF. No. ART-449

# SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1284 Bonham, Texas 75748 \* 800-249-8098 or 1-800-86-WASTE

**REVISED**

9:27 am, Apr 08, 2019

**VOID**

Revised 5 April 2019

## JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Shared Ownership Activity Resorts LLC  
Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde TX 78163  
Garrett 830 980 4198

Site: 2206 Bridal Veil  
A-404 Sur 48 C Murhardt  
A811 Sur 735 GC & SF RR Co  
153.269ac & 50.587ac  
Comal County Texas

This design includes an attached drawing No. 6887R0 dated 06 SEP 2018, RCC

**DISCUSSION:** This structure is a 2115sf cabin with 2 bedrooms. It is located well over 200ft from any property line on a total of 203.856ac. The well, is over 150ft from the system and the structure. As per the builder, this is a single family dwelling.

### Design Specifications:

Estimated average daily wastewater flow: a 2,115sf 2 bedroom cabin -single family dwelling as per builder(240gpd). Effluent treatment capacity of 360 gpd

Pump tank/chlorine contact chamber capacity: 550gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 240-250 gallons

Number of dosing cycles per day: one (1)

Timer to go off between midnight and 5am

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Total length of supply pipe: 239 feet

Dosing pump capacity: Little Giant WE20G05P4 22 20.0 GPM

Chlorinator: installed at inlet of pump tank

Maximum slope of the field: <15 percent

Means of preventing syphoning: hose bib

Type of forced main required: 1" SCH 40

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds,

etc shall be strictly adhered to as required by latest Texas Commission on Environmental

Quality construction standards.

Pump controls must have NEMA (National Manufacturing Association) approval.

A PVC union shall be placed above the pump to allow for easy pump removal.

### Calculation of field Size

Two bedroom (2,115sf) - allow 240gpd effluent flow

Assume an application rate of 15.6 square feet per gallon per day.

$$240 \div 0.064 = 3750 \text{ sq ft}$$

We are installing 2 sprinkler heads both with a radius of 30', both spraying a full circle. The area covered as measured by autocad is

$$A = 5654 \text{ sq ft}$$

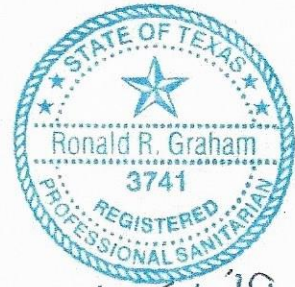
**VOID**



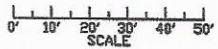
3/28/19  
[Signature]

**REVISED**  
3:47 pm, Apr 01, 2019

SYSTEM DESIGN  
FOR  
2206 BRIDAL VEIL  
A-404 SUR 48 C MURHARDT  
A-811 SUR 735 GC & SF RR CD  
  
COMAL COUNTY, TEXAS  
BY  
RONALD R. GRAHAM R.S. 3741  
SOUTH TEXAS WASTEWATER TREATMENT  
P.O. BOX 1284 BIERNE, TX 78006  
830-249-8098  
  
DRAWING NO: 6887R0 DATE: 06 SEP 2018 RCC



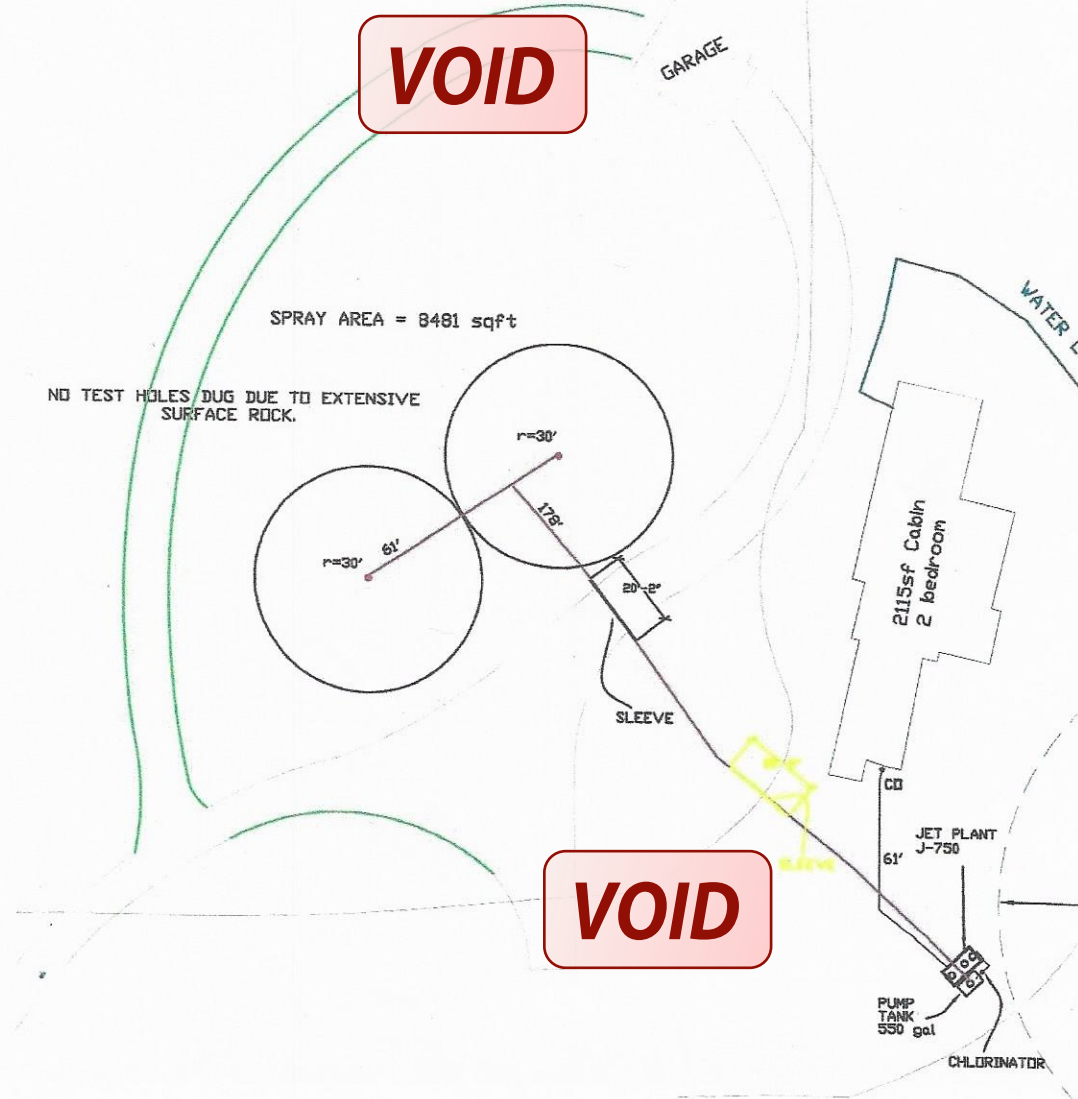
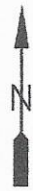
THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS

ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 FT ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.

NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES.



## Ritzen, Brenda

---

**From:** Ritzen, Brenda  
**Sent:** Thursday, April 4, 2019 12:03 PM  
**To:** 'bonnie@stwastewater.com'  
**Subject:** RE: Permit 108769

Bonnie,

I have reviewed your revised planning materials and have found that the following information is needed in order to continue processing this permit:

- ✓ Show this structure and system in relation to all property boundaries. The survey drawing does not show all property boundaries or a north arrow and does not show all construction clearly.
- ✓ More than 25 people or 15 connections requires a 150 ft. setback around the water well.
- ✓ Please clarify what is meant in your reference to this construction as being the "Oasis"? Your permit application indicates a single family residence but planning materials refer to this as a resort cabin. Please explain? The description of the structure on the permit application and planning materials must match.

Thank you,

Brenda Ritzen, OS0007722  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** bonnie@stwastewater.com <bonnie@stwastewater.com>  
**Sent:** Monday, April 1, 2019 10:23 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Subject:** RE: Permit 108769

Brenda,  
I have attached corrections/revisions to permit 108769. I will attempt to answer your questions – see below

---

**From:** Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)>  
**Sent:** Thursday, February 28, 2019 4:27 PM  
**To:** Bonnie ([bonnie@stwastewater.com](mailto:bonnie@stwastewater.com)) <[bonnie@stwastewater.com](mailto:bonnie@stwastewater.com)>  
**Subject:** Permit 108769

Re: 166.6680 Acres, 2206 Bridal Veil  
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Bonnie,

**VOID**

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

Date 2.6.19

Permit # 108767

Owner Name Shared Ownership Activity Resorts, LLC  
Mailing Address 32335 Hwy 281 N  
City, State, Zip Bulverde TX 78163  
Phone # Garrett 830 980 4198  
Email gfacer@stadlercustomhomes.com

Agent Name South Texas Wastewater Trmt.  
Agent Address PO Box 1284  
City, State, Zip Boerne TX 78006  
Phone # 830 249 8098  
Email bonnie@stwastewater.com

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

Subdivision Name HIDDEN FALLS RANCH Unit \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Acreage/Legal A404 Sur 48 C Murhardt, 166.6680ac & A811 Sur 735 GC & SF RR Co  
Street Name/Address 2208 Bridal Veil City Spring Branch Zip 78070

Type of Development:

RECEIVED

Single Family Residential

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

FEB 15 2019

Number of Bedrooms 2

Indicate Sq Ft of Living Area 2150

COUNTY ENGINEER

**VOID**

R5  Commercial or Institutional Facility

(Planning materials must show adequate land area for ~~duplicating 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 Resort Cabins R5,  
Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_  
Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 500,000 (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  R5 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

2/8/2019  
Date

The following information is needed before I can continue processing the referenced permit submittal:

1. The subdivision name on the application doesn't appear as a platted subdivision. [See corrected application](#)
2. Please indicate why the acreage on the permit application does not match the acreage indicated on the recorded warranty deed. [See revised application & design](#)
3. Show system and structure in relation to all property boundaries. [We are only submitting a permit for one structure that is being built on the acreage. I have attached a survey drawing from the builder to show relation structures in relation to property boundary.](#)
4. Show all improvements and their associated permits. [We are submitting a permit for the OASIS only at this time. The other structures are in the process of being constructed and will be permitted as they near completion.](#)
5. Identify what the additional sleeve indicated in yellow on the design is for. [The sleeve is for the additional structured being constructed to be permitted closer to completion](#)
6. Will the cabin be for single family use of 30 days or more? [See corrected application](#)
7. Complete the description of the type of construction on the permit application. [See corrected application](#)
8. Please verify if Ray Stadler is the owner of record for Shared Ownership Activity Resorts, LLC. [See attached Certificate of Filing](#)
9. Revise as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

## Ritzen, Brenda



---

**From:** Ritzen, Brenda  
**Sent:** Thursday, February 28, 2019 4:27 PM  
**To:** Bonnie (bonnie@stwastewater.com)  
**Subject:** Permit 108769

Re: 166.6680 Acres, 2206 Bridal Veil  
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Bonnie,

The following information is needed before I can continue processing the referenced permit submittal:

1. **More than 25 people or 15 connections requires 150 ft. setback.**
2.  The subdivision name on the application doesn't appear as a platted subdivision.
3.  Please indicate why the acreage on the permit application does not match the acreage indicated on the recorded warranty deed.
3. Show system and structure in relation to all property boundaries.
4. Show all improvements and their associated permits.
5. Identify what the additional sleeve indicated in yellow on the design is for.
6. Will the cabin be for single family use of 30 days or more?
7. Complete the description of the type of construction on the permit application.
8. Please verify if Ray Stadler is the owner of record for Shared Ownership Activity Resorts, LLC.
9. Revise as needed and resubmit.

Thank you,

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



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

VOID

Planning Materials & Site Evaluation as Required Completed By Ronald R Graham, South Texas Wastewater Trmt.

System Description aerobic spray

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

Tank Size(s) (Gallons) 750/550 Absorption/Application Area (Sq Ft) 5654

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.)

RECEIVED

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

FEB 15 2019

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

COUNTY ENGINEER

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 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]  
Signature of Designer

2/16/19  
Date

Page 2 of 2

**VOID**

**SITE EVALUATION INFORMATION SHEET**

Shared Ownership Activity Resorts LLC  
Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde TX 78163  
Garrett 830 980 4198

Site: 2206 Bridal Veil - Oasis  
A-404 Sur 48 C Murhardt  
A 811 Sur 735 GC & SF RR Co  
153.269ac & 50.587ac  
Comal County Texas

Date Site Evaluation Performed: 23 August 2018

Within 100 year Flood zone no, FIR Map 49091C 0090F & 48091C 0080F  
Edwards Recharge Zone: No, USGS map Index map

Profile Holes: Surface rock so extensive, no test holes dug

Soil Texture Analysis: Class \_\_\_\_\_ suitable No

Soil Structure Analysis: \_\_\_\_\_ suitable X unsuitable for conventional septic

Structureless \_\_\_\_\_

Weak \_\_\_\_\_ Moderate \_\_\_\_\_ **VOID** Strong \_\_\_\_\_

Blocky \_\_\_\_\_

Platy \_\_\_\_\_ (unsuitable)

Massive \_\_\_\_\_ (unsuitable)

Restrictive Horizon: None found: x Depth: surface

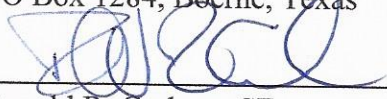
Rock or Fractured Rock: x

Clay 40% or more x

Ground Water \_\_\_\_\_

Brief Description: No identified recharge features noted at time of site evaluation within 150' of proposed system location.

This site evaluated by:  
South Texas Wastewater Treatment  
Ronald R. Graham, Site Evaluator  
Registration Number OS0019772, State of Texas  
PO Box 1284, Boerne, Texas

  
\_\_\_\_\_  
Ronald R. Graham. SE

4/1/19  
\_\_\_\_\_  
Date

# SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services  
P O Box 1288 Boerne, Texas 78006 330-249-8098 or 1-800-86-WASTE

**REVISED**

3:47 pm, Apr 01, 2019

**VOID**

05 February 2019

## JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Shared Ownership Activity Resorts LLC  
Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde TX 78163  
Garrett 830 980 4198

Site: 2206 Bridal Veil - Oasis  
A-404 Sur 48 C Murhardt  
A811 Sur 735 GC & SF RR Co  
153.269ac & 50.587ac  
Comal County Texas

This design includes an attached drawing No. 6887R0 dated 06 SEP 2018, RCC

### Design Specifications:

Estimated average daily wastewater flow: a 2,150sf 2 bedroom resort cabin (240gpd)

With effluent treatment capacity of 360 gpd

Pump tank/chlorine contact chamber capacity: 550gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 240-250 gallons

Number of dosing cycles per day: one (1)

Timer to go off between midnight and 5am

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Total length of supply pipe: 238 feet

Dosing pump capacity: Little Giant WE20G05P4-22 20.0 GPM

Chlorinator: installed at inlet of pump tank

Maximum slope of the field: <1.5%

Means of preventing syphoning: hose bib

Type of forced main required: 1" SCH 40

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds,

etc shall be strictly adhered to as required by latest Texas Natural Resources

Conservation Commission construction standards.

Pump controls must have NEMA (National Manufacturing Association) approval.

A PVC union shall be placed above the pump to allow for easy pump removal.

### Calculation of field Size

Two bedroom (2,150sf) - allow 240gpd effluent flow

Assume an application rate of 15.6 square feet per gallon per day.

$$240 \div 0.064 = 3750 \text{ sq ft}$$

We are installing 2 sprinkler heads both with a radius of 30', both spraying a full circle. The area covered as measured by autocad is

$$A = 5654 \text{ sq ft}$$

**VOID**



1/4/19  
*[Signature]*

**VOID**

and fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1 inch in diameter. A Little Giant WE20G05P4-22 or equivalent high head submersible pump capable of providing at least 20gpm and providing a 25-40 psi head shall be utilized for pumping effluent.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service.

Flood Prone Areas

The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C0090F & 48091C0080F. This lot is over the Contributing Zone of the Edwards Aquifer. No CZP was found for this site.

Tank Sizes

The system shall have a JET Model J-750 extended aeration plant external NSF certified tablet chlorinator. The pump tank shall have a capacity of 750 gal. A safety lid will be installed on clarifier.

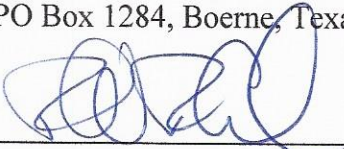
**VOID**

Inspections

In addition to the inspections required by Comal County the system shall be inspected by the design engineer at least twice during construction and an inspection report submitted to Comal County officials including an as-built drawing.

This system designed by:

South Texas Wastewater Treatment  
Ronald R Graham, RS  
Registration Number 3741, State of Texas  
PO Box 1284, Boerne, Texas

  
\_\_\_\_\_  
Ronald R Graham, RS

April 1, 2019  
Date



14 Apr 19  


Attachments:

Drawing No. 6887R0 dated 06 SEP 2018, RCC

**SITE EVALUATION INFORMATION SHEET**

Shared Ownership Activity Resorts LLC  
Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde TX 78163  
Garrett 830 980 4198

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A811 Sur 735 GC & SF RR Co  
Comal County Texas

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Within 100 year Flood zone no, FIR Map 49091C 0090F & 48091C 0080F  
Edwards Recharge Zone: No, USGS map Index map

Profile Holes: Surface rock so extensive, no test holes dug

Soil Texture Analysis: Class \_\_\_\_\_

**VOID**

Soil Structure Analysis: \_\_\_\_\_ suitable X unsuitable for conventional septic

Structureless \_\_\_\_\_

Weak \_\_\_\_\_ Moderate \_\_\_\_\_ Strong \_\_\_\_\_

Blocky \_\_\_\_\_

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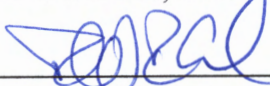
Rock or Fractured Rock: x

Clay 40% or more x

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Registration Number OS0019772, State of Texas  
PO Box 1284, Boerne, Texas

  
\_\_\_\_\_  
Ronald R. Graham. SE

2/20/19  
\_\_\_\_\_  
Date

RECEIVED

FEB 15 2019

COUNTY ENGINEER

# SOUTH TEXAS WASTEWATER TREATMENT

Authorized Residential and Commercial - Engineering Services  
P O Box 1184 \* 830-249-8098 or 1-800-86-WASTE

**VOID**

05 February 2019

## JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Shared Ownership Activity Resorts LLC  
Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde TX 78163  
Garrett 830 980 4198

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With effluent treatment capacity of 360 gpd

Pump tank/chlorine contact chamber capacity: 550gallons

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Dosing cycle quantity: 240-250 gallons

Number of dosing cycles per day

Timer to go off between midnight and 5:00 AM

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Total length of supply pipe: 238 feet

Dosing pump capacity: Little Giant WE20G05P4-22 20.0 GPM

Chlorinator: installed at inlet of pump tank

Maximum slope of the field: <15 percent

Means of preventing syphoning: hose bib

Type of forced main required: 1" SCH 40

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds,  
etc shall be strictly adhered to as required by latest Texas Natural Resources  
Conservation Commission construction standards.

Pump controls must have NEMA (National Manufacturing Association) approval.

A PVC union shall be placed above the pump to allow for easy pump removal.

### Calculation of field Size

Two bedroom (2,215sf) - allow 240gpf effluent flow

Assume an application rate of 15.6 square feet per gallon per day.

$$240 \div 0.064 = 3750 \text{ sq ft}$$

We are installing 2 sprinkler heads both with a radius of 30', both spraying a full circle. The area covered as measured by autocad is

$$A = 5654 \text{ sq ft}$$

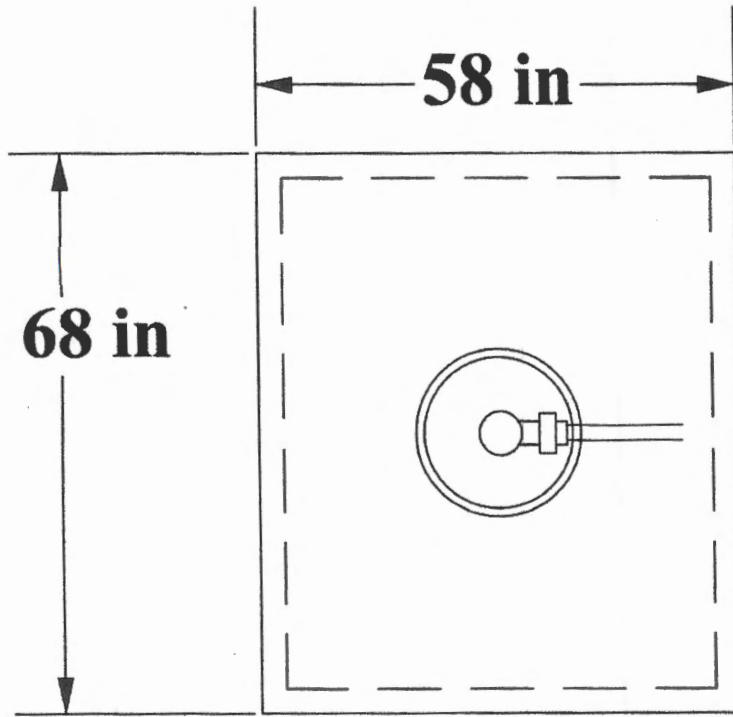
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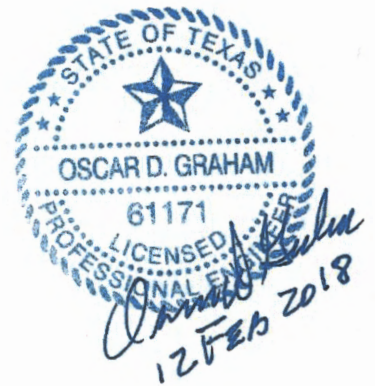
COUNTY ENGINEER



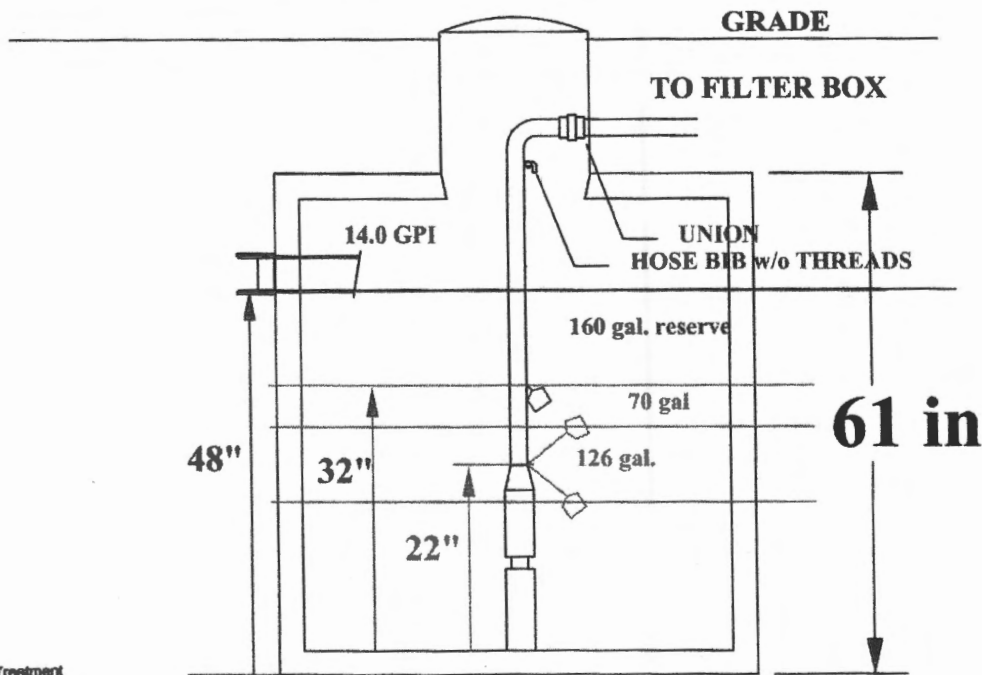
16 Feb 19  
*[Handwritten Signature]*



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**PUMP. TANK**  
**550 gal.**



**VOID**

Pipes and fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1 inch in diameter. A Little Giant WE20G05P4-22 or equivalent high head submersible pump capable of providing at least ~~RECEIVED~~ providing a 25-40 psi head shall be utilized for pumping effluent.

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Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

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Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service.

Flood Prone Areas

**VOID**

The subject lot is not in a flood plain according to National Flood Insurance Program FIR Map community-panel Number ~~48091C0090E~~ & 48091C0080E. This lot is over the Contributing Zone of the Edwards Aquifer. No CZP was found for this site.

Tank Sizes

The system shall have a JET Model J-750 extended aeration plant external NSF certified tablet chlorinator. The pump tank shall have a capacity of 550 gal. A safety lid will be installed on clarifier.

Inspections

In addition to the inspections required by Comal County the system shall be inspected by the design engineer at least twice during construction and an inspection report submitted to Comal County officials including an as-built drawing.

This system designed by:



South Texas Wastewater Treatment  
Ronald R Graham, RS  
Registration Number 3741, State of Texas  
PO Box 1284, Boerne, Texas

6 Feb 19  
*[Signature]*

*[Signature]*  
\_\_\_\_\_  
Ronald R Graham. RS

February 6, 2019  
Date

Attachments:

Drawing No. 6887R0 dated 06 SEP 2018, RCC



SYSTEM DESIGN

**VOID**

A-40 SUR 48 C MUR HARDT  
A-811 SUR 735 GC & SF RR CD  
166.6680 ac.  
COMAL COUNTY, TEXAS

BY  
RONALD R. GRAHAM R.S. 3741

SOUTH TEXAS WASTEWATER TREATMENT  
P.O. BOX 1284 BIERNE, TX 78006  
830-249-8098

DRAWING NO. 6887R0

DATE: 06 SEP 2018 RCC



*Le Feb 19  
JAGAL*

THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS

ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.

NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES.

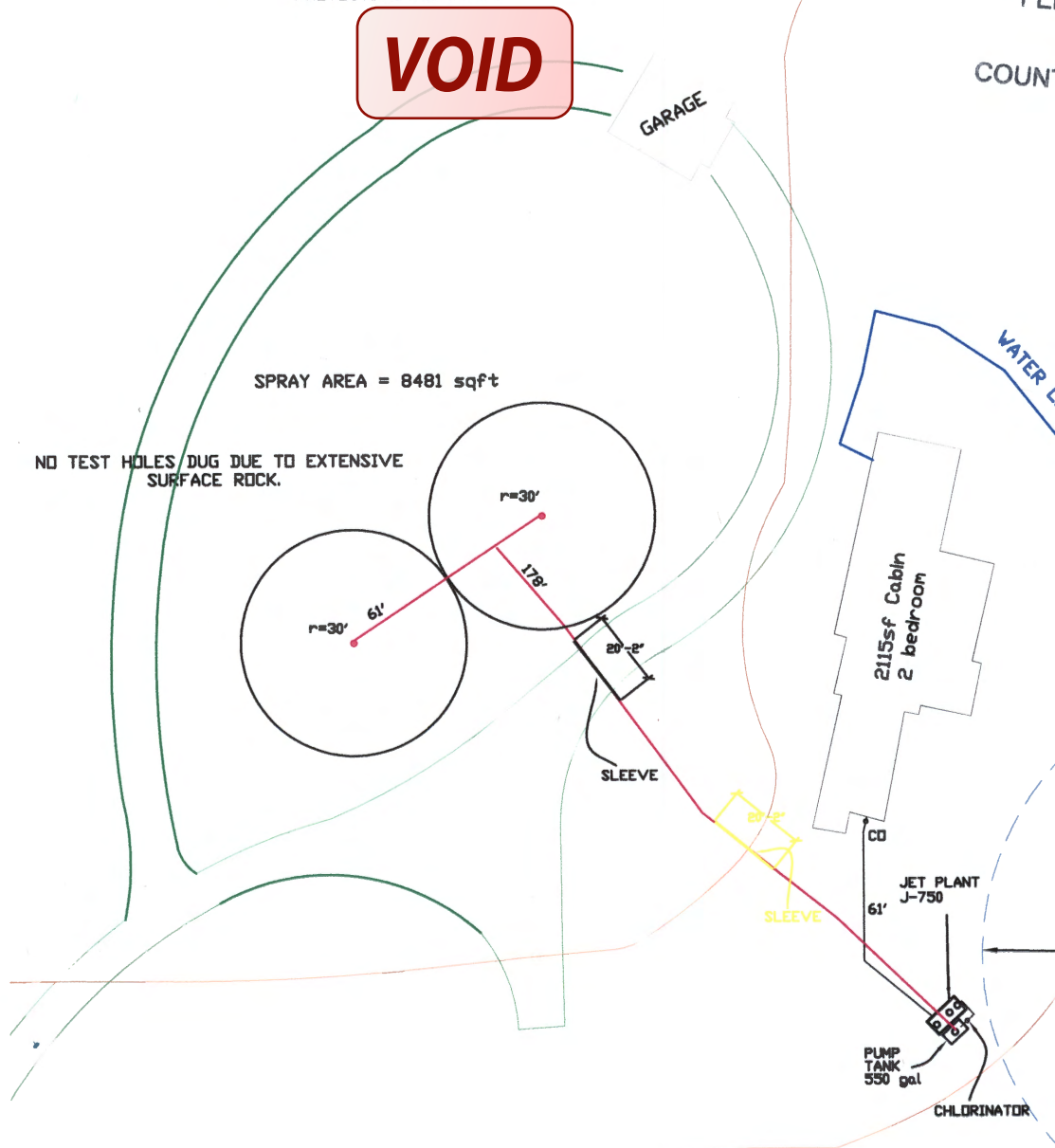


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COUNTY ENGINEER

**VOID**



SPRAY AREA = 8481 sqft

NO TEST HOLES/DUG DUE TO EXTENSIVE SURFACE ROCK.

2115sf Cabin  
2 bedroom

JET PLANT  
J-750

PUMP  
TANK  
550 gal

CHLORINATOR

**VOID**

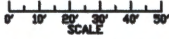
SYSTEM DESIGN  
 FOR  
 2206 BRIDAL VEIL  
 A-404 SUR 48 C MURHARDT  
 A-811 SUR 735 GC & SF RR CD  
 166.6680 a.c.  
 COMAL COUNTY, TEXAS  
 BY  
 RONALD R. GRAHAM R.S. 3741  
 SOUTH TEXAS WASTEWATER TREATMENT  
 P.O. BOX 1284 BIERNE, TX 78006  
 830-249-8098

DRAWING NO: 6887R0 DATE: 06 SEP 2018 RCC



*to Feb 15 19*  
*[Signature]*

THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS

ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 FT ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.

NO PHYSICAL DRAINAGE FEATURE ON PROPERTY WHICH WOULD REQUIRE SPECIAL PROTECTIVE MEASURES.



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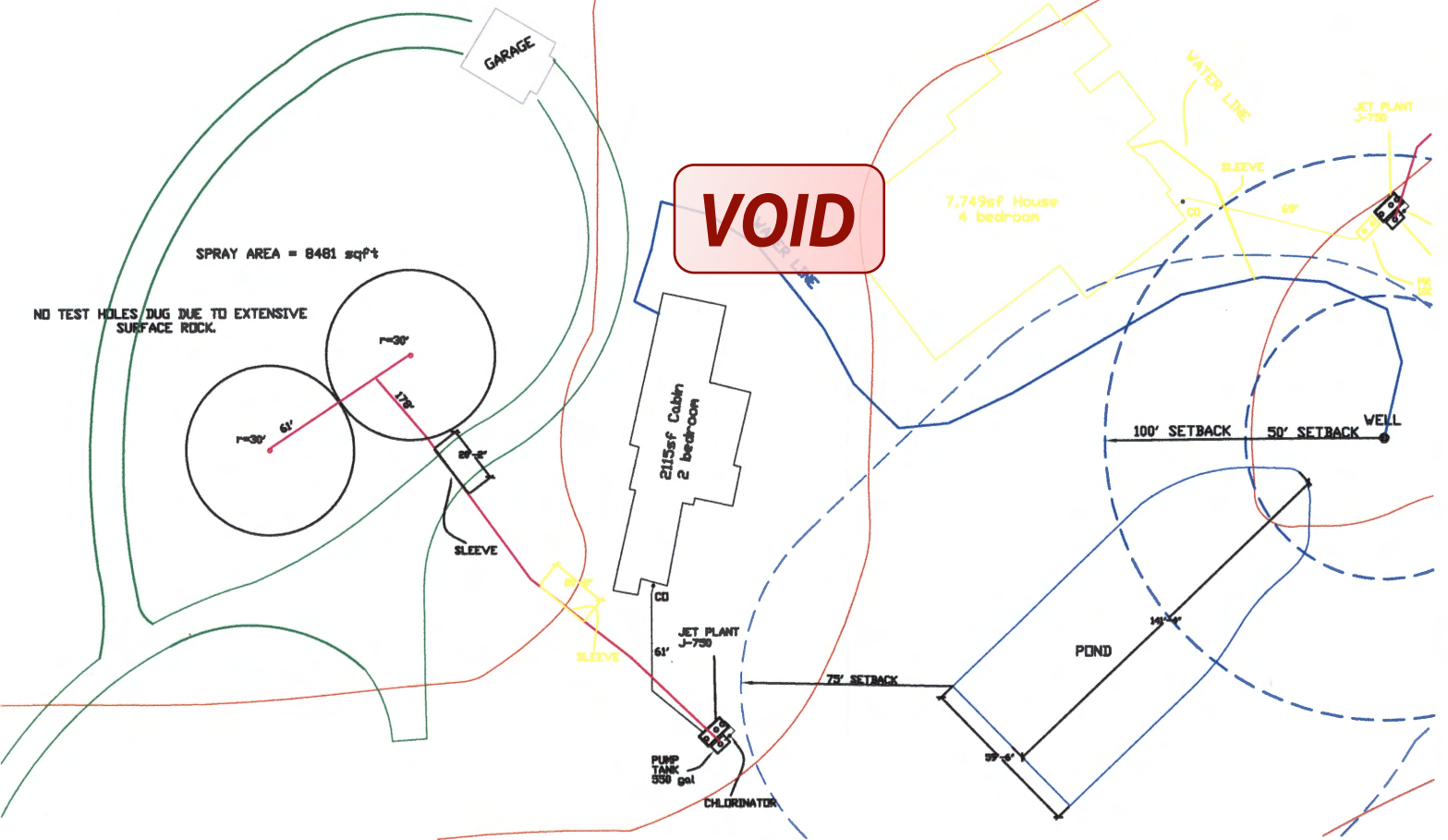
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SPRAY AREA = 11,308

NO TEST HOLES I SURF

ASPHALT DRIV

**VOID**



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Warranty Deed

TTT 31410 NC / COUNTY ENGINEER

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.

Date: ~~December~~ <sup>February</sup> 12, 2017 2018

Grantor: Stadler & Leatham Development, LLC, a Texas limited liability company

Grantor's Mailing Address: 32335 Hwy 281 North, Bulverde, Comal County, Texas 78163

Grantee: Shared Ownership Activity Resorts, LLC, a Texas limited liability company

Grantee's Mailing Address: 32335 Hwy 281 North, Bulverde, Comal County, Texas 78163

Consideration: Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Being a 203.856-acre tract of land being approximately 50.587 acres out of the G.C. & S.F. R.R. Co. Survey No. 735, Abstract 811 and 153.269 acres out of the Charles Murhardt Survey No. 48, Abstract No. 404, Comal County, Texas, **SAVE AND EXCEPT that certain 14.010-acre tract described in deed recorded in Document No. 201406039741, Official Public Records, Comal County, Texas, said 203.856 acres being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.**

Reservations from and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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.

**Stadler & Leatham Development, LLC,  
a Texas limited liability company**

By: *Raymond S. Stadler*  
**Raymond S. Stadler, Manager**

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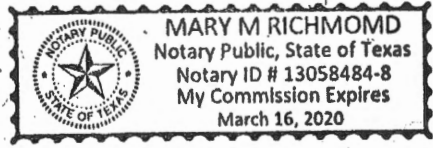
FEB 15 2019

STATE OF TEXAS  
COUNTY OF Comal

COUNTY ENGINEER

This instrument was acknowledged before me on this 12 day of February 2018, by **Raymond S. Stadler, Manager of Stadler & Leatham Development, LLC, a Texas limited liability company**, on behalf of said limited liability company.

*Mary M Richmond*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
**Shared Ownership Activity Resorts, LLC**  
32335 US Hwy 281N  
Bulverde, Tx 78163

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COUNTY ENGINEER

Field Notes for a **203.856 Acre Tract of Land**

Being a **203.856 acre tract of land** being approximately 50.587 acres out of the G.C. & S.F. R.R. Co. Survey No. 735, Abstract 811 and 153.269 acres out of the Charles Murhardt Survey No. 48, Abstract No, 404, Comal County, Texas and also being part of the certain 420.799 acre tract conveyed to Stadler & Leatham Development, LLC by deed recorded in Document No. 200806000039, Official Public Records, Comal County, Texas, said 203.856 acre tract being more particularly described by metes and bounds as follows:

**Beginning** at a square steel rod found in the south right-of-way line of F.M. Highway 306 for the northwest corner of the herein described tract, the northwest corner of the above referenced 420.799 acre tract, the northeast corner of a 130.41 acre tract recorded in Document No. 200806039328, Official Public Records, Comal County, Texas;

**Thence**, with the south right-of-way line of F.M. Highway 306, the north line of said 420.799 acre tract, North 89 degrees 03 minutes 04 seconds East, a distance of 1561.85 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the intersection of the south right-of-way line of F.M. Highway 306 with a southwest right-of-way line of Cascada Pkwy as recorded in Document No. 200806022283, Plat Records, Comal County, Texas for the northeast corner of the herein described tract;

**Thence**, with the southwest right-of-way line of Cascada Pkwy, South 45 degrees 31 minutes 44 seconds East, a distance of 71.24 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle;

**Thence**, with the west right-of-way line of Cascada Pkwy, South 00 degrees 56 minutes 57 seconds East, a distance of 244.57 feet to a nail found set in the top of a rock wall at the beginning of a curve to the right whose central angle is 20 degrees 29 minutes 55 seconds, whose radius is 240.00 feet and whose chord bears, South 09 degrees 18 minutes 01 seconds West, a distance of 85.41 feet;

**Thence**, with the northwest right-of-way line of Cascada Pkwy, along the arc of said curve to the right, a distance of 85.86 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the beginning of a curve to the left whose central angle is 07 degrees 06 minutes 41 seconds, whose radius is 100.00 feet and whose chord bears, South 15 degrees 59 minutes 38 seconds West, a distance of 12.40 feet;

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, along the arc of said curve to the left, a distance of 12.41 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap at the point of tangency;

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, South 12 degrees 26 minutes 17 seconds West, a distance of 69.64 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap at the beginning of a curve to the right whose central angle is 30 degrees 19 minutes 13 seconds, whose radius is 100.00 feet and whose chord bears, South 27 degrees 35 minutes 54 seconds West, a distance of 52.30 feet;

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, along the arc of said curve to the right, a distance of 52.92 feet to a ½" steel rod set with an orange "RLPLUS-92475" plastic cap at the point of tangency; FEB 15 2019

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, South 42 degrees 45 minutes 30 seconds West, a distance of 290.90 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the beginning of a curve to the left whose central angle is 10 degrees 38 minutes 55 seconds, whose radius is 325.00 feet and whose chord bears, South 37 degrees 26 minutes 03 seconds West, a distance of 60.32 feet; COUNTY ENGINEER

**Thence**, continuing with the northwest right-of-way line of Cascada Pkwy, along the arc of said curve to the right, a distance of 60.40 feet to a yellow "SHERWOOD SURVEYING" plastic cap at the northeast corner of Lot 1, Cascada at Canyon Lake Unit 1 recorded in Document No. 200806022283, Plat Records, Comal County, Texas;

**Thence**, with the northeast line of Lot 1, North 65 degrees 36 minutes 07 seconds West, a distance of 215.91 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle;

**Thence**, with the north line of Lots 1 and 2, South 89 degrees 18 minutes 34 seconds West, a distance of 161.28 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap the northwest corner of Lot 2;

**Thence**, with a west line of Cascada at Canyon Lake Unit 1, South 00 degrees 41 minutes 26 seconds East, a distance of 1090.00 feet to a ½" steel rod found at the southwest corner of Lot 7, the northwest corner of Lot 8;

**Thence**, with the northwest line of Lots 8 and 9, South 11 degrees 27 minutes 32 seconds West, a distance of 232.82 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle;

**Thence**, with the southwest line of Lot 9, the following two courses and distances,

South 60 degrees 24 minutes 03 seconds East, a distance of 29.59 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

and, South 49 degrees 55 minutes 36 seconds East, a distance of 203.51 feet to a nail found set in concrete at a corner of Bridal Vail and being in the northwest line of Lot 10, said point being in the arc of a curve to the left whose central angle is 05 degrees 03 minutes 25 seconds, whose radius is 275.00 feet and whose chord bears, South 40 degrees 19 minutes 53 seconds West, a distance of 24.26 feet;

**Thence**, with the northwest line of Lot 10, along the arc of said curve to the left, a distance of 24.27 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the west corner of Lot 10;

**Thence**, with the southwest line of Lots 10, 11, 12 and 13, South 46 degrees 38 minutes 22 seconds East, a distance of 880.14 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

**Thence**, with a southeast line of Lot 13, North 80 degrees 46 minutes 16 seconds East, a distance of 38.59 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap in the westerly line of an 8.446 acre tract designated as a Detention Pond and Maintenance Easement recorded in Document No. 200806014904, Official Public Records, Comal County, Texas;

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**Thence**, with the westerly line of said 8.446 acre tract, the following nine courses and distances,

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South 20 degrees 42 minutes 36 seconds West, a distance of 47.09 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 09 degrees 06 minutes 04 seconds East, a distance of 224.34 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 00 degrees 05 minutes 53 seconds East, a distance of 104.45 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 15 degrees 35 minutes 52 seconds East, a distance of 114.56 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 35 degrees 53 minutes 06 seconds West, a distance of 164.99 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 10 degrees 31 minutes 09 seconds West, a distance of 112.02 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 07 degrees 07 minutes 58 seconds East, a distance of 304.63 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 64 degrees 18 minutes 57 seconds West, a distance of 39.52 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

and, South 00 degrees 49 minutes 13 seconds East, a distance of 200.69 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap at the southwest corner of said 8.446 acre tract;

**Thence**, with the south line of said 8.446 acre tract, North 90 degrees 00 minutes 00 seconds East, a distance of 322.19 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap at the southeast corner of said 8.446 acre tract and being southwest line of Lot 26;

**Thence**, with the southwest line of Lots 26 through 36, South 05 degrees 47 minutes 04 seconds East, a distance of 1391.80 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the southwest corner of Lot 36 and being in the northwest line of Lot 37;

**Thence**, with the northwest line of Lot 37, South 80 degrees 56 minutes 17 seconds West, a distance of 18.89 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap at the northwest corner of Lot 37;

**Thence**, with the westerly line of Lot 37, the following four courses and distances,

South 24 degrees 28 minutes 42 seconds West, a distance of 114.14 feet to a ½" steel rod found for angle,

South 08 degrees 13 minutes 55 seconds West, a distance of 10.44 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

South 10 degrees 43 minutes 12 seconds East, a distance of 13.30 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

and, South 24 degrees 03 minutes 41 seconds East, a distance of 20.76 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle;

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**Thence**, with the southwest line of Lots 37, 38 and 39, South 49 degrees 05 minutes 34 seconds East, a distance of 475.85 feet to a ½" steel rod found for the southeast corner of the herein described tract, the northeast corner of Lot 143, Cascada at Canyon Lake Unit 3 recorded in Document No. 201306037835, Plat Records, Comal County, Texas;

**Thence**, departing the southwest line of Lot 39, with the northerly line of Cascada at Canyon Lake Unit 3, the following six courses and distances,

South 84 degrees 16 minutes 48 seconds West, a distance of 512.05 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 74 degrees 57 minutes 35 seconds West, a distance of 15.34 feet to a ½" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 77 degrees 50 minutes 50 seconds West, a distance of 296.93 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

South 44 degrees 02 minutes 42 seconds West, a distance of 110.48 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

South 29 degrees 36 minutes 04 seconds West, a distance of 62.16 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for angle,

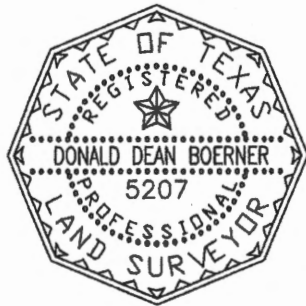
and, South 24 degrees 46 minutes 39 seconds West, a distance of 181.26 feet to a steel rod found with a yellow "SHERWOOD SURVEYING" plastic cap for the southwest corner of the herein described tract, the northwest corner of Lot 144, Cascada at Canyon Lake Unit 3 and being in the southwest line of the aforementioned 420.799 acre tract;

**Thence**, with the southwest line of said 420.799 acre tract, North 42 degrees 57 minutes 21 seconds West, a distance of 2092.42 feet to a ½" steel rod found for angle;

**Thence**, with the west line of said 420.799 acre tract, North 00 degrees 42 minutes 24 seconds West, a distance of 4708.00 feet to the **Place of Beginning** and containing 203.856 acres of land.



Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American datum of 1983, Texas South Central Zone.



A handwritten signature in black ink, appearing to read "D. Boerner".

---

Donald Dean Boerner  
Registered Professional Land Surveyor No. 5207

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Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American datum of 1983, Texas South Central Zone.



A handwritten signature in black ink, appearing to read "D. Boerner".

Donald Dean Boerner  
Registered Professional Land Surveyor No. 5207

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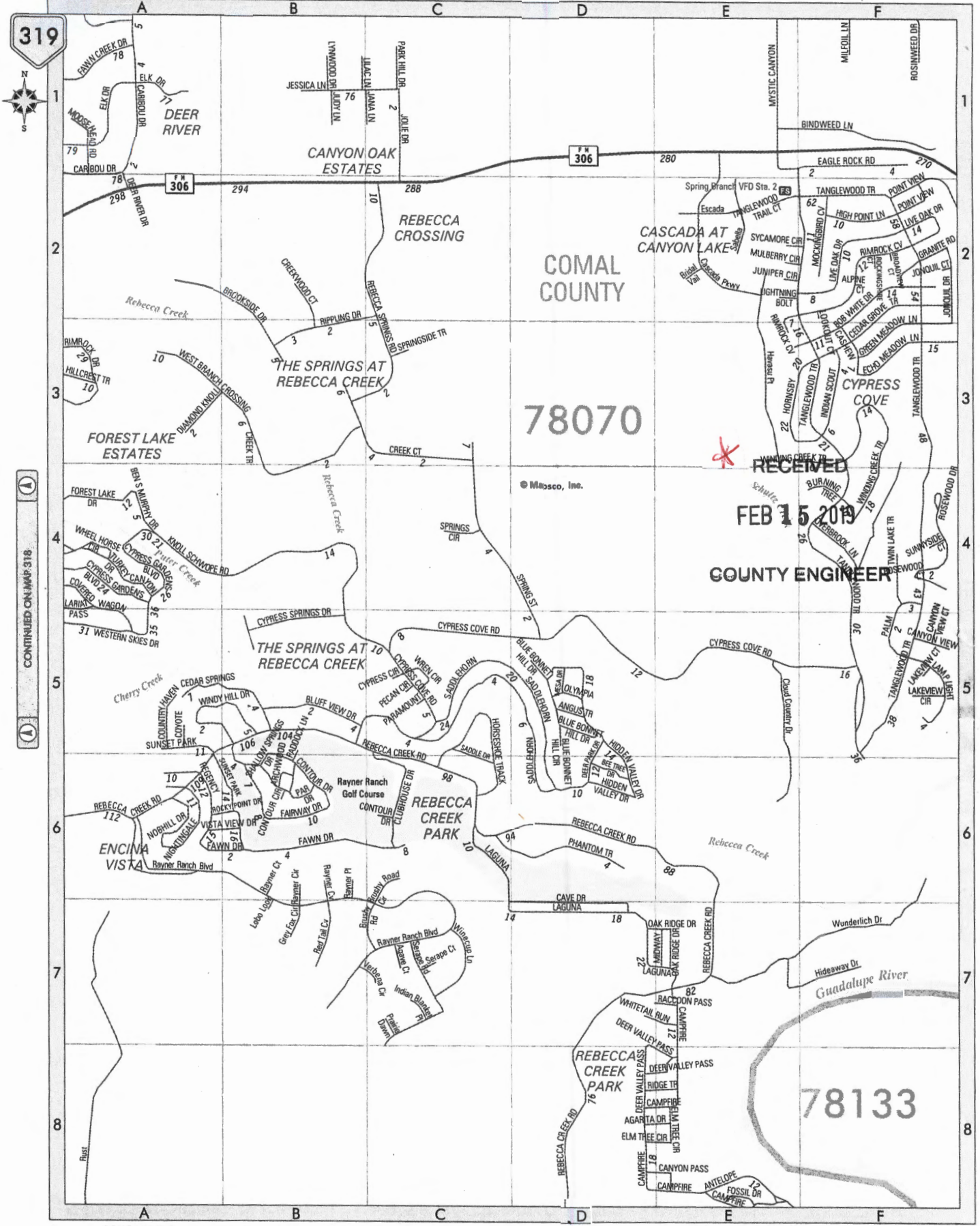
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Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/16/2018 09:15:48 AM  
LAURA 7 Pages(s)  
201806006083



A handwritten signature in black ink, appearing to read "Bobbie Koepf".



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South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: Oasis Shared Ownership Activity Resorts, LLC  
Attention: Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde, TX 78163

Printed: 4/6/2020  
Site: 2206 Bridal Veil  
Spring Branch, TX 78070

Permit #: **108767** Customer ID: 6887  
Agency: Comal County Environmental Contract Dates: 5/28/2019 - 5/28/2021  
County: Comal Sub: A404-Sur 48 C Murhardt Scheduled Date: 3/15/2020 Inspection 2 of 6  
Mfg / Brand: Jet, Inc. - J-750- 2 yr Aerator: J-750 Installed: 5/28/2019  
Treatment Type: Aerobic Aerator S/N: MAY1900241 Warranty End: 5/28/2020  
Disposal: Surface Application

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 3/30/2020

Time In: 2:35

Out: 3:05

Entered By: Lynn

Method: Grab

Technician: Andrew Dykes

Maint. Provider: R. Bruce Cobabe

Aerators: Operational  
Filters: Operational  
Irrigation Pumps: Operational  
Disinfection Device: Operational  
Chlorine Supply: Operational  
Chlorine Residual: 1.6

**Sludge Levels**

For Tank 3: 0-1"

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

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

Alarm: Operational

Comments

Serviced

- Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #: 491394

Provider: *R. Bruce Cobabe*  
R. Bruce Cobabe



License #: MP0000572

Expires: 11/30/2020

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: Oasis Shared Ownership Activity Resorts, LLC  
Attention: Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde, TX 78163

Printed: 1/7/2020  
Site: 2206 Bridal Veil  
Spring Branch, TX 78070

Permit #: 108767

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: A404-Sur 48 C Murhardt

Customer ID: 6887

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

Scheduled Date:

Aerator: J-750

Aerator S/N: MAY1900241

Inspection 1 of 6

Installed: 5/28/2019

Warranty End: 5/28/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 12/23/2019

Time In: 10:45am

Out: 11:10am

Entered By: Monica

Method: Grab

Technician: Andrew Dykes

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced

- Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #:487660

Provider: R. Bruce Cobabe  
R. Bruce Cobabe



License #: MP0000572

Expires: 11/30/2020

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: The Oasis Shared Ownership Activity Resorts, LLC  
Attention: Stadler Custom Homes  
32335 Hwy 281 N  
Bulverde, TX 78163

Printed: 9/11/2020  
Site: 2206 Bridal Veil  
Spring Branch, TX 78070

Permit # **108767** Customer ID: 6887  
Agency: Comal County Environmental Contract Dates: 5/28/2019 - 5/28/2021  
County: Comal Sub: A404-Sur 48 C Murhardt Scheduled Date: 9/30/2020 Inspection 4 of 6  
Mfg / Brand: Jet, Inc. - J-750- 2 yr Aerator: J-750 Installed: 5/28/2019  
Treatment Type: Aerobic Aerator S/N: MAY1900241 Warranty End: 5/28/2020  
D sposal: Surface Application

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **9/1/2020**

Time In: 9:50am

Out: 10:16am

Entered By: Monica

Method: **Grab**

Technician: Todd Caron - MT0001158

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced

- BAT's cleaned during the Scheduled Inspection.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #: 496898

Provider: *R. Bruce Cobabe*  
R. Bruce Cobabe



License #: MP0000572

Expires: 11/30/2020

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: Abby Smith  
32335 Hwy 281 N  
Bulverde, TX 78163

Printed: 12/6/2021  
Site: 2206 Bridal Veil  
Spring Branch, TX 78070  
(210) 701-6028

Permit #: **108767**

Agency: Comal County Environmental  
County: Comal  
Mfg / Brand: Jet, Inc. - J-750- 2 yr  
Treatment Type: Aerobic  
Disposal: Surface Application

Sub: A404-Sur 48 C Murhardt

Customer ID: 6887

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

Scheduled Date

Aerator: J-750

Installed: 5/28/2019

Aerator S/N: MAY1900241

Warranty End: 5/28/2020

**Service Type: Service/BATS w/o S/A**

Visit Date: **11/12/2021**

Time In: 10:30

Out: 11:05

Entered By: Shauna Cobabe

Method: **Grab**

Technician: Brian Lopez - MT0001159

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.6 mg/L

**Sludge Levels**

For Tank 3: 0-1"

Added Chlorine Amount: 6

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.
- Serviced

Service Completed

Insp ID #:512016

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001159 Expires: 4/30/2022

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

To: **BTRACS Investments LLC**  
**Attention: Abby Smith**  
**864 Old Boerne Rd**  
**Bulverde, TX 78163**

Printed: 8/16/2022  
Site: 2206 Bridal Veil  
Spring Branch, TX 78070  
(210) 701-6028

Permit #: **108767**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: A404-Sur 48 C Murhardt

Customer ID: 6887

Contract Dates: 11/12/2021 - 11/12/2023

Scheduled Date: 7/12/2022

Aerator: J-750

Aerator S/N: MAY1900241

Inspection 2 of 6

Installed: 5/28/2019

Warranty End: 5/28/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 8/5/2022**

Time In: 1:41

Out: 2:32

**Entered By: Lynn**

**Method: Grab**

**Technician: Andrew Dykes - MT0001810**

**Maint. Provider: R. Bruce Cobabe**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 1.4**

**Sludge Levels**

**For Tank 3: 0-1"**

**Added Chlorine** Amount: 6

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

Serviced

- BATs cleaned during the Scheduled inspection

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 8/16/2022.

**Service Completed**

Insp ID #:519495

**Provider:** *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001810 Expires: 10/31/2022



South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

To: **BTRACS Investments LLC**  
**Attention: Abby Smith**  
**864 Old Boerne Rd**  
**Bulverde, TX 78163**

Printed: 1/6/2023  
Site: 2206 Bridal Veil  
Spring Branch, TX 78070  
(210) 701-6028

Permit #: **108767**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: A404-Sur 48 C Murhardt

Customer ID: 6887

Contract Dates: 11/12/2021 - 11/12/2023

Scheduled Date: 11/12/2022

Aerator: J-750

Aerator S/N: MAY1900241

Inspection 3 of 6

Installed: 5/28/2019

Warranty End: 5/28/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 12/13/2022**

Time In: 10:10

Out: 10:45

**Entered By: Lynn**

**Method: Grab**

**Technician: Andrew Dykes - MT0001810**

**Maint. Provider: R. Bruce Cobabe**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 1.2**

**Sludge Levels**

**For Tank 3: 0-1"**

**Added Chlorine** Amount: 6

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

Serviced

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 1/6/2023.

**Service Completed**

Insp ID #:523067

**Provider: *R. Bruce Cobabe***

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001810 Expires: 10/31/2022

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

To: **BTRACS Investments LLC**  
Attention: Abby Smith  
864 Old Boerne Rd  
Bulverde, TX 78163

Printed: 5/22/2023  
Site: 2206 Bridal Veil  
Spring Branch, TX 78070  
(210) 701-6028

Permit #: **108767**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: A404-Sur 48 C Murhardt

Customer ID: 6887

Contract Dates: 11/12/2021 - 11/12/2023

Scheduled Date 3/12/2023

Aerator: J-750

Aerator S/N: MAY1900241

Inspection 4 of 6

Installed: 5/28/2019

Warranty End: 5/28/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **5/3/2023**

Time In: 4:05

Out: 4:40

Entered By: Lynn

Method: **Grab**

Technician: Andrew Dykes - MT0001810

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.2

**Sludge Levels**

For Tank 3: 1-2"

**Added Chlorine** Amount: 6

**Tank Lid / Riser: Secured**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

Serviced

Tech replaced both broken sprinklers

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Invoice to follow in separate email. Thank you. - Copy emailed to the customer on 5/22/2023.

**Service Completed**

Insp ID #:526989

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001810 Expires: 10/31/2022

South Texas Wastewater Treatment  
PO Box 1284  
Boerne, TX 78006

Phone: (830) 249-8098

To: **BTRACS Investments LLC**  
Attention: Abby Smith  
864 Old Boerne Rd  
Bulverde, TX 78163

Printed: 9/1/2023  
Site: 2206 Bridal Veil  
Spring Branch, TX 78070  
(210) 701-6028

Permit #: **108767**

Agency: Comal County Environmental  
County: Comal  
Mfg / Brand: Jet, Inc. - J-750- 2 yr  
Treatment Type: Aerobic  
Disposal: Surface Application

Sub: Cascada @ Canyon Lake 2

Customer ID: 6887  
Contract Dates: 11/12/2021 - 11/12/2023  
Scheduled Date: 7/12/2023 Inspection 5 of 6  
Aerator: J-750 Installed: 5/28/2019  
Aerator S/N: MAY1900241 Warranty End: 5/28/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **8/12/2023**

Time In: 1:10

Out: 1:55

Entered By: Lynn

Method: Grab

Technician: Andrew Dykes - MT0001810

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

**Sludge Levels**

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

For Tank 3: -1"

Chlorine Supply: Operational

Chlorine Residual: 1.0

Added Chlorine Amount: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

Service Completed

Serviced

- BATs cleaned during the Scheduled inspection - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 9/1/2023.

Insp ID #:530167

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001810 Expires: 10/31/2022

# South Texas Wastewater Treatment

(830) 249-8098

PO Box 1284  
Boerne, TX 78006

Printed:11/28/2023

**Permit: 108767**

Site: 2206 Bridal Veil, Spring Branch, TX 78070

Main Phone: 2107016028

Cell Phone: 2108278264

## BTRACS Investments LLC

Attention:Abby Smith  
864 Old Boerne Rd  
Bulverde, TX 78163

Agency: Comal County Environmental

County: Comal

Subdivision: Cascada @ Canyon Lake 2

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System Info: MFG: Jet, Inc. Brand: J-750- 2 yr Aerator: J-750 Customer ID: 6887  
Treatment Type: Aerobic Disposal Type: Surface Application Aerator S/N: MAY1900241 Insp ID: 532425  
Installed: 5/28/2019 Warranty Expiration: 5/28/2020

### Visit Details

**Visit Date:** 11/6/2023

**Entered By:** Monica

Scheduled Date: 11/12/2023

Time In: 5:15pm

Contract Starts: 11/12/2021

Customer Emailed: 11/9/2023

Entered On: 11/9/2023

Time Out: 5:50pm

Contract Ends: 11/12/2023

### Visit Results

**Service Type:** Scheduled Inspection

Added Chlorine

Count: Inspection 6 of 6

Method: Grab

License #

Expires

Technician: Todd Caron - MT0001158

MT0001158

4/30/2025

Provider: R. Bruce Cobabe

MP0000572

11/30/2023

Service Completed

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0

Chloring Amount Added: 6

**Tank Lid / Riser:** Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

### Comments

Serviced - final

Cleaned BAT media. Cleaned out aerator shaft.

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 11/9/2023.

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License: Number: MP0000572 Exp: 11/30/2023