

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: 109079

Location Description: 2206 BRIDAL VEIL
SPRING BRANCH, TX 78070

Subdivision: C. Murhardt Survey 48, Abst. 404
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

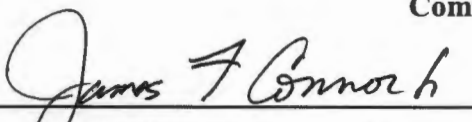
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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#: 109079 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)				

*tank 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)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)		✓		
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓ ✓ ✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)		✓ ✓ ✓		
42	APPLICATION AREA Area Installed	✓			✓		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Covered 6-7-19-JC

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: R. Graham OSSF Installer #: 05 000 8048
 1st Inspection Date: 5-30-19 2nd Inspection Date: _____ 3rd Inspection Date: _____
 Inspector Name: Connor Inspector Name: _____ Inspector Name: _____
 Permit#: 109079 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)				

tank set level no leaks operational cover all

**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	✓		Set Plant 750	✓		
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**

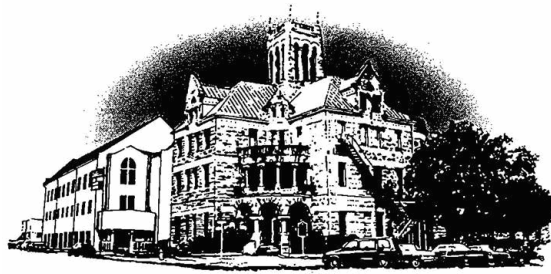
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL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

**Comal County Environmental Health
OSSF Inspection Sheet**

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41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	 / / /	 285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)		 / / /		
42	APPLICATION AREA Area Installed	/			/		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Permit Number: 109079
Issued This Date: 05/20/2019
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 Survey 48, Abst. 404
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.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	Initials
RECEIVED	
MAY 1 2019	
Permit Number	
COUNTY ENGINEER	

Instructions:

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

OSSF Permit

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

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

Bonnie Belquist

Signature of Applicant

30 April 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 South Texas Wastewater Trmt.
 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 # 830 249 8098
 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 A404 Sur 48 C Murhardt, 153.269 ac & A811 Sur 735 GC & SF RR Co 50.581 ac (total 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 3 4

Indicate Sq Ft of Living Area 7500 1749

☐ 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: \$ 1,500,000 (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 ☐ Private Well

Are Water Saving Devices Being Utilized Within the Residence? ☒ Yes ☐ No well used for irrigation only

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

✓ 4/29/2019
 Date

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

Planning Materials & Site Evaluation as Required Completed By 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) 1500/1000/1000 Absorption/Application Area (Sq Ft) 11,308

Gallons Per Day (As Per TCEQ Table III) 600

(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: _____

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MAY 1 2019

COUNTY ENGINEER

By signing this application, I certify that:

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

Signature of Designer [Signature]

Date 4/22/19

Page 2 of 2

2/10/19
AFFIDAVIT TO THE PUBLIC



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THE COUNTY OF COMAL
STATE OF TEXAS



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MAY 1 2019

COUNTY ENGINEER

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 153.269ac
A-811 Sur 735 GC & SF RR Co 50.587 ac
Comal County, Texas

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.

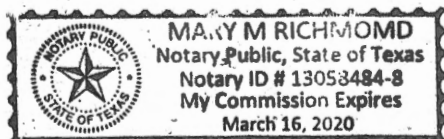
The Owner will, upon any sale or transfer to the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Comal County.

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

Shared Ownership Activity Resorts, LLC, owner/agent

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



RECEIVED
MAY 1 2019
COUNTY ENGINEER

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.

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



Bobbie Koepp

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

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MAY 1 2019
COUNTY ENGINEER

Phone: (830) 249-8098

Date: 9/7/2018

bruce@stwastewater.com

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

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-1500 - 2 yr 2 aerators

South Texas Wastewater Treatment
3 visits per year - one every 4 months
600 gallons per day
Map Key: 319 C3 ID: 6888

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:

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

- If this is an initial agreement (new installation):
 - Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
 - Contractor providing the equipment and installation for this OSSF.
 - Contractor's receipt of payment in full for the equipment and installation.
 - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
- If this is not an initial agreement (existing system):
 - Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
 - Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement
- 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

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MAY 1 2019

COUNTY ENGINEER

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

- 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 or 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 Colabe

Name

4/24/2019

Date

OSSF Installer II, Lic OS0004815, and, OSSF Site Evaluator, Lic OS0012360

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.

R. Stadler

Customer

4/24/2019

Date

R.Stadler@stadlercustomhomes.com

E-Mail

CONTACT PHONE NUMBERS:

#1 210-669-8265

#2 830-980-4198

Gate Codes for:

SubDivision _____

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
153.269ac & 50.587ac
A811 Sur 735 GC & SF RR Co
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.

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

4/22/19

Date

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MAY 1 2019

COUNTY ENGINEER

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

12:03 pm, May 29, 2019

07 Sept 2018

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 Mchland
153.269 ac & 50.587ac
A811 Sur 735 GC & SF Rk Co
Comal County Texas

This design includes an attached drawing No. 6888R1 dated 29 MAY 2019

Design Specifications:

Estimated average daily wastewater flow: 7,749sf ^{house} ~~lodge~~, 4 bedroom - (600gpd)
With effluent treatment capacity of 1,080 gpd
Pre-treatment tank: 1,000 gallon, 2 compartment
Pump tank/chlorine contact chamber capacity: 1,000gallons
Design application rate: 0.064 gal./sq.ft./day
Dosing cycle quantity: 600-610 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: 253 feet
Dosing pump capacity: Little Giant WE20G05P4-22 20gpm @ approx.25-40 psi at sprinkler
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

Four bedroom ^{house} ~~lodge~~ - 7,749 sf - allow 600gpd effluent flow
Assume an application rate of 15.6 square feet per gallon per day.
 $600 \div 0.064 = 9375 \text{ sq ft}$

We are installing 5 sprinklers heads all with a radius of 30' three spraying a full circle and two
spray a 1/2 circle. The area covered as measured by autocad is

$$A = 11,308 \text{ sq ft}$$



Signature of Ronald R. Graham

Pipe and fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with ... 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 20 GPM 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. No CZP was found for review.

Tank Sizes

The system shall have a JET Model J-1500 extended aeration plant external NSF certified tablet chlorinator. The pre-treatment and pump tank shall each have a capacity of 1000 gal. each. This pump tank will not need tees on inlet. 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



Ronald R Graham. RS

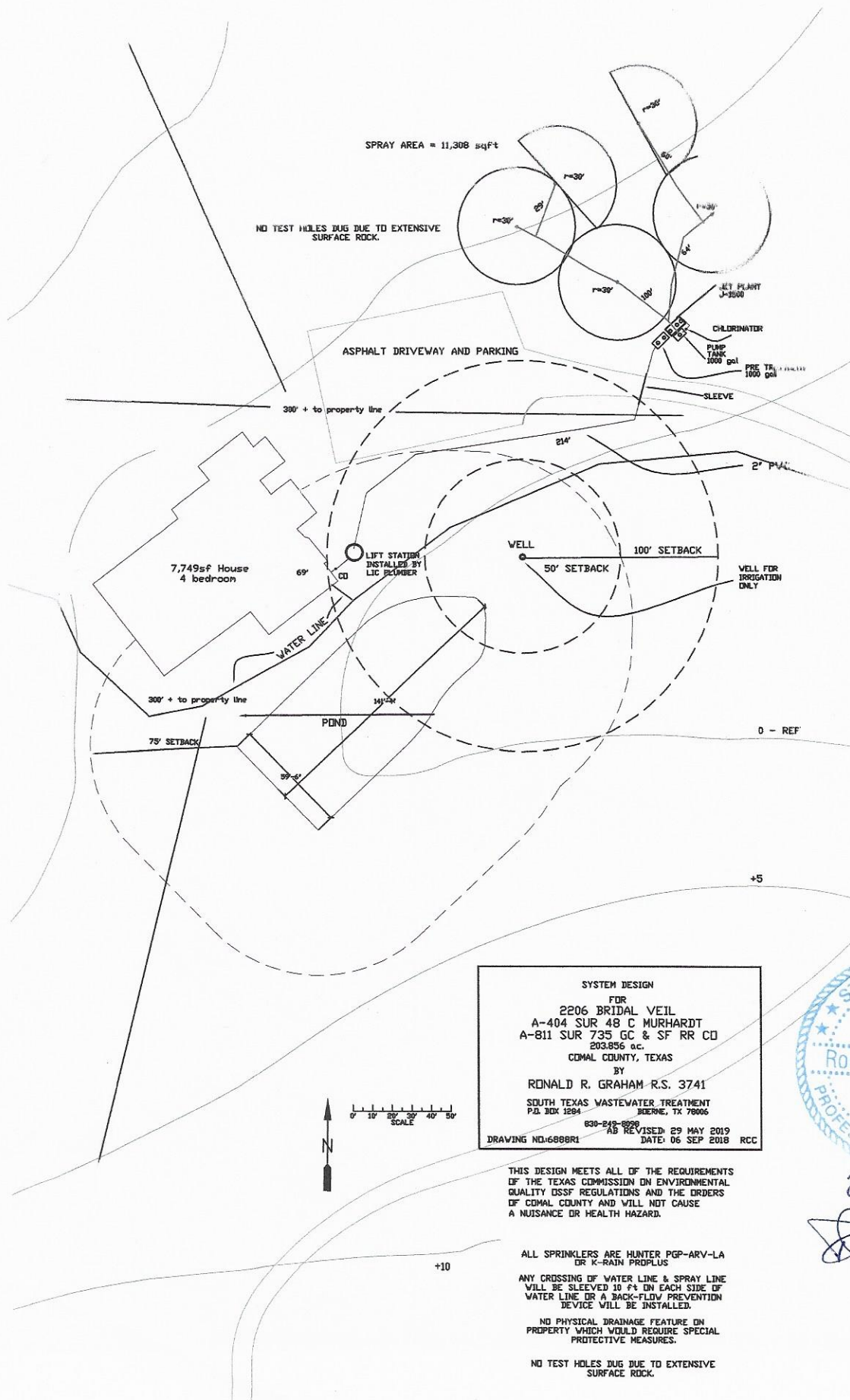
May 29, 2019
Date

29 May 19
Attachments:

Drawing No. 6888R0 dated 06 SEP 2018, RCC

REVISED

11:24 am, May 29, 2019



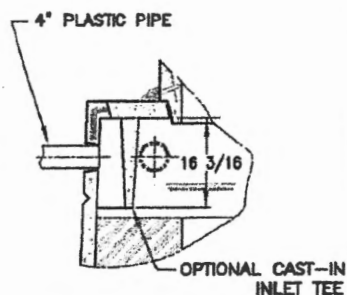
SYSTEM DESIGN
FOR
2206 BRIDAL VEIL
A-404 SUR 48 C MURHARDT
A-811 SUR 735 GC & SF RR CD
203.856 ac.
COMAL COUNTY, TEXAS
BY
RONALD R. GRAHAM R.S. 3741
SOUTH TEXAS WASTEWATER TREATMENT
P.O. BOX 1284 BODINE, TX 78006
630-245-0000
AS REVISED: 29 MAY 2019
DATE: 06 SEP 2018 RCC



29 May 19
[Signature]

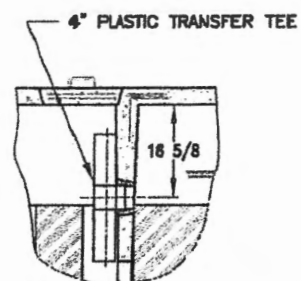
RECEIVED
MAY 1 2019
COUNTY ENGINEER

DETAIL 1



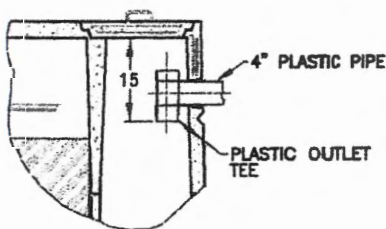
OPTIONAL INLET TEE

DETAIL 2

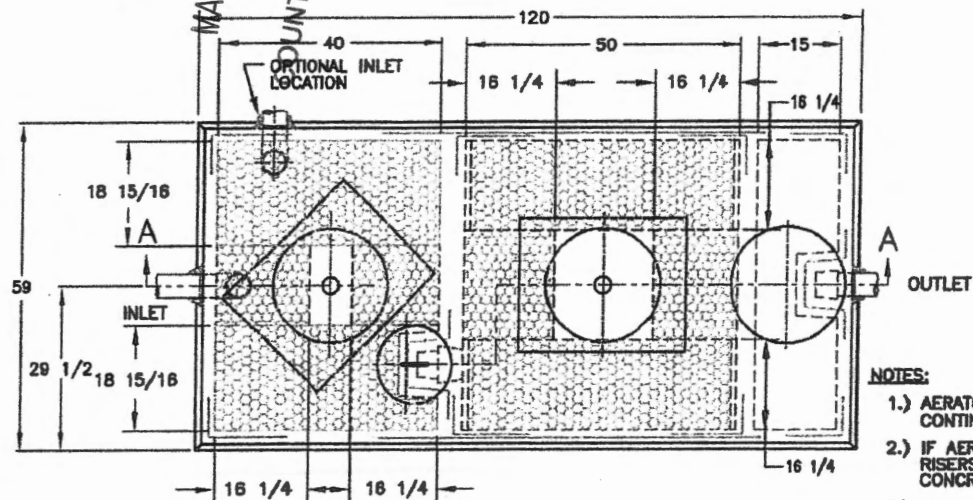


OPTIONAL TRANSFER TEE

DETAIL 3

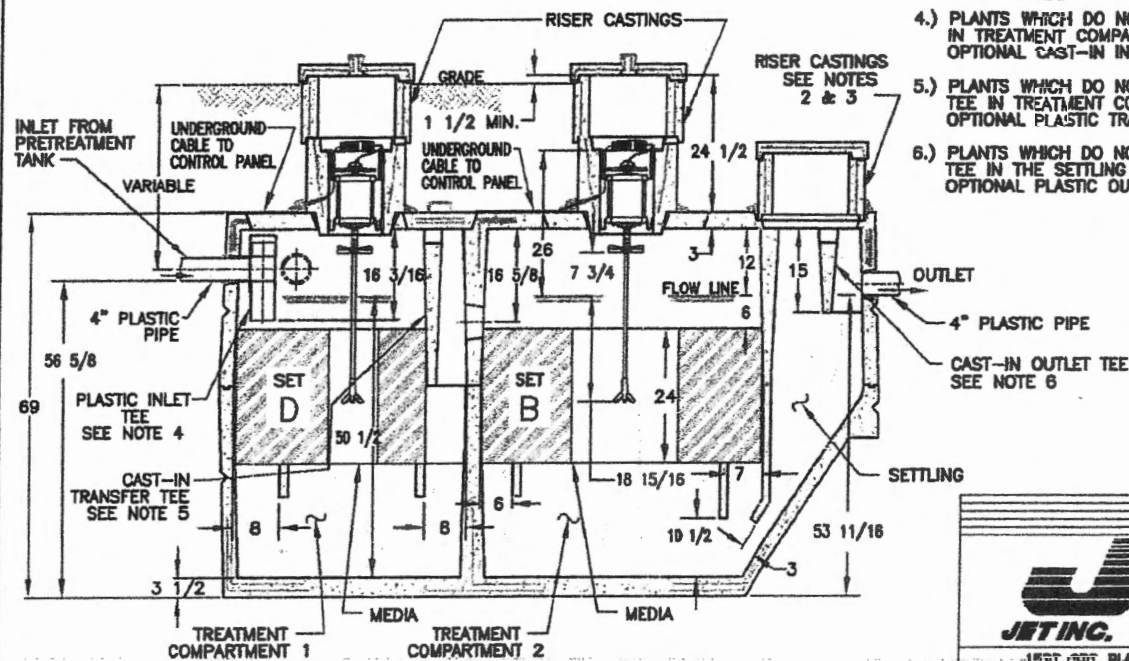


OPTIONAL OUTLET TEE




NOTES:

- 1.) AERATOR MODEL 700LL IN CYCLED OR CONTINUOUS OPERATION MUST BE USED.
- 2.) IF AERATOR MOUNTING CASTINGS HAVE NO RISERS, RISERS ARE NOT REQUIRED HERE. A REMOVABLE CONCRETE COVER IS REQUIRED.
- 3.) IF AERATOR MOUNTING CASTINGS HAVE RISERS, 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 TREATMENT COMPARTMENT 1 MAY USE AN OPTIONAL CAST-IN INLET TEE. SEE DETAIL 1.
- 5.) PLANTS WHICH DO NOT HAVE A CAST-IN TRANSFER TEE IN TREATMENT COMPARTMENT 1 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.

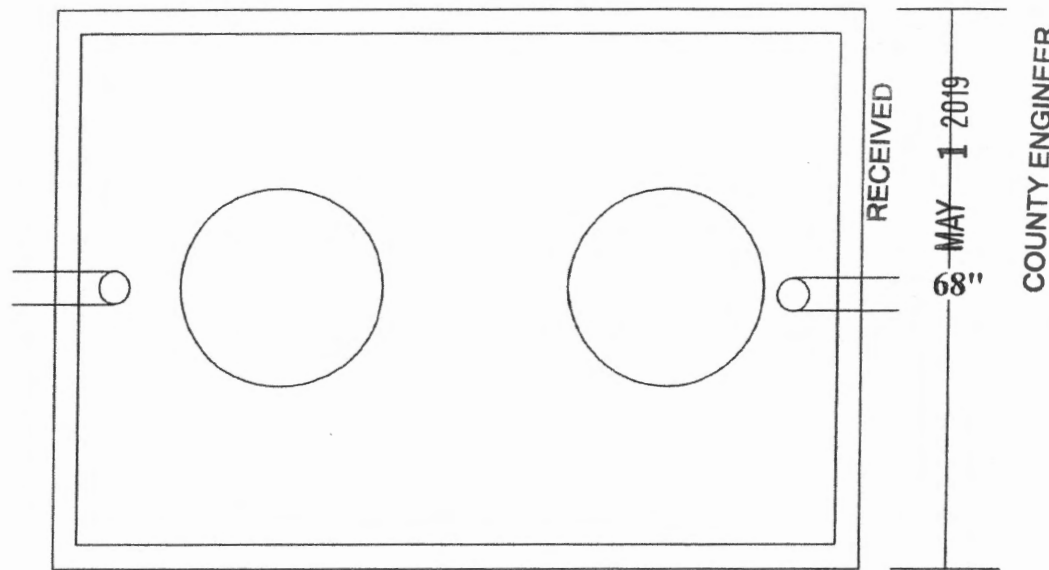


SECTION A-A

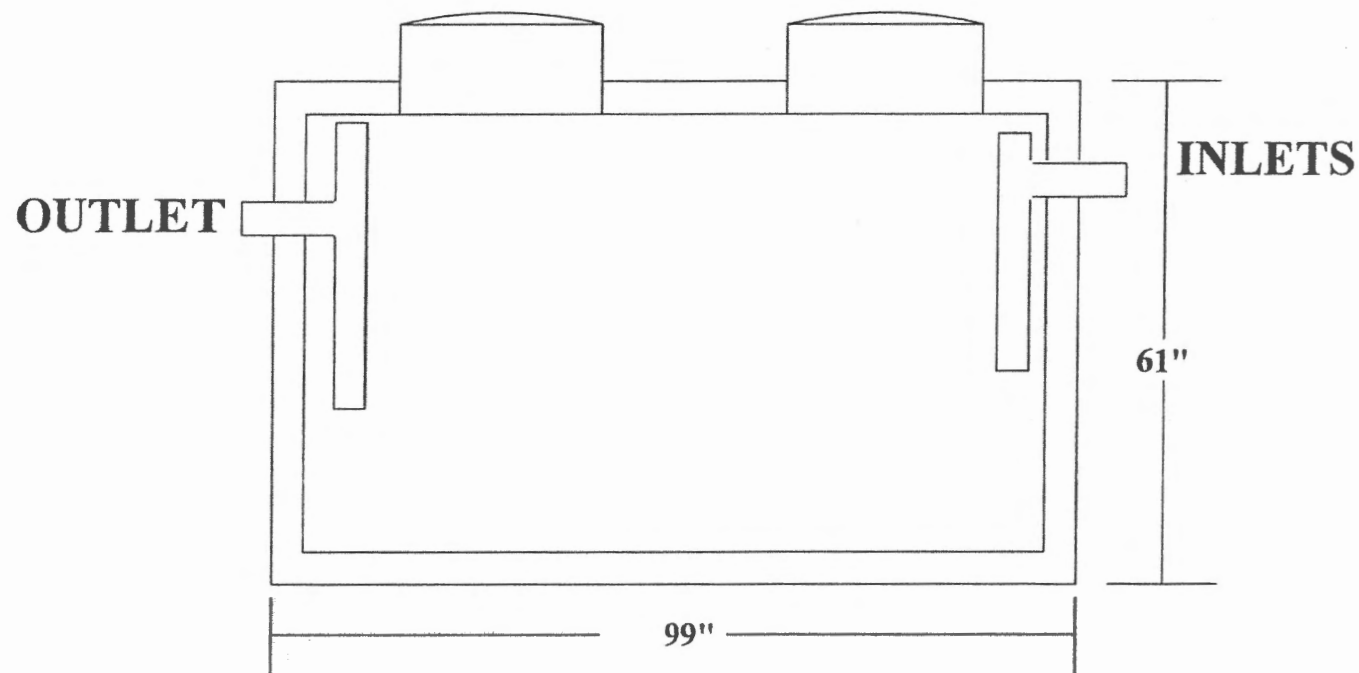
	REVISED:	05-18-011
	DRAWN BY:	R. P. T.
	APPROVED BY:	D.S.M.
	DATE:	3-15-94
COMPONENT PARTS & INSTALLATION	SCALE:	NONE
JET INC.	DRAWING NUMBER:	J-1500

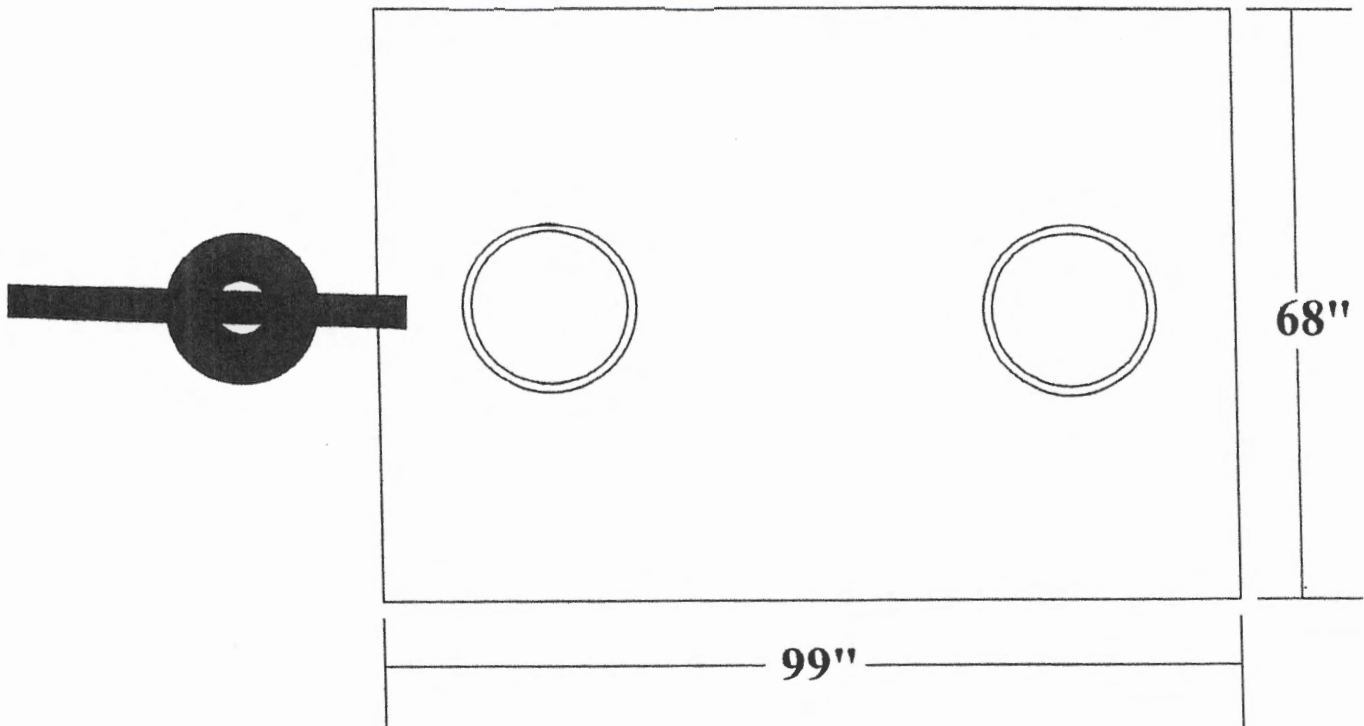
PATENTED

FILE REF. NO. ART-452-7



1000 gal PRE-TREATMENT TANK CROSS-SECTION





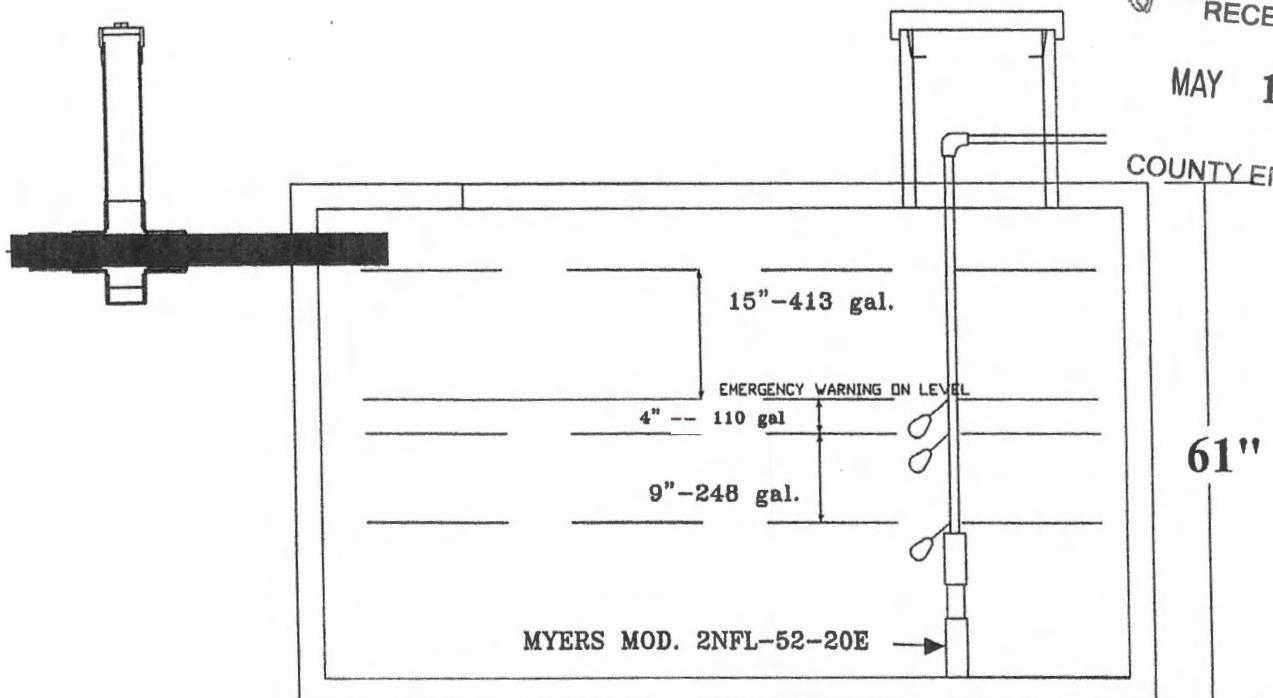
PUMP TANK 1000 gal.

Handwritten signature
25 MAY 2019

RECEIVED

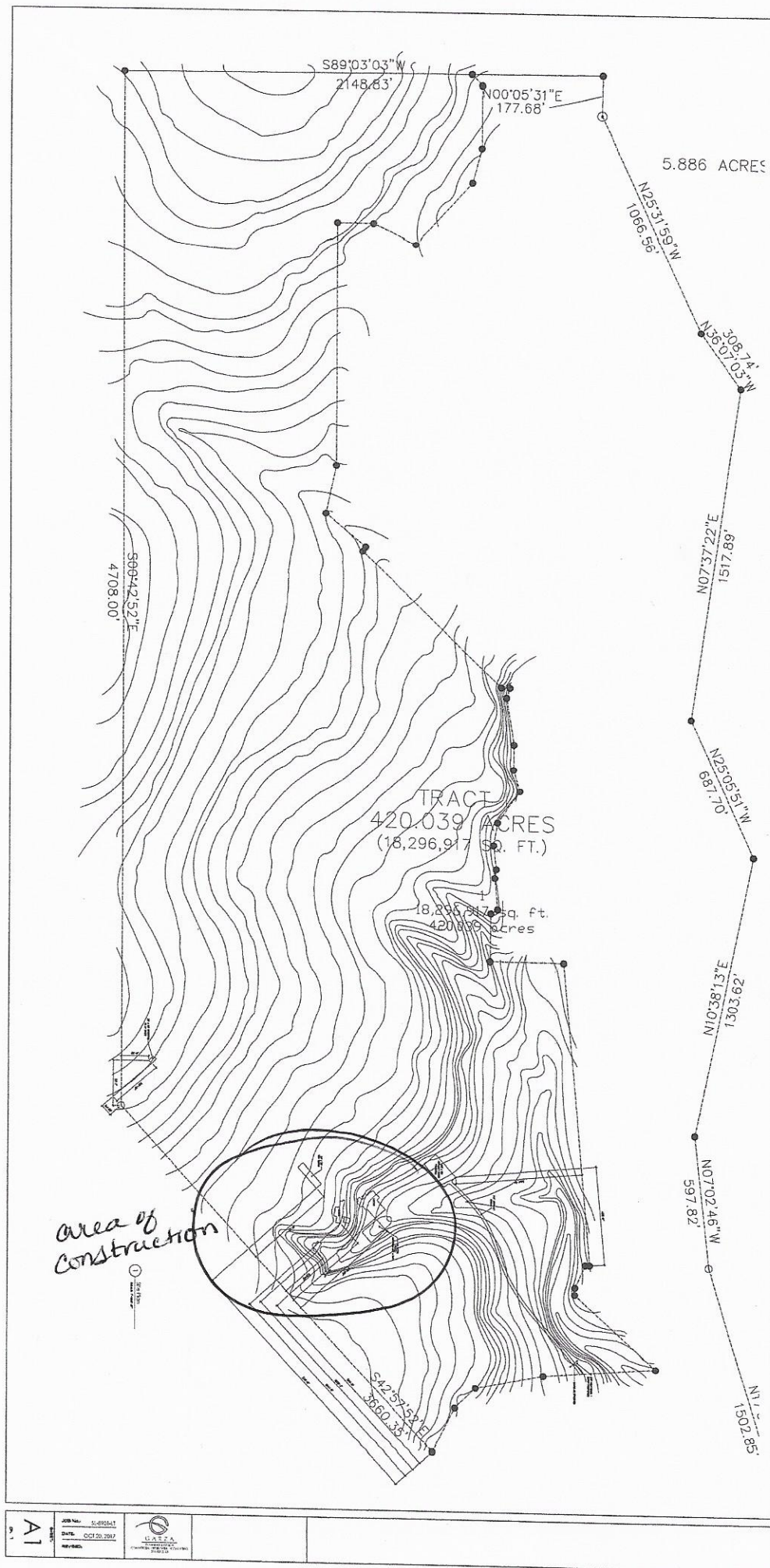
MAY 1 2019

COUNTY ENGINEER



REVISED

9:16 am, May 20, 2019



9:16 am, May 20, 2019



20 May 19

VOID

*** 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 South Texas Wastewater Trmt.

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 # 830 249 8098

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 A404 Sur 48 C Murhardt, 153.269 ac & A811 Sur 735 GC & SF RR Co 50.587 ac (total 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.) _____

Number of Bedrooms 3 4

Indicate Sq Ft of Living Area 7500 1749

☐ 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: \$ 1,500,000 (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 ☒ 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 of Owner [Signature]

Date 4/29/2019

SOUTH TEXAS WASTEWATER TREATMENT

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

REVISED

11:24 am, May 29, 2019

VOID

07 Sept 2018

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 Mustang
153.269 ac & 50.587ac
A811 Sur 735 GC & SE R.R. Co.
Comal County Texas

This design includes an attached drawing No. 6888R1 dated 29 MAY 2019

Design Specifications:

Estimated average daily wastewater flow: 7,749sf lodge, 4 bedroom - (600gpd)

With effluent treatment capacity of 1,080 gpd

Pre-treatment tank: 1,000 gallon, 2 compartment

Pump tank/chlorine contact chamber capacity: 1,000gallons

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

Dosing cycle quantity: 600-610 gallons

Number of dosing cycles per day: one (1)

Timer to go off between midnight and 5am

Type of float switch: mercury

Design pressure head: 25-40 psi at sprinkler head

Total length of supply pipe: 253 feet

Dosing pump capacity: Little Giant WE20G05P4-22 20gpm @ approx.25-40 psi at sprinkler

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

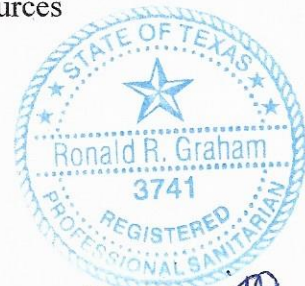
Four bedroom lodge - 7,749 sf - allow 600gpd effluent flow

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

$$600 \div 0.064 = 9375 \text{ sq ft}$$

We are installing 5 sprinklers heads all with a radius of 30' three spraying a full circle and two spray a 1/2 circle. The area covered as measured by autocad is

$$A = 11,308 \text{ sq ft}$$



29 May 19
[Signature]

SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 118016 * 830-249-8098 or 1-800-86-WASTE

REVISED

1:04 pm, May 20, 2019

VOID

07 Sept 2018

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
153.269 ac & 50.587ac
A811 Sur 735 GC & SF RR Co
Comal County Texas

This design includes an attached drawing No. 6888R0 dated 06 SEP 2018, RCC

Design Specifications:

Estimated average daily wastewater flow: 7,749sf ^{house} ~~lot~~, 4 bedroom - (600gpd)
With effluent treatment capacity of 1,080 gpd
Pre-treatment tank: 1,000 gallon, 2 compartment
Pump tank/chlorine contact chamber capacity: 1,000gallons
Design application rate: 0.064 gal./sq.ft./day
Dosing cycle quantity: 600-610 gallons
Number of dosing cycles per day
Timer to go off between midnight
Type of float switch: mercury float switch
Design pressure head: 25-40 psi at sprinkler head
Total length of supply pipe: 598 feet
Dosing pump capacity: Little Giant WE20G05P4-22 20gpm @ approx.25-40 psi at sprinkler.
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.

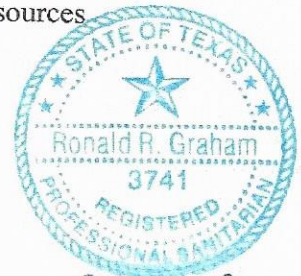
Pump controls must have NEMA (National Manufacturing Association) approval.
A PVC union shall be placed above the pump to allow for easy pump removal.

Calculation of field Size

Four bedroom ^{house} ~~lot~~ - 7,749 sf - allow 600gpd effluent flow
Assume an application rate of 15.6 square feet per gallon per day.
 $600 \div 0.064 = 9375 \text{ sq ft}$

We are installing 4 sprinklers heads all with a radius of 30' all spraying a full circle. The area covered as measured by autocad is

$$A = 11,308 \text{ sq ft}$$



20 May 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 20 GPM and providing a 25-40 psi head shall be utilized for pumping effluent.

RECEIVED

Site Preparation

MAY 1 2019

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.

COUNTY ENGINEER

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.

VOID

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. No CZP was found for review.

Tank Sizes

The system shall have a JET Model J-1500 extended aeration plant external NSF certified tablet chlorinator. The pre-treatment and pump tank shall each have a capacity of 1000 gal. each. This pump tank will not need tees on inlet. 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

Ronald R Graham. RS

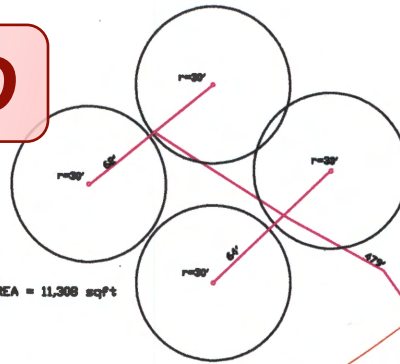
Date

Attachments:

Drawing No. 6888R0 dated 06 SEP 2018, RCC

April 23, 2019

VOID



SPRAY AREA = 11,308 sqft

NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK.

ASPHALT DRIVEWAY AND PARKING

200' + to property line

VOID

7,749sf House
4 bedroom

WATER LINE

SLEEVE

CHLORINATOR
PUMP
7500
2000 gal
PRE TREATMENT
2000 gal

200' + to property line

100' SETBACK

50' SETBACK

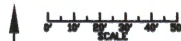
WELL

0 - REF

POND

75' SETBACK

+5



SYSTEM DESIGN
FOR
2206 BRIDAL VEIL
A-404 SUR 48 C MURHARDT
A-811 SUR 735 GC & SF RR CO
203.856 ac.
COMAL COUNTY, TEXAS
BY
RONALD R. GRAHAM R.S. 3741
SOUTH TEXAS WASTEWATER TREATMENT
P.O. BOX 1894
BROCK, TX 78006
830-849-8898

DRAWING NO. 688800 DATE: 06 SEP 2018 RCC

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" P+ 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.

NO TEST HOLES DUG DUE TO EXTENSIVE SURFACE ROCK.

RECEIVED

MAY 1 2019

COUNTY ENGINEER



22 SEP 19
[Signature]

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Monday, May 20, 2019 10:58 AM
To: 'bonnie@stwastewater.com'
Subject: RE: Permit 109079

Bonnie,

✓ If this is a single family residence, then remove the reference to a lodge and identify as a single family residence within the written planning materials.

Thank you,

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

From: bonnie@stwastewater.com <bonnie@stwastewater.com>
Sent: Monday, May 20, 2019 8:48 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: RE: Permit 109079

Brenda,
I have attached the corrections as requested. Let me know if you need anything more from me.
Thank you,

Bonnie Billquist
South Texas Wastewater Trmt.
830 249 8098

From: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Sent: Friday, May 17, 2019 4:26 PM
To: bonnie@stwastewater.com
Subject: Permit 109079

Re: Shared Ownership Activity Resorts, LLC
2206 Bridal Veil
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Friday, May 17, 2019 4:26 PM
To: 'bonnie@stwastewater.com'
Subject: Permit 109079

Re: Shared Ownership Activity Resorts, LLC
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. Revise the permit application to reflect the total acreage of 203.856.
2. The lodge with 19 people would require a system designed at 60 gpd per person. For a nightly rental you will need to revise the permit application to commercial/non-single family.
3. There appears to be a discrepancy on the number of bedrooms between the permit application and the planning materials.
- ✓ 4. Show system and improvements in relation to all property boundaries.
5. 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

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Wednesday, May 29, 2019 11:29 AM
To: 'bonnie@stwastewater.com'
Subject: RE: Permit 109079

Bonnie,

The  description of the structure on the design specifications indicates a "Lodge". Is the structure no longer single family residential?

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 10:04 AM
To: Griffin, Kathy <griffk@co.comal.tx.us>; Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: Permit 109079

I have attached revisions for permit 109079 - 2206 Bridal Veil. This is schedule for inspection tomorrow - Wednesday 5-30-2019.

Thank 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.

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

9:16 am, May 20, 2019

VOID

07 Sept 2018

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
153.269 ac & 50.587ac
A811 Sur 735 GC & SF RR Co
Comal County Texas

This design includes an attached drawing No. 6888R0 dated 06 SEP 2018, RCC

Design Specifications:

Estimated average daily wastewater flow: 7,749sf lodge, 4 bedroom - (600gpd)
With effluent treatment capacity of 1,080 gpd
Pre-treatment tank: 1,000 gallon, 2 compartment
Pump tank/chlorine contact chamber capacity: 1,000gallons
Design application rate: 0.064 gal./sq.ft./day
Dosing cycle quantity: 600-610 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
Total length of supply pipe: 598 feet
Dosing pump capacity: Little Giant WE20G05P 1-22 20gpm @ approx.25-40 psi at sprinkler.
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

Four bedroom lodge - 7,749 sf - allow 600gpd effluent flow

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

$$600 \div 0.064 = 9375 \text{ sq ft}$$

We are installing 4 sprinklers heads all with a radius of 30' all spraying a full circle. The area covered as measured by autocad is

$$A = 11,308 \text{ sq ft}$$



20 May 19
[Signature]

Ritzen, Brenda

From: bonnie@stwastewater.com
Sent: Monday, May 20, 2019 11:48 AM
To: Ritzen, Brenda
Subject: RE: Permit 109079
Attachments: design - house.pdf

Brenda

I have made the correction as per the builders instructions.

Thank you,

Bonnie Billquist

South Texas Wastewater Trmt.

830 249 8098

From: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Sent: Monday, May 20, 2019 10:58 AM
To: bonnie@stwastewater.com
Subject: RE: Permit 109079

Bonnie,

If this is a single family residence, then remove the reference to a lodge and identify as a single family residence within the written planning materials.

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

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To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
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Brenda,

I have attached the corrections as requested. Let me know if you need anything more from me.

Thank you,

Bonnie Billquist
South Texas Wastewater Trmt.
830 249 8098

From: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Sent: Friday, May 17, 2019 4:26 PM
To: bonnie@stwastewater.com
Subject: Permit 109079

Re: Shared Ownership Activity Resorts, LLC
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. Revise the permit application to reflect the total acreage of 203.856.
2. The lodge with 19 people would require a system designed at 60 gpd per person. For a nightly rental you will need to revise the permit application to commercial/non-single family.
3. There appears to be a discrepancy on the number of bedrooms between the permit application and the planning materials.
4. Show system and improvements in relation to all property boundaries.
5. 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

VOID

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

Date _____

Permit # 109079

Owner Name Shared Ownership Activity Resorts, LLC

Agent Name South Texas Wastewater Trmt.

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 # 830 249 8098

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 A404 Sur 48 C Murhardt, 153.269 ac & A811 Sur 735 GC & SF RR Co 50.587 ac

Street Name/Address 2206 Bridal Vell City Spring Branch Zip 78070

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 7500

☐ 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 Occupants _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

✓ Estimated Cost of Construction: \$ 1,500,000 (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 ☒ 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

✓ 4/29/2019
Date

Page 1 of 2

SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Pecos, Texas 78060-0284 505-249-8098 or 1-800-86-WASTE

VOID

07 Sept 2018

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
153.269 ac & 50.587ac
A811 Sur 735 GC & SF RR Co
Comal County Texas

This design includes an attached drawing No. 6888R0 dated 06 SEP 2018, RCC

Design Specifications:

Estimated average daily wastewater flow: 7,749sf lodge, 4 bedroom - maximum occupancy of 19ppl (600gpd)

With effluent treatment capacity of 1,080 gpd

Pre-treatment tank: 1,000 gallons

Pump tank/chlorine contact chamber: 1,000gallons

Design application rate: 0.064 gal/sq ft/day

Dosing cycle quantity: 600-610 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: 598 feet

Dosing pump capacity: Little Giant WE20G05P4-22 20gpm @ approx.25-40 psi at sprinkler.

Chlorinator: installed at inlet of pump tank

Maximum slope of the field: <15 percent

Means of preventing syphoning: check valve

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

Four bedroom lodge - 7,749 sf (maximum occupancy 19 ppl) - 10 beds at 60gal/bed -allow 600gpd effluent flow

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

$$600 \div 0.064 = 9375 \text{ sq ft}$$

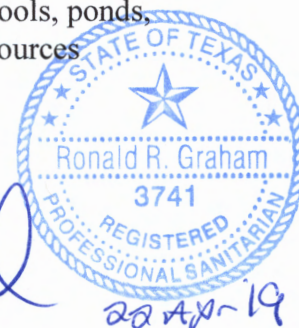
We are installing 4 sprinklers heads all with a radius of 30' all spraying a full circle. The area covered as measured by autocad is

$$A = 11,308 \text{ sq ft}$$

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MAY 1 2019

COUNTY ENGINEER





Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

Shared Ownership Activity Resorts, LLC
File Number: 802857904

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MAY 1 2019
COUNTY ENGINEER

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

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**

This space reserved for office use.

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 Zip Code</i>

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MAY 1 2019
COUNTY ENGINEER

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

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

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

MAY 1 2019

COUNTY ENGINEER

Organizer

The name and address of the organizer:

Gary W. Javore
Name5802 IH-10 West
Street or Mailing AddressSan Antonio
CityTX 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 90th day after the date of signing is: _____

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

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 organizerGary W. Javore
Printed or typed name of organizerRECEIVED
MAY 1 2019
COUNTY ENGINEER

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: February 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, HAVE 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.

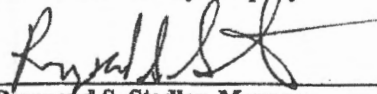
The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other 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 whosoever 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.

RECEIVED
MAY 1 2019
COUNTY ENGINEER

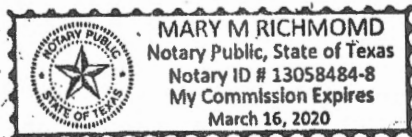
When the context requires, singular nouns and pronouns include the plural.

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

By: 
Raymond S. Stadler, Manager

STATE OF TEXAS
COUNTY OF Comal

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




Notary Public, State of Texas

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

RECEIVED

MAY 1 2019

COUNTY ENGINEER

RECEIVED
MAY 1 2019
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. 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;

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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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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,

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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.

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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. 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".

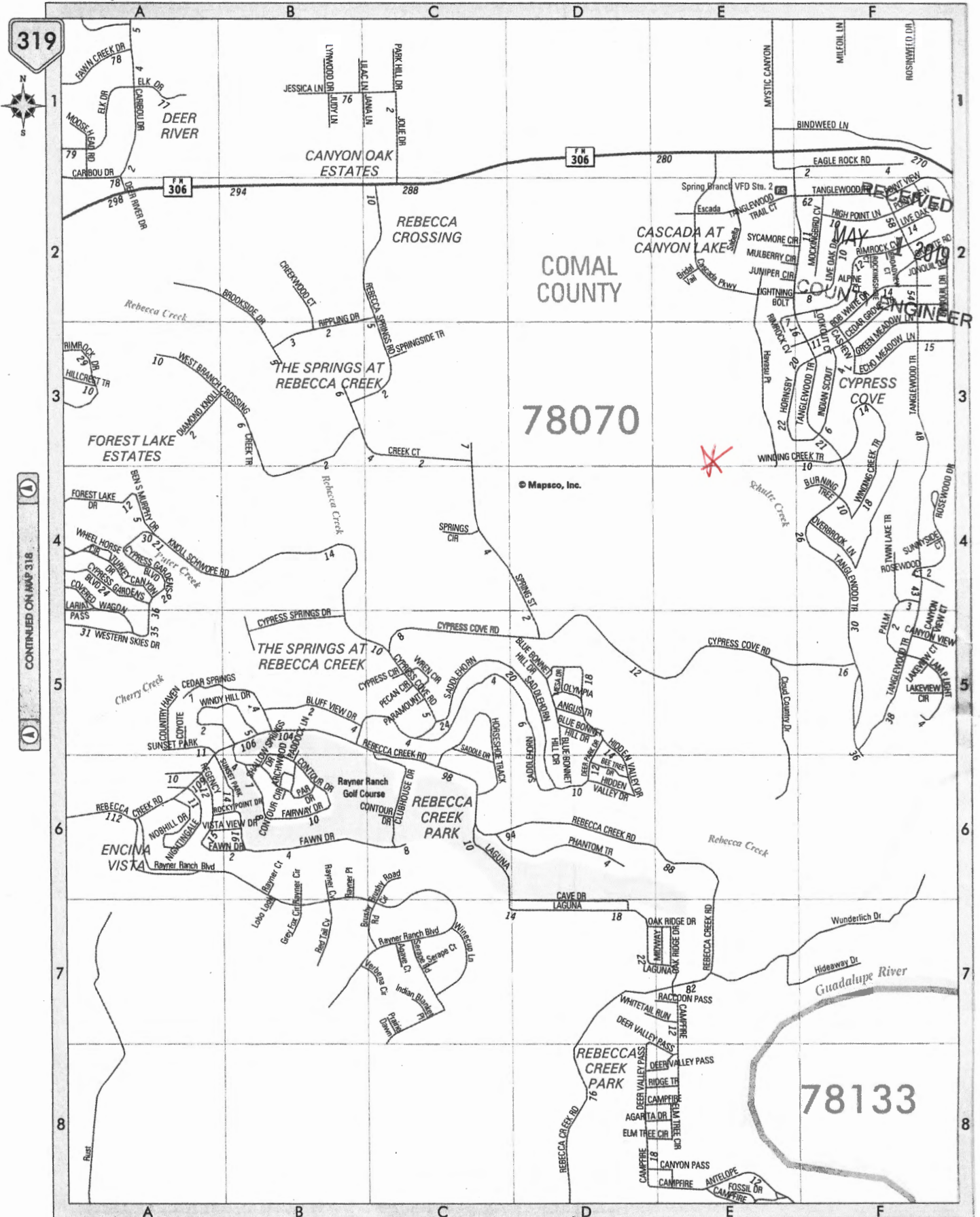
Donald Dean Boerner
Registered Professional Land Surveyor No. 5207

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



A handwritten signature in black ink, reading "Bobbie Koepp".



SCALE IN MILES
0 1/8 1/4 3/8 1/2

CONTINUED ON MAP 353

SCALE IN FEET
0 1000 2000 3000

LINE TABLE

135	209.27	50231.44
136	71.34	50231.44
137	204.87	50231.57
138	71.34	50231.57
139	204.87	50231.70
140	71.34	50231.70
141	204.87	50231.83
142	71.34	50231.83
143	204.87	50231.96
144	71.34	50231.96
145	204.87	50232.09
146	71.34	50232.09
147	204.87	50232.22
148	71.34	50232.22
149	204.87	50232.35
150	71.34	50232.35
151	204.87	50232.48
152	71.34	50232.48
153	204.87	50232.61
154	71.34	50232.61
155	204.87	50232.74
156	71.34	50232.74
157	204.87	50232.87
158	71.34	50232.87
159	204.87	50233.00
160	71.34	50233.00
161	204.87	50233.13
162	71.34	50233.13
163	204.87	50233.26
164	71.34	50233.26
165	204.87	50233.39
166	71.34	50233.39
167	204.87	50233.52
168	71.34	50233.52
169	204.87	50233.65
170	71.34	50233.65
171	204.87	50233.78
172	71.34	50233.78
173	204.87	50233.91
174	71.34	50233.91
175	204.87	50234.04
176	71.34	50234.04
177	204.87	50234.17
178	71.34	50234.17
179	204.87	50234.30
180	71.34	50234.30
181	204.87	50234.43
182	71.34	50234.43
183	204.87	50234.56
184	71.34	50234.56
185	204.87	50234.69
186	71.34	50234.69
187	204.87	50234.82
188	71.34	50234.82
189	204.87	50234.95
190	71.34	50234.95
191	204.87	50235.08
192	71.34	50235.08
193	204.87	50235.21
194	71.34	50235.21
195	204.87	50235.34
196	71.34	50235.34
197	204.87	50235.47
198	71.34	50235.47
199	204.87	50235.60
200	71.34	50235.60

CURVE TABLE

DATE	FROM	TO	AMOUNT	DATE	TO
01	240.00	2071.30	43.40	07/18/01	W 85.41
02	100.00	0708.48	8.21	08/18/01	W 12.40
03	100.00	3013.13	17.09	07/25/02	W 88.33
04	335.00	1073.35	30.20	07/26/03	W 60.32
05	275.00	0803.25	24.37	04/10/03	W 24.00

J. MCALPIN
SURVEY NO. 80
ABSTRACT NO. 418

AROUND THE HORN R. LTD.,
A TEXAS LIMITED PARTNERSHIP
DOCUMENT NO. 2000000000
OFFICIAL PUBLIC RECORDS
130-45 ACRES

203.856 ACRES

STASLER & LEATHAM DEVELOPMENT, LLC
DOCUMENT NO. 20466000239
OFFICIAL PUBLIC RECORD
RESERVING PORTION OF 423,796 ACRES

TYPE COMMENTS

THIS SURVEY WAS PREPARED IN CONNECTION WITH THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 514181C EFFECTIVE DATE: NOVEMBER 13, 2017, ISSUED NOVEMBER 29, 2017 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELIES ON:

RESPECTIVE COORDINATE:
Type

Schedule 9

15b. Telephone equipment awarded in Contract No. 463401, Official Public Records, Coral Gables, Fla. (None not apply)

GENERAL NOTES:

1) BEARINGS AND DISTANCES SHOWN HEREON AS "RECORDS" ARE BASED ON DEED RECORDED IN DOCUMENT NO. 200608000038 OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS AND PLATS RECORDED IN DOCUMENT NO. 200608022361, PLAT RECORDS, COMAL COUNTY, TEXAS AND DOCUMENT NO. 201308037635, PLAT RECORDS, COMAL COUNTY, TEXAS.

2) INDEX OF SCORING WAS ESTABLISHED FROM THE STATE PLANK COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TOWNS SOUTH COAST, ZONE.

44. *W. J. Gies, "The Role of the State in the Development of the American Economy," in W. J. Gies, ed., "The Role of the State in the Development of the American Economy," (New York: Oxford University Press, 1964), p. 1.*

2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL FBI INSPECTION SEAL

AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "WALK" COPY. SOMEONE WORKING SURVEYING COMPANY L.P. WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A WALK COPY OF THIS SURVEY.

PLAT SHOWING: A 203.886 acre tract of land being approximately 50.587 acres out of the G.C. & S.F. S.R. Co. Survey No. 735, Abstract 811 and 183.299 acres out of the Charles Merriam Survey No. 48, Abstract nos. 10-1, Second County, Texas, and 216.000 acres out of Section 10, Township 10N., Range 10E., County of Garza, State of Texas.

that certain 14,010 acre tract conveyed to Stacker Enterprises, LLC by deed recorded in Document 201406038741, Official Public Records, Cornell County, Texas and then being and of the certain 430,780 acre tract

acquired in Stadler & Latham Development, LLC by deed recorded in Document No. 200806000038, Official Public Records, Comal County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2600

GROUND, THAT THIS PLAN CORRECTLY REPRESENTS THE
FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT
THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS
BUTLINES ON ADJOINING PROPERTY AND THAT ALL
BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY
EXCEPT AS SHOWN ABOVE.

DONALD DEAN BOCKWIER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5287

DATE 12-08-2017 208 NO: 17-023

ERNEST W. STEELE ET. AL.
VOLUME 348 PAGES 388-402
DEED RECORDS
38.000 ACRES

LEGEND:

	TELEPHONIC PEDestal
	FIBER OPTICS BOX
	POWER POLE
	OVERHEAD UTILITIES
	WIRE FENCE
	FOUND STEEL ROD WITH A YELLOW "SHOOWOOD SURVIVORS" PLASTIC ON
	FOUND NHL IN ROCK WALL
	FOUND 1/2" STEEL ROD
	SET 1/2" STEEL ROD WITH AN ORANGE "PLUS 3200" PLASTIC CAP
	FOUND NHL SET IN CONCRETE



Imagery_...

0 0.15 0.3mi

012T 36144 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.

**Deed of Trust
Security Agreement - Financing Statement**

Basic Information

Date: April 10, 2019

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

Grantor's Mailing Address:

Shared Ownership Activity Resorts, LLC
32335 Highway 281 N
Bulverde, Comal County, TX 78163

Trustee: Mark Sunderman

Trustee's Mailing Address:

519 Main Street
Schertz, Guadalupe County, TX 78154

Lender: Schertz Bank & Trust

Lender's Mailing Address:

519 Main Street
Schertz, Guadalupe County, TX 78154

Obligation

Note:

Date: April 10, 2019

Original principal amount: \$580,000.00

Borrower: Shared Ownership Activity Resorts, LLC

Lender: Schertz Bank & Trust

Maturity date: As provided in the Note.

Terms of Payment: As provided in the Note.

Other Debt: This conveyance is also made in trust to secure payment of all other present and future debts and obligations that Grantor may owe to Lender regardless of how any other such debt is incurred or evidenced, including obligations of Grantor as a guarantor. Payment on all present and future debts or obligations of Grantor to Lender will be made at Lender's offices in Schertz, Texas, or any other place that Lender may designate in writing, and the debts and obligations will bear interest as provided in notes or other evidences of debt that Grantor will give to Lender. This conveyance is also made to secure payment of any renewal or extension of any present or future debt or obligation that Grantor owes to Lender, including any loans and advancements from Lender to Grantor under the provisions of this deed of trust.

Property (including any improvements):

TRACT 1: 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 that 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 on Exhibit "A" attached hereto and made a part hereof for all purposes; and

TRACT 2: Lot 122, CASCADA AT CANYON LAKE, UNIT 2, a subdivision in Comal County, Texas according to the plat recorded in Document No. 201206006580 amended in Document No. 201206035725 of the Official Public Records of Comal County, Texas.

Together with all of Grantor's right, title and interest in and-to (i) all easements, streets, roads, alleys, rights-of-way, and other rights of ingress and egress, whether proposed, existing, or vacated, that are either on, abutting, adjacent, or appurtenant to the real Property or the improvements; (ii) all strips or gores between the real Property and abutting or adjacent properties; (iii) all royalties, surface, subsurface and/or mineral rights, now owned or after-acquired, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers; (iv) all existing and future buildings, structures, parking areas, fixtures, other improvements, common areas and common walls of any kind or nature, now or at any time in the future located, placed, constructed, or renovated upon any part of the Property and all additions, alterations, replacements and appurtenances thereto (all referred to as "Property").

Notwithstanding any other provisions, reservation or exception contained herein or on any exhibit hereto, the lien created hereby shall cover all of Grantor's water rights including, but not limited to, rights to surface water, groundwater, underground water, percolating waters,

rights to any water from lakes, streams or other bodies of water, adjudicated or permitted water rights, riparian and other water rights which are now owned or which are hereafter acquired by Grantor whether or not expressly excepted from the description of the Property.

Together with Grantor's interest in and to the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

All plans and specifications for development of or construction of improvements on the Property;

All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

DESCRIPTION OF COLLATERAL COVERED BY SECURITY AGREEMENT-FINANCING STATEMENT:

In addition to creating a lien against the real property described above, this Deed of Trust constitutes a security agreement and is intended to create, and Grantor does hereby grant and create, a security interest in favor of Lender in all property, fixtures, inventory, equipment, irrigation equipment, leases, rents, issues, income, profits, personal property, instruments, general intangibles, accounts, contract rights and claims included within or related to the Property, and in all deposits made pursuant to the provisions hereof and all insurance policies and unearned premiums prepaid thereon, insurance proceeds (whether or not Grantor is required to carry such insurance by Lender hereunder), and awards, payments or consideration for the taking of the Property, or any portion thereof, by condemnation or exercise of the power of eminent domain or from any sale in lieu or in anticipation thereof, assigned by Grantor to Lender hereunder (collectively, the "Personal Property"), at any time situated on or used in connection with the construction, maintenance or operation of the Property, to the extent that a security interest may be granted therein under the terms of the Texas Uniform Commercial Code. This Deed of Trust shall be self-operative with respect to such Personal Property, but Grantor shall execute and deliver upon request from Lender one or more security agreements, financing statements and other instruments as Lender may request in order to impose the lien hereof more specifically upon any such Personal Property, the terms and conditions thereof to be

as required by Lender, in Lender's sole and absolute discretion. The collateral covered by this security agreement shall be limited to those items actually owned or controlled by Grantor.

This Deed of Trust also constitutes a fixture filing pursuant to the provisions of Texas Uniform Commercial Code with respect to those portions of the Property consisting of goods or property of Grantor which are now or are to become fixtures relating to the Property. Grantor covenants and agrees that the filing of this Deed of Trust in the real property records of the county in which the Mortgaged Property is located shall also operate from the date of such filing as a fixture filing in accordance with Texas Uniform Commercial Code. Grantor shall not create or suffer to be created pursuant to the Texas Uniform Commercial Code any other security interest in such items, including replacements and additions thereto. Upon the occurrence of an Event of Default, Lender shall have the remedies of a secured party under the Texas Uniform Commercial Code and may also invoke the other remedies provided in this Deed of Trust.

In the event of a foreclosure sale under this Deed of Trust, Grantor agrees that all the Property may be sold as a whole at Lender's option and that the Property need not be present at the place of sale.

Prior Liens: The lien created by this deed of trust is subordinate to the lien securing payment of a note, and any renewals, extensions, and modifications thereof, in the original principal amount of THREE MILLION FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$3,440,000.00), which is dated February 12, 2018, executed by Shared Ownership Activity Resorts, LLC, payable to the order of Schertz Bank & Trust, and more fully described in a Deed of Trust recorded under Document No. 201806006086, of the Official Public Records of Comal County, Texas. If default occurs in payment of any part of principal or interest of that \$3,440,000.00 note or in observance of any covenants of the deed of trust securing it, the entire debt secured by this deed of trust will immediately become payable at the option of Lender.

Other Exceptions to Conveyance and Warranty: All presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

A. Granting Clause

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

B. Grantor's Obligations

B.1. Grantor agrees to maintain all property and liability insurance coverages with respect to the Property, revenues generated by the Property, and operations on the Property that Lender reasonably requires ("Required Insurance Coverages"), issued by insurers and written on policy forms acceptable to Lender, and as to property loss, that are payable to Lender under

policies containing standard mortgage clauses, and deliver evidence of the Required Insurance Coverages in a form acceptable to Lender before execution of this deed of trust and again at least ten days before the expiration of the Required Insurance Coverages.

B.2. Grantor, if required by Lender, will keep buildings located on the Property insured against loss by flood if the buildings are now located in or later become located in an area designated by the Director of the Federal Emergency Management Agency ("FEMA") as an area having special flood hazards in which flood insurance has been made available under the National Flood Insurance Program of 1968, and Grantor will cause any flood insurance policies to have loss payable clauses in favor of and in a form acceptable to Lender.

B.3. Grantor agrees to-

- a. keep the Property in good repair and condition;
- b. pay all taxes and assessments on the Property before delinquency, not authorize a taxing entity to transfer its tax lien on the Property to anyone other than Lender, and not request a deferral of the collection of taxes pursuant to section 33.06 of the Texas Tax Code;
- c. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;
- d. obey all laws, ordinances, and restrictive covenants applicable to the Property;
- e. keep any buildings occupied as required by the Required Insurance Coverages;
- f. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments; and
- g. notify Lender of any change of address.

B.4. If requested by Lender, and within thirty days after Grantor's receipt of written notice from Lender, Grantor agrees to make an initial deposit in a reasonable amount to be determined by Lender and then make monthly payments to a fund for taxes and insurance premiums on the Property. Monthly payments will be made on the payment dates specified in the Note, and each payment will be one-twelfth of the amount that Lender estimates will be required annually for payment of taxes and insurance premiums. The fund will accrue no interest, and Lender will hold it without bond in escrow and use it to pay the taxes and insurance premiums. If Grantor has complied with the requirements of this paragraph, Lender must pay taxes before delinquency. Grantor agrees to make additional deposits on demand if the fund is

ever insufficient for its purpose. If an excess accumulates in the fund, Lender may either credit it to future monthly deposits until the excess is exhausted or refund it to Grantor. When Grantor makes the final payment on the Note, Lender will credit to that payment the whole amount then in the fund or, at Lender's option, refund it after the Note is paid. If this deed of trust is foreclosed, any balance in the fund over that needed to pay taxes, including taxes accruing but not yet payable, and to pay insurance premiums will be paid under part D, "Trustee's Rights and Duties." Deposits to the fund described in this paragraph are in addition to the monthly payments provided for in the Note.

C. Lender's Rights

C.1. Lender or Lender's mortgage servicer may appoint in writing one or more substitute trustees, succeeding to all rights and responsibilities of Trustee.

C.2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.

C.3. Lender may apply any proceeds received under the property insurance policies covering the Property either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy.

C.4. Notwithstanding the terms of the Note to the contrary, and unless applicable law prohibits, all payments received by Lender from Grantor with respect to the Obligation or this deed of trust may, at Lender's discretion, be applied first to amounts payable under this deed of trust and then to amounts due and payable to Lender with respect to the Obligation, to be applied to late charges, principal, or interest in the order Lender in its discretion determines.

C.5. If Grantor fails to perform any of Grantor's obligations, Lender may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the rate stated in the Note for matured, unpaid amounts. The amount to be reimbursed will be secured by this deed of trust.

C.6. COLLATERAL PROTECTION INSURANCE NOTICE

In accordance with the provisions of Section 307.052(a) of the Texas Finance Code, the Beneficiary hereby notifies the Grantor as follows:

(A) the Grantor is required to:

(i) keep the collateral insured against damage in the amount the Lender specifies;

(ii) purchase the insurance from an insurer that is authorized to do business in the state of Texas or an eligible surplus lines insurer; and

(iii) name the Lender as the persons to be paid under the policy in the event of a loss;

(B) the Grantor must deliver to the Lender a copy of the policy and proof of the payment of premiums; and

(C) If the Grantor fails to meet any requirement listed in Paragraph (A) or (B), the Lender may obtain collateral protection insurance on behalf of the Grantor at the Grantor's expense.

C.7. If a default exists in payment of the Obligation or performance of Grantor obligations and the default continues after any required notice of the default and the time allowed to cure, Lender may-

- a. declare the unpaid principal balance and earned interest on the Obligation immediately due;
- b. exercise Lender's rights with respect to rent under the Texas Property Code as then in effect;
- c. direct Trustee to foreclose this lien, in which case Lender or Lender's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
- d. purchase the Property at any foreclosure sale by offering the highest bid and then have the bid credited on the Obligation.

C.8. If Grantor fails to pay any part of principal or interest secured by a prior lien or liens on the Property when it becomes payable or defaults on any prior lien instrument, the entire debt secured by this deed of trust will immediately become payable at the option of Lender.

C.9. Any act or occurrence that would constitute default under the terms of any lien superior to the lien securing the Note will constitute a default under this Deed of Trust securing the Note.

C.10. Lender may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

C.11. Lender may participate a portion, or all, of the loan evidenced by the note to another lending institution. Lender may provide information on Grantor and any Guarantor to any such participant.

D. Trustee's Rights and Duties

If directed by Lender to foreclose this lien, Trustee will-

D.1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;

D.2. sell and convey all or part of the Property "AS IS" to the highest bidder for cash with a general warranty binding Grantor, subject to the Prior Liens and to the Other Exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;

D.3. from the proceeds of the sale, pay, in this order-

- a. expenses of foreclosure, including a reasonable commission to Trustee;
- b. to Lender, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
- c. any amounts required by law to be paid before payment to Grantor; and
- d. to Grantor, any balance; and

D.4. be indemnified, held harmless, and defended by Lender against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

E. General Provisions

E.1. Grantor agrees to maintain proper books of record account, in which full, true and correct entries shall be made of all financial transactions and matters involving the assets and business of Grantor, as the case may be; and maintain such books, of record and account in material conformity with all applicable requirements of any Governmental Authority having regulatory jurisdiction over Grantor, if any. Grantor shall maintain at all times books and records pertaining to the Property in such detail, form and scope as Lender shall reasonably require. Grantor shall inform Lender of the location or locations in which Grantor keeps all accounts, documents and records that affect the operation of the Property including but not limited to copies of all written contracts, leases, and insurance policies.

E.2. Grantor covenants and agrees to inform Lender orally and in writing of (1) all material adverse changes in Grantor's financial condition, and (2) all existing or threatened litigation, claims, investigations, administrative proceedings or similar actions affecting Grantor or any guarantor, surety or accommodation party (the Guarantor) of all or any portion of the

Note. Notices should be provided to Lender no later than one (1) business day (or as soon thereafter as reasonably possible) after Grantor learns of the information. Oral communication should be made to a Senior Vice President of Lender, followed by written notice including any documentation received by Grantor related to (1) or (2) above, to Lender at 519 Main Street, Schertz, TX 78154.

E.3. Grantor will deliver to Lender on an annual basis a sufficient number of copies of the following in a form and detail satisfactory to Lender: (a) As soon as available, but in any event by March 31 of a given year, a unaudited consolidated balance sheet of Grantor as at the end of such fiscal year, setting out in each case in comparative form the figures for the previous fiscal year, all in reasonable detail which fairly present the financial condition and equity and cash flow of Borrower and including a depreciation schedule for the applicable year, if requested by lender; and (b) No later than June 15 of each calendar year, provide Lender with a copy of its filed Internal Revenue Service income tax return; provided, however, Lender will not require a tax return to be provided sooner than ten (10) days after the actual filing date of the return, regardless of whether the actual filing date is the scheduled filing date or a lawfully extended filing date.

E.4. If Lender orders an appraisal of the Property while a default exists or to comply with legal requirements affecting Lender, Grantor, at Lender's request, agrees to reimburse Lender for the cost of any such appraisal. If Grantor fails to reimburse Lender for any such appraisal within ten days of Lender's request, that failure is a default under this deed of trust.

E.5. Grantor agrees to execute, acknowledge, and deliver to Lender any document requested by Lender, at Lender's request from time to time, to (a) correct any defect, error, omission, or ambiguity in this deed of trust or in any other document executed in connection with the Note or this deed of trust; (b) comply with Grantor's obligations under this deed of trust and other documents; (c) subject to and perfect the liens and security interests of this deed of trust and other documents any property intended to be covered thereby; and (d) protect, perfect, or preserve the liens and the security interests of this deed of trust and other documents against third persons or make any recordings, file any notices, or obtain any consents requested by Lender in connection therewith. Grantor agrees to pay all costs of the foregoing.

E.6. If any of the Property is sold under this deed of trust, Grantor must immediately surrender possession to the purchaser. If Grantor does not, Grantor will be a tenant at sufferance of the purchaser, subject to an action for forcible detainer.

E.7. Recitals in any trustee's deed conveying the Property will be presumed to be true.

E.8. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

E.9. This lien will remain superior to liens later created even if the time of payment of all or part of the Obligation is extended or part of the Property is released.

EXHIBIT "A"

Donnie Boerner Surveying Company L.P.

228 Holiday Road • Comfort, Texas 78013

Phone: 830-377-2492

FIRM NO. 10193563

TRACT 1

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 Marhardt Survey No. 48, Abstract No. 404, Comal County, Texas and also being part of the certain 420.799 acre tract conveyed to Stadler & Latham 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 1/2" 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 1/2" 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 Cascade Pkwy, along the arc of said curve to the right, a distance of 52.92 feet to a 1/2" 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 Cascade 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 98 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 Cascade 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, Cascade at Canyon Lake Unit 1 recorded in Document No. 200806022283, Plat Records, Comal County, Texas;

Thence, with the northeast line of Lot 1, North 63 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 Cascade at Canyon Lake Unit 1, South 90 degrees 41 minutes 26 seconds East, a distance of 1090.00 feet to a 1/2" 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 Vall 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 1/2" 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 Basement 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/4" steel rod set with an orange "RLPLS 5207" plastic cap for angle,

South 74 degrees 57 minutes 33 seconds West, a distance of 15.34 feet to a 1/2" 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 1/4" 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.

POOR QUALITY.

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 dark ink, appearing to read "D. Boetner", written over a horizontal line.

Donald Dean Boetner
Registered Professional Land Surveyor No. 5207

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

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

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

Permit #: 109079

Customer ID: 6888

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-1500 - 2 yr 2 aerators

Aerator: J-750

Installed: 5/28/2019

Treatment Type: Aerobic

System S/N: MAY1900243

Aerator S/N: MAY1900244

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: 3:10

Out: 4:05

Entered By: Lynn

Method: Grab

Technician: Andrew Dykes

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Sludge Levels

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

For Tank 3: 0-1"

Chlorine Supply: Operational

Chlorine Residual: 1.6

☒ 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 #: 491393

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

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

Permit #: 109079

Agency: Comal County Environmental
County: Comal Sub: A404 Sur 48 C Murhardt
Mfg / Brand: Jet, Inc. - J-1500 - 2 yr 2 aerators
Treatment Type: Aerobic System S/N: MAY1900243
Disposal: Surface Application

Customer ID: 6888

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

Scheduled Date:

Inspection 1 of 6

Aerator: J-750

Installed: 5/28/2019

Aerator S/N: MAY1900244

Warranty End: 5/28/2020

Service Type: Scheduled Inspection

Visit Date: 12/23/2019

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: 1.2

☒ This counts as a type of "Scheduled Inspection"

Entered By: Monica

☒ **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**

nsp ID #:487661

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

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

Permit # 109079	Customer ID: 6888
Agency: Comal County Environmental	Contract Dates: 5/28/2019 - 5/28/2021
County: Comal	Scheduled Date: 9/30/2020
Sub: A404 Sur 48 C Murhardt	Inspection 4 of 6
Mfg / Brand: Jet, Inc. - J-1500 - 2 yr 2 aerators	Aerator: J-750
Treatment Type: Aerobic	Installed: 5/28/2019
System S/N: MAY1900243	Warranty End: 5/28/2020
Disposal: Surface Application	

Service Type: Scheduled Inspection

☒ This counts as a type of "Scheduled Inspection"

Visit Date: **9/12/2020**

Time In: 10:32am

Out: 11:24am

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

Installed vent tube at each aerator.

- BAT's cleaned during the Scheduled Inspection.

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

☒ Service Completed

Insp ID #: 496897

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 - House
32335 Hwy 281 N
Bulverde, TX 78163

Printed: 12/6/2021
Site: 2206 Bridal Veil
Spring Branch, TX 78070

Permit #: **109079**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-1500 - 2 yr 2 aerators

Treatment Type: Aerobic

Disposal: Surface Application

Sub: A404 Sur 48 C Murhardt

System S/N: MAY1900243

Customer ID: 6888

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

Scheduled Date:

Aerator: J-750

Aerator S/N: MAY1900244

Installed: 5/28/2019

Warranty End: 5/28/2020

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

Visit Date: 11/12/2021

Time In: 11:15

Out: 12:10

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 - Copy emailed to the customer on 12/6/2021.

☒ **Service Completed**

Insp ID #:512017

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 #: 109079

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-1500 - 2 yr 2 aerators

Treatment Type: Aerobic

Disposal: Surface Application

Sub: A404 Sur 48 C Murhardt

System S/N: MAY1900243

Customer ID: 6888

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

Scheduled Date: 7/12/2022

Aerator: J-750

Aerator S/N: MAY1900244

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: 11:41

Out: 1:33

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

☒ 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 8/16/2022.

Insp ID #: 519494

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 #: 109079

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-1500 - 2 yr 2 aerators

Treatment Type: Aerobic

Disposal: Surface Application

Sub: A404 Sur 48 C Murhardt

System S/N: MAY1900243

Customer ID: 6888

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

Scheduled Date: 11/12/2022

Aerator: J-750

Aerator S/N: MAY1900244

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: 10:50

Out: 11:35

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: 1.0

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

Owner signature: _____

Insp ID #: 523068

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 #: 109079

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-1500 - 2 yr 2 aerators

Treatment Type: Aerobic

Disposal: Surface Application

Sub: A404 Sur 48 C Murhardt

System S/N: MAY1900243

Customer ID: 6888

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

Scheduled Date: 3/12/2023

Aerator: J-750

Aerator S/N: MAY1900244

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: 3:00

Out: 4:00

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

Tech replaced the broken chlorine tube, and the far left broken sprinkler.

- Invoice to follow in separate email. Thank you. - Copy emailed to the customer on 5/22/2023.

☒ Service Completed

Insp ID #: 526988

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 #: 109079

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-1500 - 2 yr 2 aerators

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Cascada @ Canyon Lake 2

System S/N: MAY1900243

Customer ID: 6888

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

Scheduled Date: 7/12/2023

Aerator: J-750

Aerator S/N: MAY1900244

Inspection 5 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: 8/12/2023

Time In: 2:05

Out: 3:35

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

☒ **Service Completed**

Serviced

- BATs cleaned during the Scheduled inspection - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Tech noted there are roots in the treatment tank tried to pull them out but could not. Needs to be removed - Copy emailed to the customer on 9/1/2023.

Insp ID #:530169

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: 109079

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

System Info: MFG: <u>Jet, Inc.</u> Brand: <u>J-1500 - 2 yr 2 aerators</u>	Aerator: <u>J-750</u>	Customer ID: <u>6888</u>
Treatment Type: <u>Aerobic</u>	Disposal Type: <u>Surface Application</u>	Aerator S/N: <u>MAY1900244</u>
Installed: <u>5/28/2019</u>	Warranty Expiration: <u>5/28/2020</u>	Insp ID: <u>532426</u>
System S/N: <u>MAY1900243</u>		

Visit Details

Visit Date: 11/6/2023

Entered By: Monica

Scheduled Date: 11/12/2023

Time In: 5:54pm

Contract Starts: 11/12/2021

Customer Emailed: 11/14/2023

Entered On: 11/9/2023

Time Out: 6:20pm

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. Pulled both aerators to clean out shaft. Aerator MAY1900243 is out and needs to be replaced. Please advise.

Cleaned out shaft of other aerator, MAY1900244.

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 11/9/2023. - Copy emailed to the customer on 11/14/2023.

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

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