

# Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Issued This Date: **09/16/2019** Permit Number: **109175**

Location Description: **1283 WESTERN SKIES DR  
SPRING BRANCH, TX 78070**

Subdivision: **Cypress Lake Gardens**  
Unit: **Longhorn Section**  
Lot: **16**  
Block: **139**  
Acreage:

Type of System: **Aerobic  
Drip Irrigation**

Issued to: **Callan Homes Company, Inc.**

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

**Comal County Environmental Health**

**OS0034792**

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

**OS 0025599**

Floral

# Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Dennis Varhol OSSF Installer #: 050031132

1st Inspection Date: 09-10-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 9-16-19

Inspector Name: B. Olvera Inspector Name: \_\_\_\_\_ Inspector Name: B. Olvera

Permit#: 109175 Address: 1283 Western Skies Dr. / Cypress Lake Grack

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)(2)(A)(i)		9-10-19		9-16-19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

09-10-19 BMO

9-16-19 BMO

Tank set level no subs  
operational ✓  
Ready for cover  
Look for Pressure Regulator

Covered

**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)		9-16-19		9-16-19
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						
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(c)(3)(A)-(F)		9-10-19		9-16-19
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom ) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)		9-10-19		9-16-19
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
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**Comal County Environmental Health  
OSSF Inspection Sheet**

*FNU*

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42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Dennis Varhol OSSF Installer #: 050031132

1st Inspection Date: 09-10-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: B. Cuvera Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 109175 Address: 1283 Western Skies Dr. / Cypress Lake Gables

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09-10-19 BMD

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**Comal County Environmental Health  
OSSF Inspection Sheet**

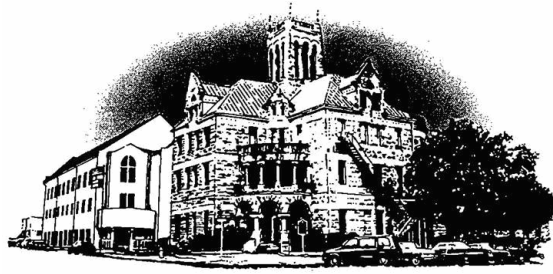
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OSSF Inspection Sheet**

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



# Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Permit Number: 109175  
Issued This Date: 05/24/2019  
This permit is hereby given to: Callan Homes Company, Inc.

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

1283 WESTERN SKIES DR  
SPRING BRANCH, TX 78070

Subdivision: Cypress Lake Gardens  
Unit: Longhorn Section  
Lot: 16  
Block: 139  
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	initials

109175
Permit Number

Instructions:

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

OSSF Permit

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

RECEIVED

MAY 21 2019

COUNTY ENGINEER

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

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

05/21/19  
 \_\_\_\_\_  
 Date

COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION	
(Missing Items Circled, Application Refused)	

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

Date May 8, 2019

Permit # 109175

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

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

All correspondence should be sent to:  Owner  Agent  Both

Method:  Mail  Email

Subdivision Name CYPRESS LAKE GARDENS LONGHORN SECTION Unit/Phase/Section \_\_\_\_\_ Lot 16 Block 139

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

Street Name/Address 1283 WESTERN SKIES 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 1250

RECEIVED

MAY 21 2019

COUNTY ENGINEER

Non-Single Family Residential

(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: \$ 180,000 (Structure Only)

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

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

Source of Water  Public  Private Well

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

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner *Sophie Campbell*

Date 5/16/19

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

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

109175

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

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

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

Gallons Per Day (As Per TCEQ Table III) 240

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ)

Is the property located over the Edwards Recharge Zone? [ ] Yes [X] No

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

RECEIVED

MAY 21 2019

Is there an existing TCEQ approved WPAP for the property? [ ] Yes [X] No

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

COUNTY ENGINEER

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

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

Is the property located over the Edwards Contributing Zone? [X] Yes [ ] No

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

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

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

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

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

If yes, indicate the city: \_\_\_\_\_



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer (Handwritten Signature)

Date May 15, 2019

AFFIDAVIT



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THE COUNTY OF COMAL  
STATE OF TEXAS

Yes

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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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.

COUNTY ENGINEER

I

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

II

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

UNIT/PHASE/SECTION 139 BLOCK 16 LOT CYPRESS LAKE GARDENS, LONGHORN SECTION SUBDIVISION

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

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

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

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

WITNESS BY HAND(S) ON THIS 16 DAY OF May, 2019

Sophie Campbell  
Owner(s) signature(s)

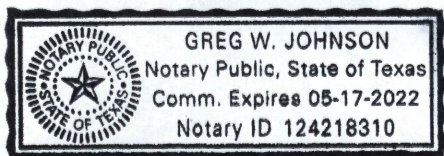
SOPHIE CAMPBELL -MANAGER  
Owner (s) Printed name (s)

SOPHIE CAMPBELL  
May, 2019

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 16 DAY OF

[Signature]  
Notary Public Signature

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY



(Notary Seal Here)

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
05/21/2019 01:41:57 PM  
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201906017289



Bobbie Koepf



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WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

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

Permit/License Number \_\_\_\_\_  
Customer CALLAN HOMES COMPANY, INC.  
Site Address 1283 Western Skies  
City SPRING BRANCH, TX 78070  
Mailing Address 2241 JOHNSON ROAD, CL, TX 78133  
County COMAL Map # 318 E4  
Phone 956-792-6845  
Email sophie@callanhomesinc.com

COUNTY ENGINEER

2 YEAR CONTRACT  
2 YEAR WARRANTY ON PARTS AND LABOR

Subd/Legal: CYPRESS LAKE GARDENS, LONGHORN SECTION,  
BLK 139, LOT 16

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

**II. Effective Date:**

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


**III. Termination of Agreement:**

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

**IV. Services:**

Contractor will:

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

  
Customer's Initials



BS  
Contractor's Initials

**V. Disinfection:**

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

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**VI. Electronic Monitoring:**

Electronic Monitoring is not included in this Agreement.

MAY 21 2019

**VII. Performance of Agreement:**

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

COUNTY ENGINEER

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

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

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

**VIII. Customer's Responsibilities:**

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

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

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

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

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

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

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

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

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

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

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

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

**IX. Access by Contractor:**

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

**X. Limit of Liability:**

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

**XI. Indemnification:**

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

\_\_\_\_\_ 

Customer's Initials



BS

Contractor's Initials

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

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

**XII. Severability:**

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

**XIII. Fee for Services:**

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

**XIV. Payment:**

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

**XV. Application or Transfer of payment:**

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

**XVI. Entire Agreement:**

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

*Burt S. Lindstrom*

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

*Shirley J. [Signature]*  
Customer Signature

5-16-19

Date

*[Signature]*

Customer's Initials



BS

Contractor's Initials

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

Date Soil Survey Performed: May 14, 2019

Site Location: CYPRESS LAKE GARDENS, LONGHORN SECTION, BLOCK 139, LOT 16

Proposed Excavation Depth: N/A

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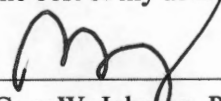
**Requirements:**

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

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

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

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

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

05/14/19  
\_\_\_\_\_  
Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: May 15, 2019

**Applicant Information:**

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

**Site Evaluator Information:**

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

**Property Location:**

Lot 16 Unit <sup>SEE</sup><sub>BELOW</sub> Blk 139 Subd. CYPRESS LAKE GARDENS  
Street Address: 1283 WESTERN SKIES  
City: SPRING BRANCH Zip Code: 78070  
Additional Info.: LONGHORN SECTION

**Installer Information:**

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Phone \_\_\_\_\_

**Topography:** Slope within proposed disposal area: 3 to 6 %

Presence of 100 yr. Flood Zone: YES \_\_\_ NO X  
Existing or proposed water well in nearby area. YES \_\_\_ NO X  
Presence of adjacent ponds, streams, water impoundments YES \_\_\_ NO X  
Presence of upper water shed YES \_\_\_ NO X  
Organized sewage service available to lot YES \_\_\_ NO X

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

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

05/15/19  
DATE



FIRM #2585

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

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**SITE DESCRIPTION:**

Located in Cypress Lake Gardens, Longhorn Section, Block 139, Lot 16, at 1283 Western Skies, this septic will serve a three bedroom residence (1250 sf) in area with Type-III soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

**PROPOSED SYSTEM:**

A 3 inch SCH-40 pipe discharges from the residence into a Nu-Water B550PC 600gpd aerobic treatment plant containing a 353 gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains a 0.5 HP FPS submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day with a ten minute run time. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal Disc filter then through a 1" SCH-40 manifold to a 2000 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to continuously flush the system by cycling a 1" ball valve. Solids caught in the disk filter are flushed each cycle back to the pump tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to trenching the site must be scarified and built up with 8" of Type II or III soil. Drip tubing will be laid and the entire field area will be capped with 6" of sandy loam (Type 2 - **NOT SAND**). The field area will be sodded with a hearty grass such as Bermuda, St. Augustine, etc. prior to system startup. **Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

**DESIGN SPECIFICATIONS:**

Q = 240 gallons per day - 3 bedroom residence (Table III)  
Pretreatment tank size: 353 Gal  
Plant Size: Nu-Water B550PC 600 gpd (TCEQ Approved)

Pump tank size: 768 Gal  
 Reserve capacity after High Level: 80 gal. (>1/3 day usage)  
 Application Rate: Ra = 0.2 gal/sf  
 Total absorption area: Q/Ra = 240 GPD/0.20 = 1200 sf (Actual 2000 sf.).  
 Total linear feet drip tubing: 1000' *Netifim Bioline* drip tubing .61 GPH  
 Pump requirement: 500 emitters @ 0.61 gph @ 30 psi = 5.0833 gpm  
 Pump: 0.5 HP FPS E-Series 20FE05P4-2W115 submersible pump or equivalent.  
 Dosing volume: 50-70 gal.  
 Pump Tank Calculations: 768 Gal (14.5 gal/in.)  
     Volume below working level = 15" = 219 gal  
     Working level = 240 gal = 17"  
     Reserve Requirement = 1/3 day = 80 gal. = 6"

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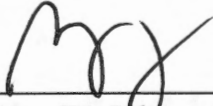
MINIMUM SCOUR VELOCITY (MSV) > 2 FPS  
 IN DRIP TUBING W/ NOM. DIA. 0.55" ID  
     MSV = 2 FPS  $(\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$   
     MSV = 2  $(3.14159((.55/12)^2) / 4) * 7.48 * 60$   
     MSV = 1.5 gpm x 3 = 4.5 gpm MIN FLOW RATE

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

**PIPE AND FITTINGS:**

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

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

 05/15/19  
 \_\_\_\_\_  
 Greg W. Johnson, P.E. No. 67587, F#2585  
 170 Hollow Oak  
 New Braunfels, Texas 78132  
 830/905-2778

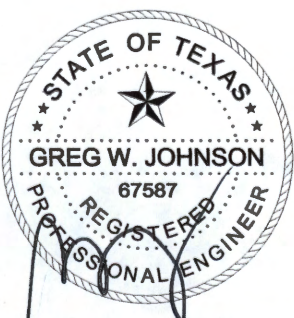
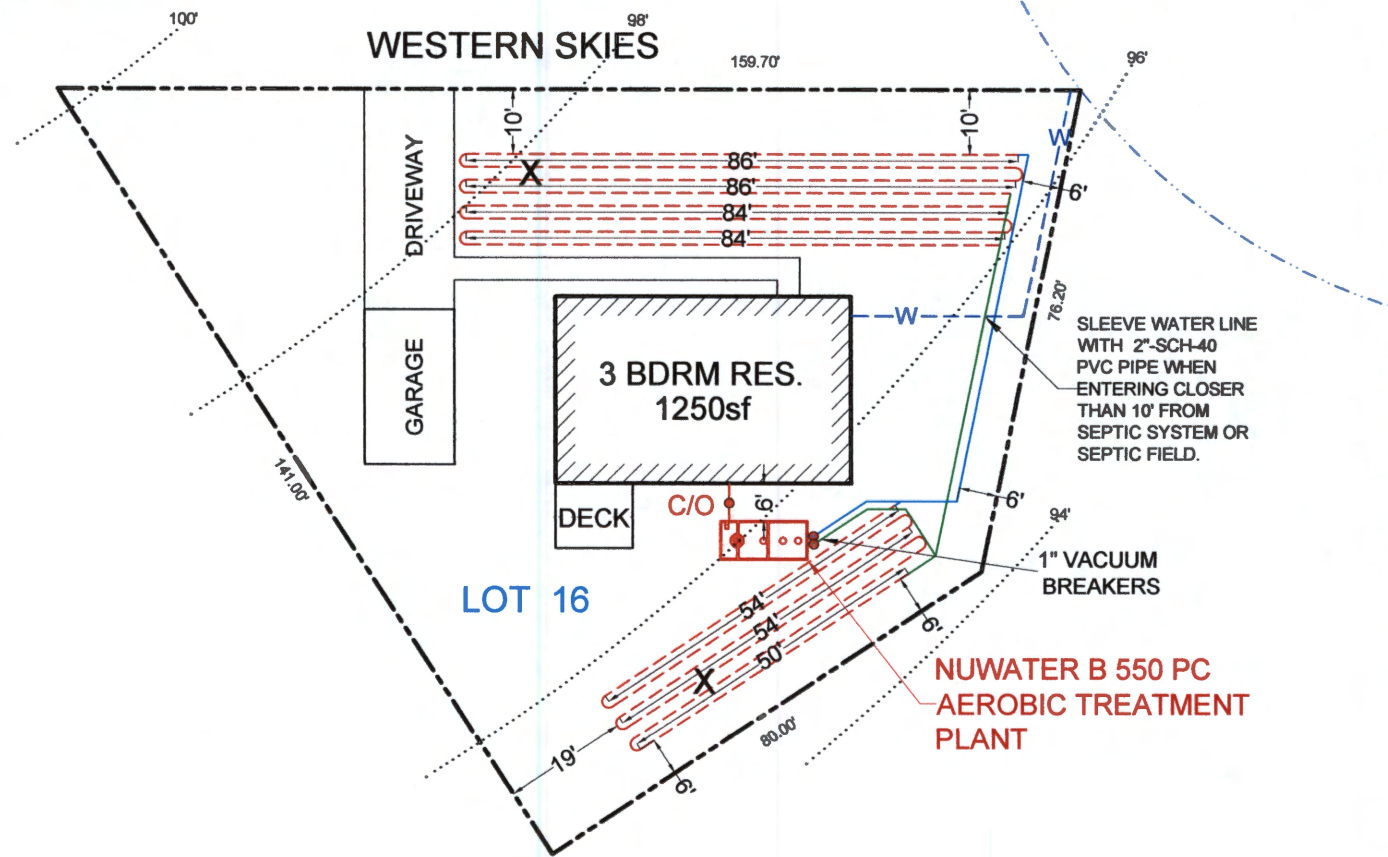


INSTALL 2000sf OF FIELD USING 1000' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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

X= TEST HOLE



OWNER: CALLAN HOMES COMPANY, INC.		DRAWN BY: EJS III	
STREET ADDRESS: 1283 WESTERN SKIES			
LEGAL DESC: CYPRESS LAKE GARDENS	UNIT/SECTION/PHASE: LONGHORN	BLOCK: 139	LOT: 16
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/15/2019	REVISED:



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### TANK NOTES:

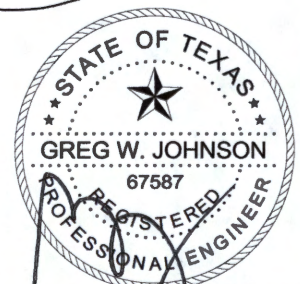
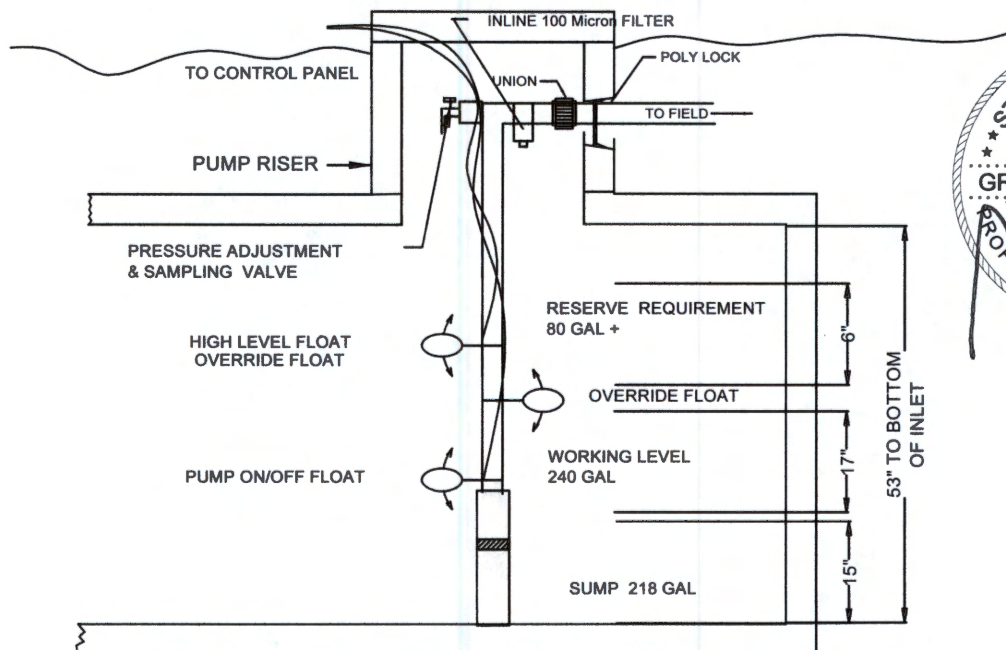
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

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

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



F-2585

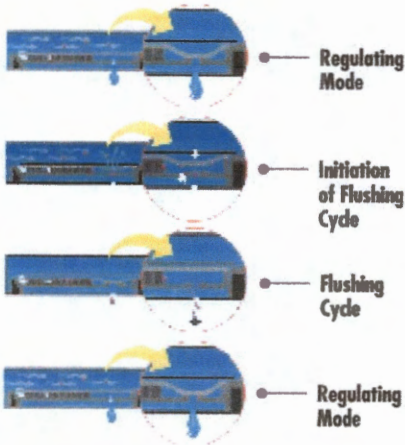
05/15/19

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



# Bioline® Dripperline

## Pressure Compensating Dripperline for Wastewater



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

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



### Product Advantages

#### The Proven Performer

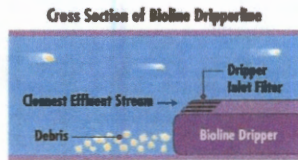
- Tens of millions of feet used in wastewater today.
- BioLine is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for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

#### Quality Manufacturing with Specifications Designed to Meet Your Needs

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

#### Long-Term Reliability

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



#### Root Safe

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



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### Applications

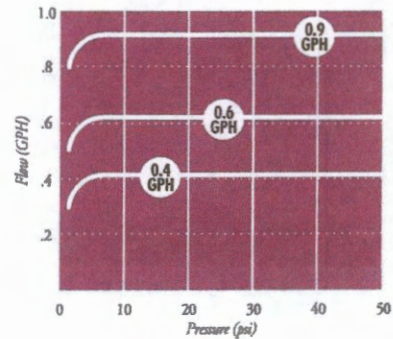
- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

### Specifications

- Wall thickness (mil): 45\*
- Nominal flow rates (GPH): .4, .6, .9\*
- Common spacings: 12", 18", 24"\*
- Recommended filtration: 120 mesh
- Inside diameter: .570\*
- Color: Purple tubing indicates non-potable source

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

**BIOLINE** Flow Rate vs. Pressure



**NETAFIM USA**  
 5470 E. Home Ave. • Fresno, CA 93727  
 888.638.2346 • 559.453.6800  
 FAX 800.695.4753  
[www.netafimusa.com](http://www.netafimusa.com)

# NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

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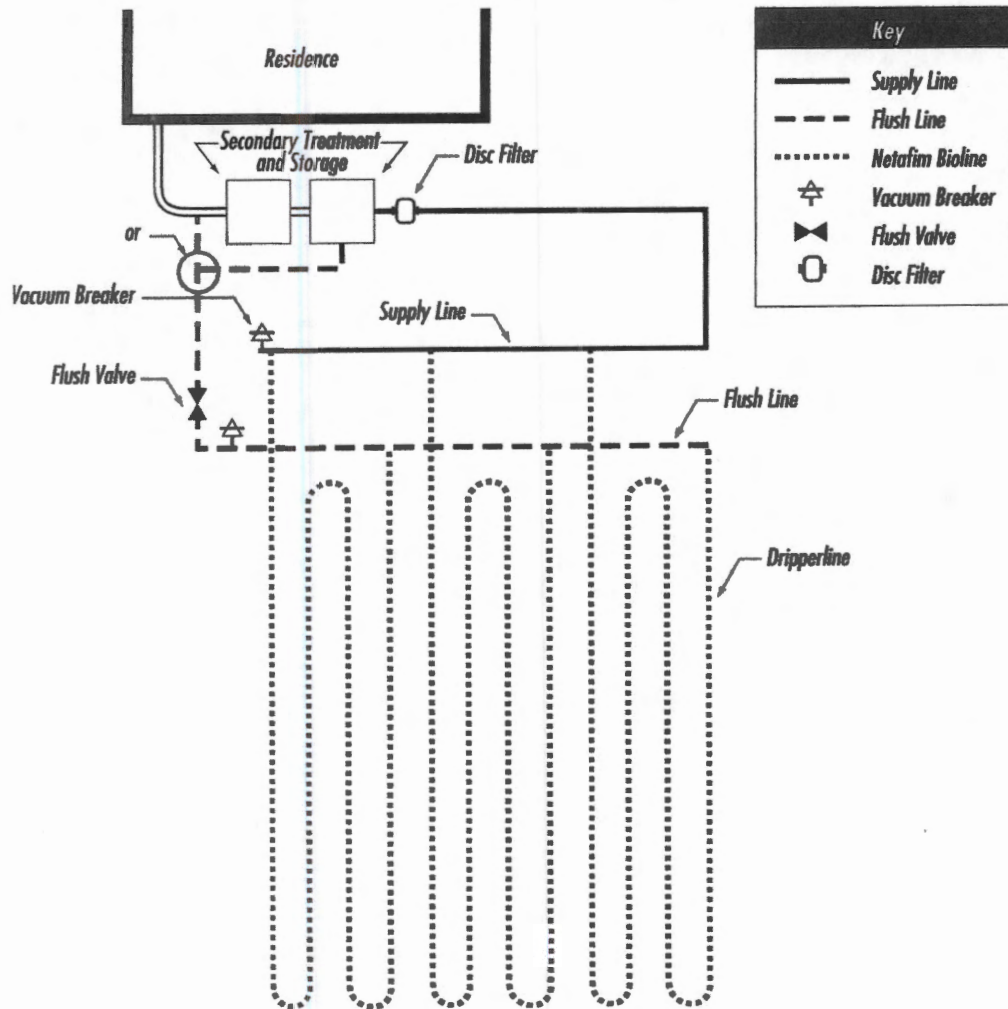
## SAMPLE DESIGNS

### SINGLE TRENCH LAYOUT

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

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

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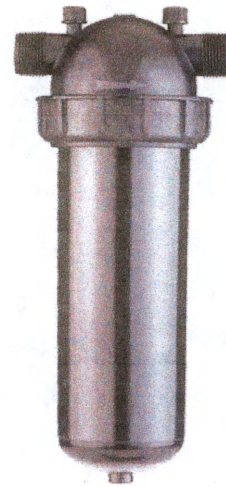
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# Arkal 1" Super Filter

Catalog No. 1102 0 \_ \_ \_

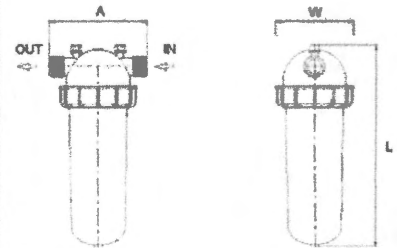
## Features

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



## Technical Data

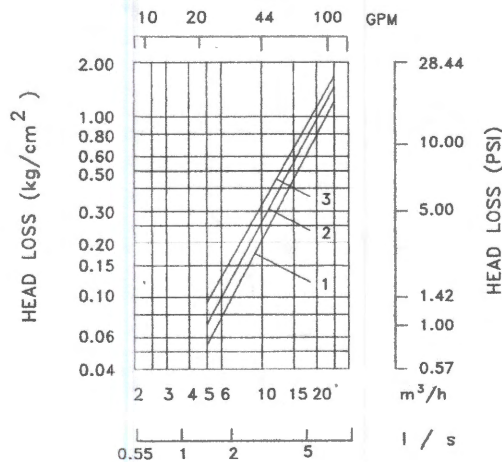
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter	
	33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m <sup>3</sup> /h (1.7 l/sec)	35 gpm
General filtration area	500 cm <sup>2</sup>	77.5 in <sup>2</sup>
Filtration volume	600 cm <sup>3</sup>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

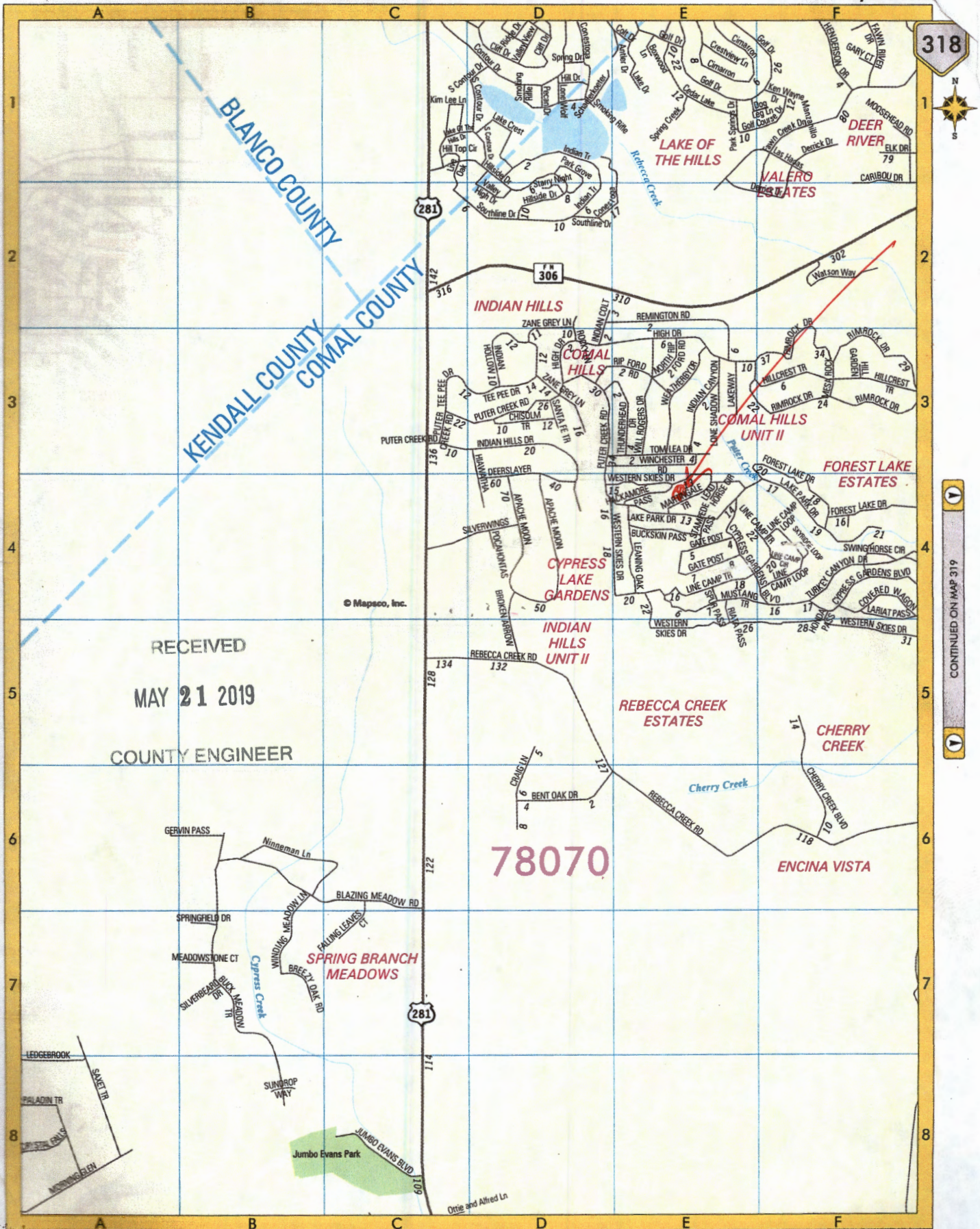


## Filtration Grades

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

## Head Loss Chart

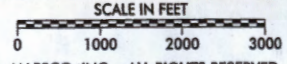
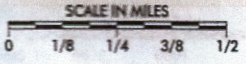




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GF # 4000131700501

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

**General Warranty Deed**

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

Executed on date of acknowledgement to be Effective on: September 11, 2017.

Grantor: DOUGLAS EDWARD WEST, Successor Trustee of the WEST LIVING TRUST dated April 1, 1995

Grantor's Mailing Address: P.O. Box 613, El Segunda, Los Angeles County, CA 90245

Grantee: **CALLAN HOMES COMPANY, INC.**

Grantee's Mailing Address: 2241 Johnson Road, Canyon Lake, Comal County, TX 78133

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

Property (including any improvements): **Lot 16, Block 139, Cypress Lake Gardens, Longhorn Section, Comal County, Texas, according to plat thereof recorded in Volume 3, Page 24-25, Map and Plat Records of Comal County, Texas.**

Reservations from Conveyance: None.

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

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

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



DOUGLAS EDWARD WEST, Successor Trustee  
of the WEST LIVING TRUST dated April 1, 1995

THE STATE OF \_\_\_\_\_ \*  
COUNTY OF \_\_\_\_\_ \*

ATTACHED CALIF. ACKNOWLEDGMENT K.S. 9/11/2017

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by DOUGLAS EDWARD WEST, Successor Trustee of the WEST LIVING TRUST dated April 1, 1995.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
Notary's Name Printed: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:  
ALAMO TITLE COMPANY  
GF No. 4000131700501

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

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On 9/11/2017 before me, SHIN O. KIM, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared DOUGLAS EDWARD WEST  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: General Warranty Deed  
Document Date: 9/11/2017 Number of Pages: 2  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



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Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
09/13/2017 08:21:26 AM  
LAURA 4 Pages(s)  
201706042098



*Bobbie Koepp*

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

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

To: Home Owner  
1283 Western Skies  
Spring Branch, TX 78070

Printed: 1/15/2020  
Site: 1283 Western Skies  
Spring Branch, TX 78070

Permit #: 109175

Agency: Comal County

County: Comal

Sub:

Mfg / Brand: Advantage Wastewater LLC - Nu Water

Treatment Type: Aerobic Without Chlorine

Disposal: Drip Emitters

Customer ID: 6726

Contract Dates: 9/16/2019 - 9/16/2021

Scheduled Date: 1/16/2020

Inspection 1 of 6

Installed: 8/21/2019

Warranty End: 8/21/2021

GPS Coordinates - Latitude: 29.92909 Longitude: -98.39569

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 1/15/2020

Time In: 1047am

Out: 1114am

Entered By: Anthony Jesus Soto

Method: Grab

Technician: Anthony Jesus Soto

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

**Sludge Levels**

For Tank 1: 13"

For Tank 2: 0"

For Tank 3: 0"

CFM: 2.0

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.3

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Cleaned drip filter. - Cleaned compressor filter. - Secured system in the on position with a lock bolt. Moved pressure gauge to back side and set to 24psi.

Service Completed

Insp ID #: 88537

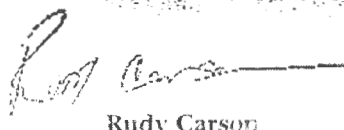
Provider: **Rudy Carson**

Technician: *Anthony Jesus Soto*

License #: MP0002036

License #: MT0001771

Expires: 9/30/2022



Rudy Carson



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

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

To: Home Owner  
1283 Western Skies  
Spring Branch, TX 78070

Printed: 5/1/2020  
Site: 1283 Western Skies  
Spring Branch, TX 78070

Permit #: **109175**  
Agency: Comal County  
County: Comal Sub:  
Mfg / Brand: Advantage Wastewater LLC - Nu Water  
Treatment Type: Aerobic Without Chlorine System S/N: 37262  
Disposal: Drip Emitters

Customer ID: 6726  
Contract Dates: 9/16/2019 - 9/16/2021  
Scheduled Date: 5/16/2020 Inspection 2 of 6  
Installed: 8/21/2019  
Warranty End: 8/21/2021  
GPS Coordinates - Latitude: 29.92909 Longitude: -98.39569

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"  
Entered By: Alex Seidensticker

Visit Date: 5/1/2020 Time In: 10:20AM Out: 10:30AM

Method: Grab

Technician: Alex Seidensticker

Maint. Provider: Rudy Carson

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

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

CFM: 2.0

Air Filter: Good

Tank Lid / Riser: Secured

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

Color: Good  
Odor: Good

Alarm: Operational

PSI Pressure: 3.4

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is NA - Due to Covid -19 We are only Opening the pump tank recommended by TOWA. Cleaned compressor filter. Cleaned drip filter and flushed lines. PSI: 25. - Secured system in the on position with a lock bolt.

Insp ID #: 92851

Provider: **Rudy Carson**

Technician: **Alex Seidensticker**

License #: MP0002036

License #: MP0001961

Expires: 9/30/2021

AS

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

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

To: Home Owner  
1283 Western Skies  
Spring Branch, TX 78070

Printed: 9/11/2020  
Site: 1283 Western Skies  
Spring Branch, TX 78070

Permit #: **109175**  
Agency: Comal County  
County: Comal Sub:  
Mfg / Brand: Advantage Wastewater LLC - Nu Water  
Treatment Type: Aerobic Without Chlorine System S/N: 37262  
Disposal: Drip Emitters  
Customer ID: 6726  
Contract Dates: 9/16/2019 - 9/16/2021  
Scheduled Date: 9/16/2020 Inspection 3 of 6  
Installed: 8/21/2019  
Warranty End: 8/21/2021  
GPS Coordinates - Latitude: 29.92909 Longitude: -98.39569

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"  
Entered By: Michael S Looney

Visit Date: 9/11/2020 Time In: 3:15 Out: 3:50

Method: Grab

Technician: Michael S Looney

Maint. Provider: Rudy Carson

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

**Sludge Levels**

For Tank 1: 0"  
For Tank 2: 0"  
For Tank 3: 0"

CFM: 2.5

Air Filter: Good

Tank Lid / Riser: Secured

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

Color: Good  
Odor: Good

Alarm: Operational

Service Completed

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter. Cleaned drip filter. Flushed lines. Reset PSI at 25 on the backside. 3" scum in pre treatment. Secured safety pans. Continue to treat active fire ant mounds around the system to prevent them from causing damage to the systems components. Secured in place with a lockbolt

Insp ID #: 98378


Provider: **Rudy Carson**

Technician: *Michael S Looney*

License #: MP0002036

License #: MT0001616

Expires:

  
Rudy Carson



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

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

To: Home Owner  
1283 Western Skies  
Spring Branch, TX 78070

Printed: 12/22/2020  
Site: 1283 Western Skies  
Spring Branch, TX 78070

Permit #: 109175  
Agency: Comal County  
County: Comal Sub:  
Mfg / Brand: Advantage Wastewater LLC - Nu Water  
Treatment Type: Aerobic Without Chlorin System S/N: 37262  
Disposal: Drip Emitters

Customer ID: 6726  
Contract Dates: 9/16/2019 - 9/16/2021  
Scheduled Date: 1/16/2021 Inspection 4 of 6  
Installed: 8/21/2019  
Warranty End: 8/21/2021  
GPS Coordinates - Latitude: 29.92909 Longitude: -98.39569

**Service Type: Scheduled Inspection**

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

Visit Date: 12/22/2020

Method: Grab

Technician: Alejandro Gonzalez

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

**Sludge Levels**

For Tank 1: 14

For Tank 2: 0"

For Tank 3: 0"

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. 4" of scum in pretreatment. - Cleaned compressor filter. Cleaned drip filter and flushed lines, psi is 24. - Secured system in the on position with a lock bolt. Please call office to update customer info sheet.

Service Completed

Insp ID #: 103330

Provider: *Rudy Carson*

Technician: *Alejandro Gonzalez*

License #: MP0002036

License #: MT0000996

Expires:

*Rudy Carson*  
Rudy Carson

*Alejandro Gonzalez*

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

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

To: Home Owner  
1283 Western Skies  
Spring Branch, TX 78070

Printed: 5/20/2021  
Site: 1283 Western Skies  
Spring Branch, TX 78070

Permit #: **109175** Customer ID: 6726  
Agency: Comal County Contract Dates: 9/16/2019 - 9/16/2021  
County: Comal Sub: Scheduled Date: 5/16/2021 Inspection 5 of 6  
Mfg / Brand: Advantage Wastewater LLC - Nu Water Installed: 8/21/2019  
Treatment Type: Aerobic Without Chlorin System S/N: 37262 Warranty End: 8/21/2021  
Disposal: Drip Emitters GPS Coordinates - Latitude: 29.92909 Longitude: -98.39569

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **5/20/2021** Time In: 1215pm Out: 1230pm

Entered By: Alex Seidensticker

Method: Grab

Technician: Alex Seidensticker

Maint. Provider: Rudy Carson

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 12"

Irrigation Pumps: Operational

For Tank 2: 4"

Disinfection Device: Operational

For Tank 3: 0"

CFM: 3.2

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.2

Service Completed

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Scum in pretreatment is 4". - Cleaned compressor filter. Cleaned drip filter back washed lines and reset psi to 20psi. - Observed Fire Ant Mound that were active.

Insp ID #: 108788

Provider: *Rudy Carson*

Technician: **Alex Seidensticker**

License #: MP0002036

License #: MP0001961

Expires: 9/30/2021

*Alex*

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

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

To: Home Owner  
1283 Western Skies  
Spring Branch, TX 78070

Printed: 9/10/2021  
Site: 1283 Western Skies  
Spring Branch, TX 78070

Permit #: **109175** Customer ID: 6726  
Agency: Comal County Contract Dates: 9/16/2019 - 9/16/2021  
County: Comal Sub: Scheduled Date: 9/16/2021 Inspection 6 of 6  
Mfg / Brand: Advantage Wastewater LLC - Nu Water Installed: 8/21/2019  
Treatment Type: Aerobic Without Chlorin System S/N: 37262 Warranty End: 8/21/2021  
Disposal: Drip Emitters GPS Coordinates - Latitude: 29.92909 Longitude: -98.39569

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **9/10/2021** Time In: 12:40 PM Out: 12:59 PM

Entered By: Alejandro Gonzalez

Method: Grab

Technician: Alejandro Gonzalez

Maint. Provider: Rudy Carson

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 13"

Irrigation Pumps: Operational

For Tank 2: 8"

Disinfection Device: Operational

For Tank 3: 0"

CFM: 3.0

Air Filter: Good

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Electric Circuits: Operational

Color: Good

Distribution System: Operational

Odor: Good

Sprayfield Veg: Operational

Alarm: Operational

PSI Pressure: 3.7

Comments

Service Completed

- Tank Lid was noted as Secured prior to leaving. - Inspection Port Plug was noted as Secured prior to leaving. - Cleaned compressor filter - Scum in pretreatment is 4"  
- cleaned drip filter  
- not enough water to flush drip lines or set psi

Insp ID #: 113060

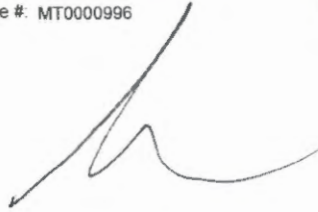
Provider: *Rudy Carson*

Technician: *Alejandro Gonzalez*

License #: MP0002036

License #: MT0000996

Expires:



**ROUTINE MAINTENANCE AND INSPECTION AGREEMENT**



**Nate & Megan Braxton**  
**1283 Western Skies Drive**  
**Spring Branch, TX 78070**  
**P: (614) 981-2425**

**COUNTY: Comal**

**PERMIT:**

**AGREEMENT LENGTH: 12 mos.**

DESCRIPTION	TERM	AMOUNT	TAX	TOTAL
<b>Residential Service Contract</b>	08/06/24 - '25	370.00		370.00

**GENERAL**

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

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



The property owner's manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

**ACCESS BY CONTRACTOR**

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

**Termination of Agreement**

Either party may terminate this agreement within ten days of the start date by providing written notice if other party substantially fails to perform in accordance with the terms of the agreement, without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority. Customers will receive a pro rata refund for the balance of their contract if canceled after the initial 10 day period.

**Limit of Liability**

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

**Dispute Resolution**

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

**Entire Agreement**

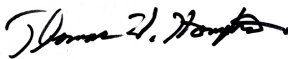
This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

**Severability**

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

**SERVICE PROVIDER**

Aerobic Services  
15188 FM 306  
Canyon Lake, TX 78133

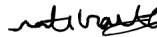


Signature

Tom Hampton VP

**License # OS0024597 / MP 349**

PLEASE REMIT	370.00
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Customer Signature

**\*\*\*To pay online, proceed to the "Billing" section in your Customer Portal**

**IF MAILING YOUR PAYMENT: PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT  
For Service at: 1283 Western Skies Drive, Spring Branch, TX 78070**