



# COMAL COUNTY

ENGINEER'S OFFICE

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

Issued This Date: 11/06/2019 Permit Number: 109374

Location Description: 313 CANYON SPRINGS DR  
CANYON LAKE, TX 78133

Subdivision: Canyon Springs Resort  
Unit: 3A  
Lot: 64  
Block: 61  
Acreage:

Type of System: Aerobic  
Drip Irrigation

Issued to: Mann Creative Group, 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

OS0034792

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

Final

# Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Dennis Varhol OSSF Installer #: 050031132

1st Inspection Date: 9-16-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 11-06-19

Inspector Name: Connor Inspector Name: \_\_\_\_\_ Inspector Name: B. Olyera

Permit#: 109374 Address: 313 Canyon Springs Dr. / Canyon Springs Blvd

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)		/		11-06-19
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)				

*tank set level no leaks operational cover all*

11-06-19 BMO  
Covered w/sod

**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)		/		11-06-19
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	/		Mynwater 550 BC	/		/
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	<input checked="" type="checkbox"/>	285.33(c)(3)(A)-(F)		/		11-06-19
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	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes &lt; 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less &amp; an additional 400 ft. for each additional bedroom )</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. &amp; Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) &amp; Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>		285.32(c)(1)				
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port &amp; Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>						
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>						
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials &amp; construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port &amp; Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>						

**Comal County Environmental Health  
OSSF Inspection Sheet**

*Final*

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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						<i>11-06-14</i>
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 #: OS0031132

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

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

Permit#: 109374 Address: 313 Canyon Springs Dr. / Canyon Springs Resort

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**Comal County Environmental Health  
OSSF Inspection Sheet**

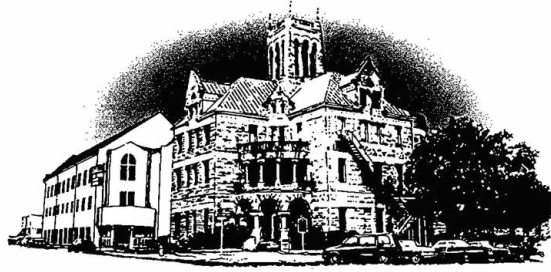
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OSSF Inspection Sheet**

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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: 109374  
Issued This Date: 07/11/2019  
This permit is hereby given to: Mann Creative Group, LLC

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

313 CANYON SPRINGS DR  
CANYON LAKE, TX 78133

Subdivision: Canyon Springs Resort  
Unit: 3A  
Lot: 64  
Block: 61  
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.

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

Date January 31, 2019

Permit # 109374

Owner Name MANN CREATIVE GROUP, LLC
Mailing Address 25014 KIAWAH ISLE DRIVE
City, State, Zip SAN ANTONIO TEXAS 78260
Phone# 281-455-1368
Email randy@r-brown.com

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

All correspondence should be sent to: [ ] Owner [X] Agent [ ] Both

Method: [ ] Mail [X] Email

Subdivision Name CANYON SPRINGS RESORT Unit/Phase/Section 3A Lot 64 Block 61
Acreage/Legal
Street Name/Address 313 CANYON SPRINGS DRIVE City CANYON LAKE Zip 78133

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1277

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JUL 09 2019

COUNTY ENGINEER

[ ] 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: \$ 185,000 (Structure Only)

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

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

Source of Water [X] Public [ ] Private Well

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

By signing this application, I certify that:

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

Signature of Owner

Date JUNE 3, 2019

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

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

109374

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

JUL 09 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 [ ] 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

Date February 6, 2019

AFFIDAVIT



201906023381 07/09/2019 01:41:18 PM 1/1

THE COUNTY OF COMAL  
STATE OF TEXAS

Yes

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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JUL 09 2019

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):

3A UNIT/PHASE/SECTION 61 BLOCK 64 LOT CANYON SPRINGS RESORT SUBDIVISION

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

The property is owned by (insert owner's full name): MANN CREATIVE GROUP, LLC

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

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

WITNESS BY HAND(S) ON THIS 3 DAY OF JUNE, 2019

[Signature]

Randy Brown - manager

Owner(s) signature(s)

Owner (s) Printed name (s)

Randy Brown

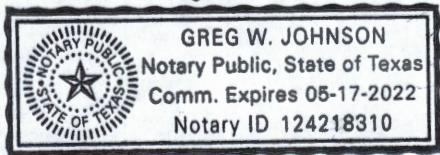
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3 DAY OF

June, 2019

[Signature]  
Notary Public Signature

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
07/09/2019 01:41:18 PM  
TERRI 1 Page(s)  
201906023381



(Notary Seal Here)



Bobbie Koepf

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By rabsah at 8:23 am, Nov 14, 2019

109374

**WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT**

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

**Permit/License Number** \_\_\_\_\_  
Customer MANN CREATIVE GROUP, LLC  
Site Address 313 CANYON SPRINGS DRIVE  
City CANYON LAKE Zip 78133  
Mailing Address \_\_\_\_\_  
County \_\_\_\_\_ Map # \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

2 YEAR CONTRACT  
2 YEAR WARRANTY ON PARTS AND LABOR

**Subd/Legal:** CANYON SPRINGS RESORT U3A BLK 61  
LOT 64

**I. General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between MANN CREATIVE GROUP, LLC (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/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) day::s 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, CPM/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 with in 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.

ms

BS

Customer's Initials



Contractor's Initials



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**By rabsah at 8:23 am, Nov 14, 2019**

**V. Disinfection:**

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

**VI. Electronic Monitoring:**

Electronic Monitoring is not included in this Agreement.

**VII. Performance of Agreement:**

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

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

I. 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 Contactor 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 Contactor, 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.

\_\_\_\_\_ *mb*

Customer's Initials



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**By rabsah at 8:24 am, Nov 14, 2019**

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

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

**XII. Severability:**

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

**XIII. Fee for Services:**

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

**XIV. Payment:**

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

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

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

**XVI. Entire Agreement:**

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

Brent S. Indestrich  
Block Creek Aerobic Services, LLC,  
Contractor  
MC# 0000042 and MC#0000002

Merrily Brown 11/9/19  
Customer Signature Date

mb  
Customer's Initials



BS  
Contractor's Initials

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

Date Soil Survey Performed: February 05, 2019

Site Location: CANYON SPRINGS RESORT, UNIT 3A, BLOCK 61, LOT 64

Proposed Excavation Depth: N/A

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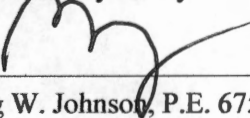
**Requirements:**

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 @ 8"	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

02/5/19  
Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

**Date:** February 06, 2019

**Applicant Information:**

Name: MANN CREATIVE GROUP, LLC.  
Address: 25014 KIAWAH ISLE DRIVE  
City: SAN ANTONIO State: TEXAS  
Zip Code: 78260 Phone: (281) 455-1368

**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 64 Unit 3A Blk 61 Subd. CANYON SPRINGS RESORT  
Street Address: 313 CANYON SPRINGS DRIVE  
City: CANYON LAKE Zip Code: 78133  
Additional Info.: \_\_\_\_\_

**Installer Information:**

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

**Topography:** Slope within proposed disposal area: 6 to 10 %

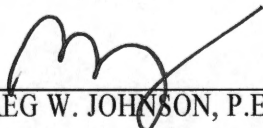
Presence of 100 yr. Flood Zone: YES \_\_\_ NO X  
Existing or proposed water well in nearby area. YES \_\_\_ NO X  
Presence of adjacent ponds, streams, water impoundments YES \_\_\_ NO X  
Presence of upper water shed YES \_\_\_ NO X  
Organized sewage service available to lot YES \_\_\_ NO X

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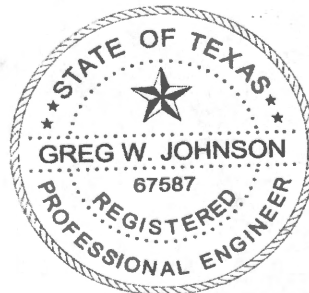
JUL 09 2019

COUNTY ENGINEER

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

02/06/19  
DATE



FIRM #2585

**DRIP TUBING SYSTEM**  
DESIGNED FOR:  
MANN CREATIVE GROUP, LLC  
25014 KIAWAH ISLE DRIVE  
SAN ANTONIO, TX 78260

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**SITE DESCRIPTION:**

Located in Canyon Springs Resort, Unit 3A, Block 61, Lot 64, at 313 Canyon Springs Drive, this septic will serve a three bedroom residence (1277 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 Franklin C-1 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 2000sf. 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 spin filter are flushed each cycle back to the trash 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 4" 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 Franklin C1 Model 20XC1-05P4-2W115 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"

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS  
IN DRIP TUBING W/ NOM. DIA. 0.55" ID

$MSV = 2 \text{ FPS } (\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$   
 $MSV = 2(3.14159((.55/12)^2) / 4) * 7.48 * 60$   
 $MSV = 1.5 \text{ gpm} \times 3 = 4.5 \text{ gpm MIN FLOW RATE}$

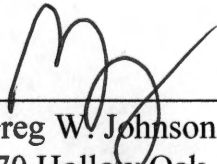
IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

$MSV = 2 \text{ FPS } (\pi d^2) / 4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$   
 $MSV = 2(3.14159((1.049/12)^2) / 4) * 7.48 * 60$   
 $MSV = 5.4 \text{ GPM}$

**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)

  
06/03/19  
\_\_\_\_\_  
Greg W. Johnson, P.E. No. 67587, F#2585  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778



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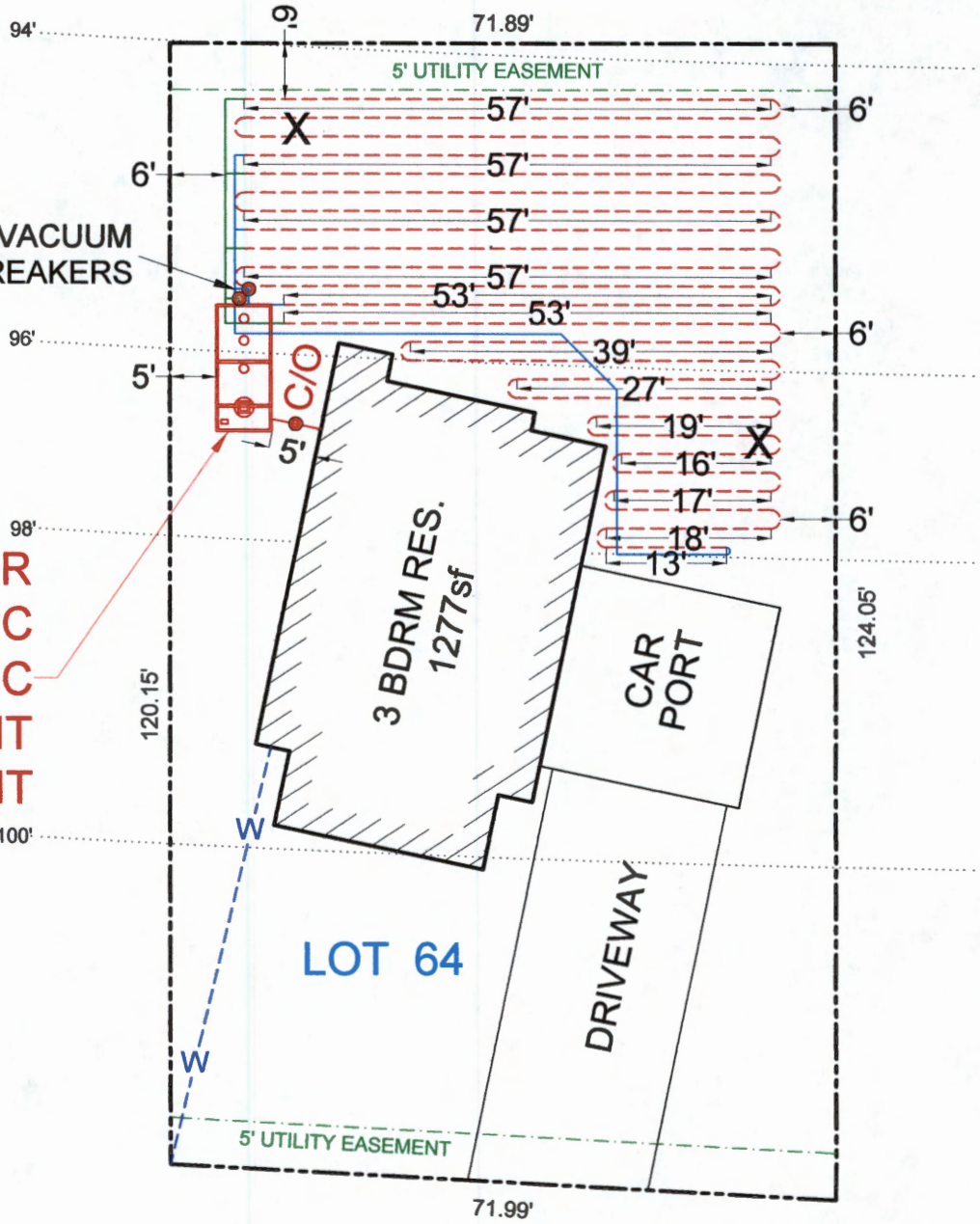
INSTALL 2000sf OF FIELD USING 1000' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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

X= TEST HOLE

**NUWATER  
B 550 PC  
AEROBIC  
TREATMENT  
PLANT**

1" VACUUM BREAKERS



CANYON SPRINGS DRIVE

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OWNER: MANN CREATIVE GROUP, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 313 CANYON SPRINGS DRIVE			
LEGAL DESC: CANYON SPRINGS RESORT	UNIT/SECTION/PHASE: 3A	BLOCK: 61	LOT: 64
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=20'	DATE: 2/6/2019	REVISED:

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### TANK NOTES:

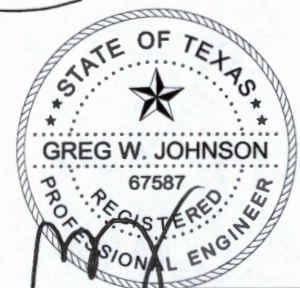
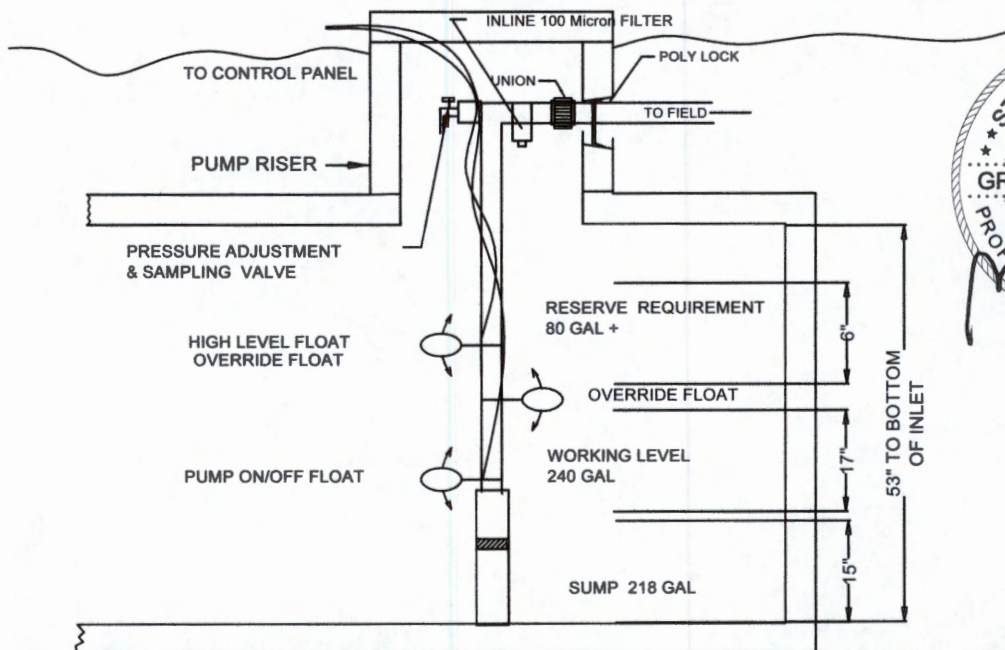
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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

4/6/19

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



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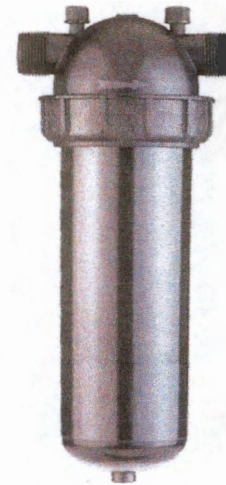
COUNTY ENGINEER

# Arkal 1" Super Filter

Catalog No. 1102 0 \_ \_ \_

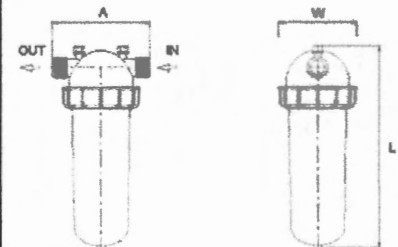
## Features

- ◆ 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

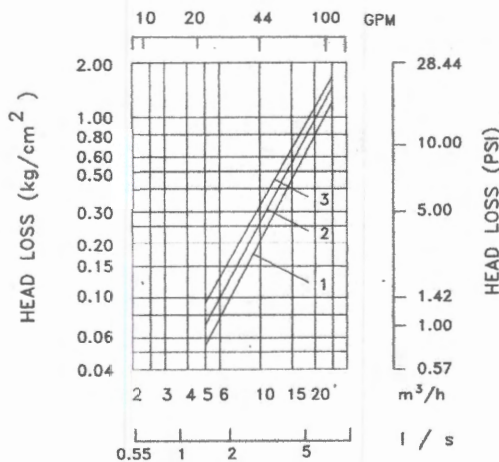
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter	
	33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m <sup>3</sup> /h (1.7 l/sec)	35 gpm
General filtration area	500 cm <sup>2</sup>	77.5 in <sup>2</sup>
Filtration volume	600 cm <sup>3</sup>	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)

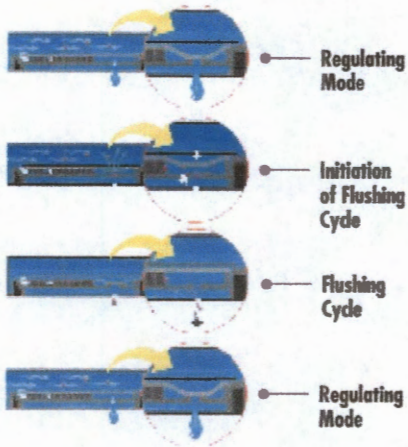
## Head Loss Chart





# 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

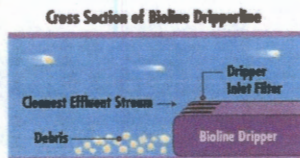
- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for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



### 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

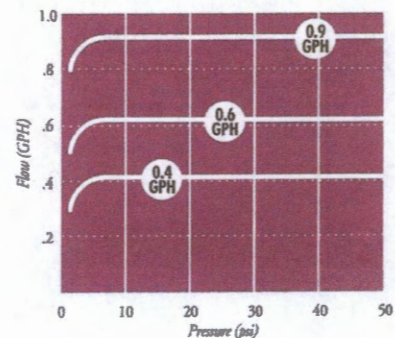
\*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

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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)

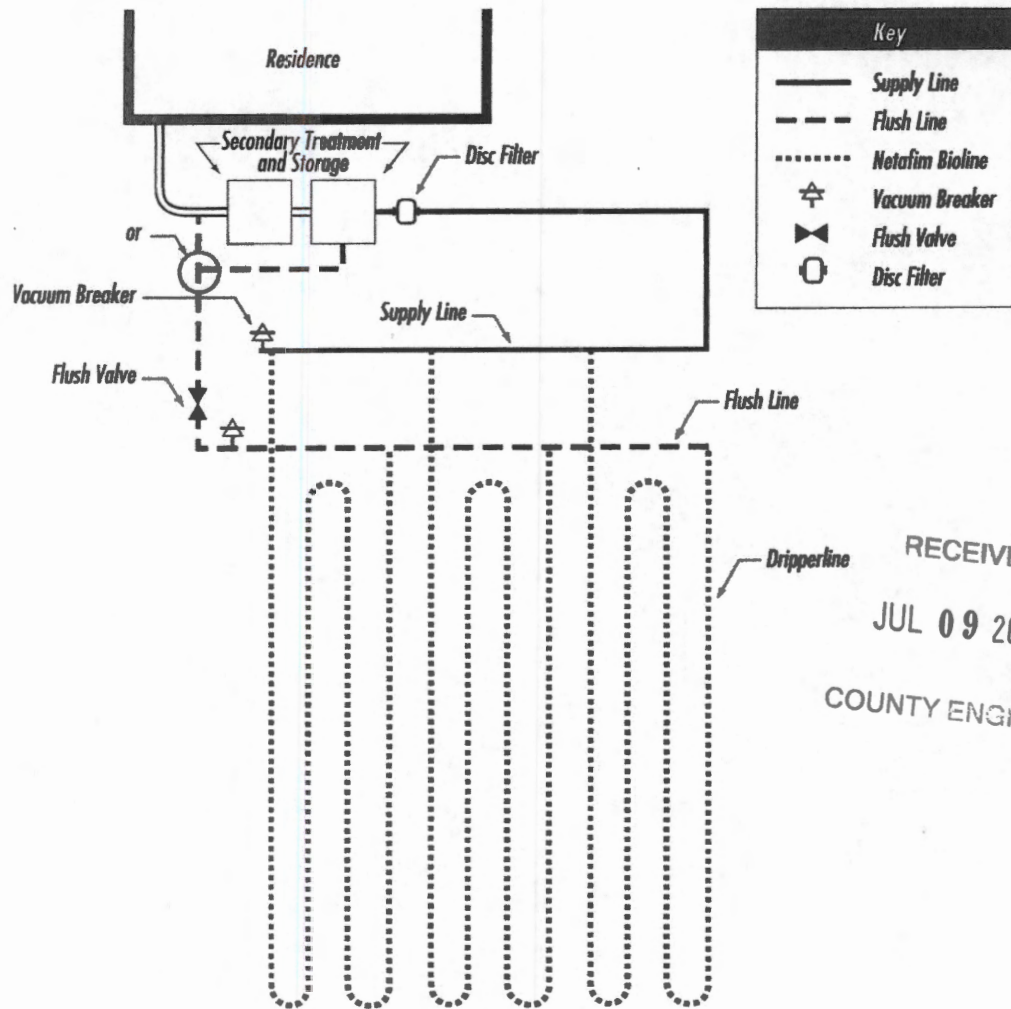
# NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

## 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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354



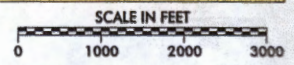
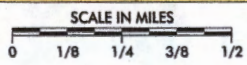
CONTINUED ON MAP 353



78070

78133

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## Hernandez, Sandra

---

**From:** Hernandez, Sandra  
**Sent:** Thursday, November 7, 2019 1:12 PM  
**To:** 'Greg Johnson'  
**Subject:** FW: 109374 deficiency

RE: Canyon Springs Resort, Unit 3A, Lot 64, Block 61

Greg,

Before a license to operate the on-site sewage facility at the above referenced property can be issued the following information is required:

1. Submit a valid two year maintenance contract for the reference property.

Be advised that use of an on-site sewage facility before the license to operate has been issued is a violation to state and county rules. If you have any questions please do not hesitate to call.

Thank you,

*Sandra Ann Hernandez  
Environmental Health Asst.  
Comal County Engineer's Office  
cceo.org  
830-608-2090 (Ext. 3156)*

**Thursday, November 7, 2019 at 6:49:52 AM Central Standard Time**

**Subject:** License to Operate Issued for Permit #109374

**Date:** Wednesday, November 6, 2019 at 9:00:03 PM Central Standard Time

**From:** Comal County Engineers Office

**To:** info@aerobicservices.com

**License To Operate Issued**

**Permit Number:** 109374

**Location:** 313 CANYON SPRINGS DR

**Maintenance Provider:** Aerobic Services of South Texas

**Installer:** Peter Varhol Construction

Please do not reply to this email

*Contract Canceled*

*Tom*

*11-7-19*

DR  
Johnson  
7-449

**VOID**

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



### Routine Maintenance and Inspection Agreement

#### General

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

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

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

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

#### ACCESS BY CONTRACTOR

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

**VOID**

**VOID**

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**VOID**

**Termination of Agreement**

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

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**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 Designer 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

**VOID**

**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.


Legal Description: CANYON SPRINGS RESORT UNIT 3A, BLOCK 61, LOT 64

Property Address: 313 CANYON SPRINGS DRIVE

**HOME OWNER**

MANN CREATIVE GROUP, LLC  
Name  
25014 KIAWAH ISLE DRIVE  
Address  
SAN ANTONIO, TX 78260  
City, State  
281-455-1368  
Phone  
  
Signature of Home Owner

**SERVICE PROVIDER**

Aerobic Services of South Texas Inc.  
Name  
15188 FM 306  
Address  
Canyon Lake, Texas 78133  
City, State  
(830) 964 - 2365  
Phone  
  
Signature of Service Provider and License # OS0024597/MP349  
Thomas Hampton

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

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

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

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

**VOID**



2/m



201806038741 10/03/2018 08:48:05 AM 1/2

**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**

**Date:** September 27, 2018

**Grantor:** Roland X. Solis and Isabel De Pedro

**Grantor's Mailing Address:**  
8350 Delphian Dr.  
Universal City, TX 78148

**Grantee:** Mann Creative Group, LLC

**Grantee's Mailing Address:**  
25014 Kiawah Isle  
San Antonio, TX 78260

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**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

LOT 64, BLOCK 61, CANYON SPRINGS RESORT, UNIT NO. 3-A, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 6, OF THE MAP AND/OR PLAT RECORDS OF COMAL COUNTY, TEXAS.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

and Warranty.

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

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*Roland X. Solis*

Roland X. Solis

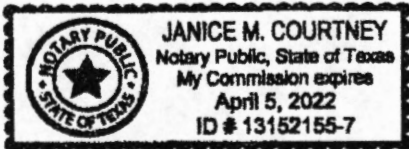
*Isabel De Pedro*

Isabel De Pedro

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on September 27<sup>th</sup>, 2018, by Roland X. Solis and Isabel De Pedro.



*Janice M. Courtney*

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

PREPARED IN THE OFFICE OF:

David L. Ricker  
P. O. Box 1571  
Boerne, Texas 78006  
Tel: (210) 737-6097  
Fax: (210) 690-3635

AFTER RECORDING RETURN TO:

Mann Creative Group, LLC

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/03/2018 08:48:05 AM  
JESSICA 2 Page(s)  
201806038741



*Bobbie Koepf*

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	initials

109374
Permit Number RECEIVED

JUL 09 2019

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Instructions:

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

OSSF Permit

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

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

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

Required Permit Fee

Copy of Recorded Deed

Surface Application/Aerobic Treatment System

Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

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

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

Signature of Applicant

07/9/19

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

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  
313 Canyon Springs Dr  
Canyon Lake, TX 78133

Printed: 3/25/2020  
Site: 313 Canyon Springs Dr  
Canyon Lake, TX 78133

Permit #: **109374**

Agency: Comal County  
County: Comal Sub: Canyon Springs Resort  
Mfg / Brand: Advantage Wastewater LLC - Nu Water  
Treatment Type: Aerobic Without Chlorine  
Disposal: Drip Emitters

Customer ID: 6811  
Contract Dates: 11/6/2019 - 11/6/2021  
Scheduled Date: 3/6/2020 Inspection 1 of 6  
Installed: 8/26/2019  
Warranty End: 8/26/2021  
GPS Coordinates - Latitude: 29.867900 Longitude: -98.292950

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 3/25/2020

Time In: 9:45am

Out: 10am

Entered By: Alex Seidensticker

Method: Grab

Technician: Alex Seidensticker

Maint. Provider: Rudy Carson

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: n/a

Irrigation Pumps: Operational

For Tank 2: n/a

Disinfection Device: Operational

For Tank 3: 0"

CFM: 2.0

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

PSI Pressure: 3.0

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Due to covid 19 we're only checking pump tanks. -  
Cleaned compressor filter. Cleaned drip filter. Flushed lines. psi 22. - Secured system in the on position with a lock bolt.

Insp ID #: 91032

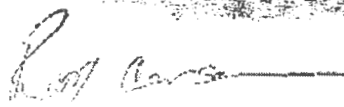
Provider: **Rudy Carson**

Technician: **Alex Seidensticker**

License #: MP0002036

License #: MP0001961

Expires: 9/30/2021



Rudy Carson

A.S.

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  
313 Canyon Springs Dr  
Canyon Lake, TX 78133

Printed: 6/2/2020  
Site: 313 Canyon Springs Dr  
Canyon Lake, TX 78133

Permit #: **109374** Customer ID: 6811  
Agency: Comal County Contract Dates: 11/6/2019 - 11/6/2021  
County: Comal Sub: Canyon Springs Resort Scheduled Date: 7/6/2020 Inspection 2 of 6  
Mfg / Brand: Advantage Wastewater LLC - Nu Water Installed: 8/26/2019  
Treatment Type: Aerobic Without Chlorine Warranty End: 8/26/2021  
Disposal: Drip Emitters GPS Coordinates - Latitude: 29.867900 Longitude: -98.292950

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 6/2/2020 Time In: 230

Entered By: Alex Seidensticker

Method: Grab

Technician: Alex Seidensticker

Maint. Provider: Rudy Carson

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 0"

Irrigation Pumps: Operational

For Tank 2: 0"

Disinfection Device: Operational

For Tank 3: 0"

CFM: 2.8

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 2.9

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location.- upon arrival red light was on.- opened control panel, and pump breaker was turned off.- no scum level in pretreatment.- drip filter was clean due to system being off.- red light will turn off when chamber level drops to normal level.- gave customer orientation of system.

Insp ID #: 94292

Provider:

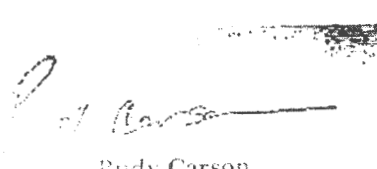
*Rudy Carson*

Technician: **Alex Seidensticker**

License #: MP0002036

License #: MP0001961

Expires: 9/30/2021

  
Rudy Carson

A9

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

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

To: Randolph Brown  
313 Canyon Springs Dr  
Canyon Lake, TX 78133

Printed: 10/27/2020  
Site: 313 Canyon Springs Dr  
Canyon Lake, TX 78133  
(281) 455-1368

Permit #: **109374**

Agency: Comal County  
County: Comal Sub: Canyon Springs Resort  
Mfg / Brand: Advantage Wastewater LLC - Nu Water  
Treatment Type: Aerobic Without Chlorin  
Disposal: Drip Emitters

Customer ID: 6811  
Contract Dates: 11/6/2019 - 11/6/2021  
Scheduled Date: 11/6/2020 Inspection 3 of 6  
Installed: 8/26/2019  
Warranty End: 8/26/2021  
GPS Coordinates - Latitude: 29.867900 Longitude: -98.292950

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 10/27/2020

Time In: 2:20

Out: 2:40

Entered By: Joseph A Crowder

Method: Grab

Technician: Joseph A Crowder

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

**Sludge Levels**

For Tank 1: 6

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: 4.2

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. Cleaned drip filters and flushed system cleaned air filter. - Secured system in the on position with a lock bolt

Service Completed

Insp ID #: 100820

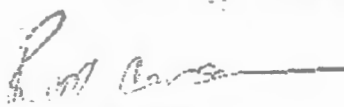
Provider: **Rudy Carson**

Technician: **Joseph A Crowder**

License #: MP0002036

License #: MT0001769

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: **Randolph Brown**  
313 Canyon Springs Dr  
Canyon Lake, TX 78133

*E-Mail*

Printed: 3/27/2021  
Site: 313 Canyon Springs Dr  
Canyon Lake, TX 78133  
(281) 455-1368

Permit #: **109374**

Agency: Comal County

County: Comal

Mfg / Brand: Advantage Wastewater LLC - Nu Water

Treatment Type: Aerobic Without Chlorine

Disposal: Drip Emitters

Sub Canyon Springs Resort

Customer ID: 6811

Contract Dates: 11/6/2019 - 11/6/2021

Scheduled Date: 3/6/2021

Inspection 4 of 6

Installed: 8/26/2019

Warranty End: 8/26/2021

GPS Coordinates - Latitude: 29.867900 Longitude: -98.292950

**Service Type: Scheduled Inspection**

✓ This counts as a type of "Scheduled Inspection"

Visit Date: **3/27/2021**

Time In: 11:50am

Out: 12:10pm

Entered By: Ronnie W Krampota

Method: **Grab**

Technician: Ronnie W Krampota

Maint. Provider: Burt Seidensticker

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: 3.3

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.8

**Comments**

✓ **Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Secured system in the on position with a lock bolt - Cleaned drip filter and back washed drip line - PSI 32 high side - Cleaned compressor filter - Diffusers need to be acid washed on next inspection - System was recently pumped

Insp ID #: 106936

Provider: *Burt Seidensticker*

Technician: Ronnie W Krampota

License # MP000002

License # MT0001175

Expires: 7/31/2023



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

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

To: Sheryl Burnett  
313 Canyon Springs Dr  
Canyon Lake, TX 78133

Printed: 8/9/2021  
Site: 313 Canyon Springs Dr  
Canyon Lake, TX 78133  
(956) 874-5407

Permit #: 109374

Agency: Comal County

County: Comal

Sub: Canyon Springs Resort

Mfg / Brand: Advantage Wastewater LLC - Nu Water

Treatment Type: Aerobic Without Chlorine

Disposal: Drip Emitters

Customer ID: 6811

Contract Dates: 11/6/2019 - 11/6/2021

Scheduled Date: 7/6/2021

Inspection 5 of 6

Installed: 8/26/2019

Warranty End: 8/26/2021

GPS Coordinates - Latitude: 29.867900 Longitude: -98.292950

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 8/9/2021**

Time In: 4:30

Out: 5pm

**Entered By: Michael S Looney**

**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: 6"

For Tank 2: 0"

For Tank 3: 0"

Air Filter: Good

Turbidity: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter. Scum in pretreatment 0".  
Large wasps nest inside riser on drip filter needs to be treated right away.

Service Completed

Insp ID #: 112064

Provider: **Rudy Carson**

Technician: *Michael S Looney*

License #: MP0002036

License #: MT0001616

Expires:





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

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

To: Sheryl Burnett  
313 Canyon Springs Dr  
Canyon Lake, TX 78133

Printed: 12/7/2021  
Site: 313 Canyon Springs Dr  
Canyon Lake, TX 78133  
(956) 874-5407

Permit #: **109374**

Agency: Comal County  
County: Comal Sub: Canyon Springs Resort  
Mfg / Brand: Advantage Wastewater LLC - Nu Water  
Treatment Type: Aerobic Without Chlorine  
Disposal: Drip Emitters

Customer ID: 6811  
Contract Dates: 11/6/2019 - 11/6/2021  
Scheduled Date: 11/6/2021 Inspection 6 of 6  
Installed: 8/26/2019  
Warranty End: 8/26/2021  
GPS Coordinates - Latitude: 29.867900 Longitude: -98.292950

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **12/7/2021**

Time In: 255

Out: 310

Entered By: Alejandro Gonzalez

Method: **Grab**

Technician: Alejandro Gonzalez

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

**Sludge Levels**

For Tank 1: 8"

For Tank 2: 20"

For Tank 3: 0"

Air Filter: Good

Tank Lid / Riser: Secured

Insp. Port / Plug: 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. - Inspection Port Plug was noted as Secured prior to leaving. - Scum in pretreatment is 0". - Cleaned compressor filter

Service Completed

Insp ID #: 116862

Provider: **Rudy Carson**

Technician: **Alejandro Gonzalez**

License #: MP0002036

License #: MT0000996

Expires: