



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **10/13/2020** Permit Number: **109994**

Location Description: 12565 FM 306
CANYON LAKE, TX 78133
Subdivision: Maricopa Ranch
Unit: 3
Lot: 1
Block:
Acreage:

Type of System: Aerobic
Drip Irrigation

Issued to: OPG Overlook Ridge Partners, 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.

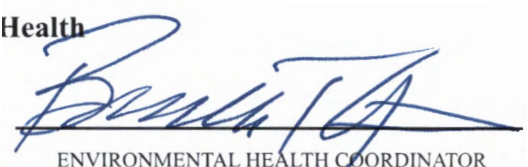
This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

**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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		FUJI CLEAN 6000 ALL TANKS GOOD	X X		
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)(5) 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	X	285.33(c)(3)(A)-(F)		X	X	
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.	X	285.32(c)(1)		X		
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	X X X X			X X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
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						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	X				X	

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				10/13/20 X
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)				X X X
42	APPLICATION AREA Area Installed	X				X	
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 109994
Issued This Date: 01/23/2020
This permit is hereby given to: OPG Overlook Ridge Partners, LLC

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

12565 FM 306
CANYON LAKE, TX 78133

Subdivision: Maricopa Ranch
Unit: 3
Lot: 1
Block:
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.

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

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

Date November 4, 2019

Permit # 189994

Owner Name OPG OVERLOOK RIDGE PARTNERS, LLC
Mailing Address 227 N. SANTA FE, SUITE 310
City, State, Zip SALINA, KANSAS 67401
Phone#
Email

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 MARICOPA RANCH Unit/Phase/Section 3 Lot 1 Block
Acreage/Legal
Street Name/Address 12565 FM 306 City CANYON LAKE Zip 78133

Type of Development:

[] Single Family Residential

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

Number of Bedrooms

Indicate Sq Ft of Living Area

[X] 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 SENIOR LIVING

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 42 RESIDENTS & 3 STAFF

Restaurants, Lounges, Theaters - Indicate Number of Seats

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

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: \$ 1,250,000 (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 [] Rainwater Collection

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.

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Signature of Owner

Date 11/6/19

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

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) 3000 TRASH / 2-3000 AERATION / 2-3000 EQ / FUJI 6000 GPD / 2-3000 PUMP Absorption/Application Area (Sq Ft) 25,600

Gallons Per Day (As Per TCEQ Table III) 2556

(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.))

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.)

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 November 1, 2019

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

October 30, 2019

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE: Septic Design -
12565 FM306
MARICOPA RANCH, SECTION 3, LOT 1
CANYON LAKE, TX 78133
OPG OVERLOOK RIDGE PARTNERS, LLC

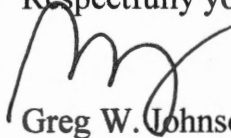
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Ms. Ritzen / Hernandez

As per the requirements listed in Chapter 285.33(a)(6) the pipe that crosses drainage easements shall be sleeved with ASTM Schedule 40 pipe; the pipes shall be buried at least one foot below the surface and encased in concrete; the outside of the pipe shall have locator tape attached to the pipe; and markers shall be placed at the easement boundaries to indicate the location of the pipe crossing. Crossing is designed and will be constructed in a manner that protects the pipe and the drainage way from erosion.

If I can be of further assistance please contact me.

Respectfully yours,


Greg W. Johnson, P.E.



AFFIDAVIT



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THE COUNTY OF COMAL
STATE OF TEXAS

Yes

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

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3 UNIT/PHASE/SECTION BLOCK 1 LOT MARICOPA RANCH SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name): OPG OVERLOOK RIDGE PARTNERS, 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 6 DAY OF November , 20 19

[Signature]
Owner(s) signature(s)

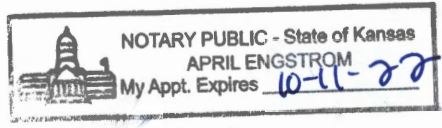
Patrick L. Beatty - MANAGER
Owner (s) Printed name (s)

Patrick L. Beatty SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6 DAY OF November , 20 19

April Engstrom
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
11/12/2019 12:04:20 PM
TERRI 1 Page(s)
201906040840



(Notary Seal Here)

Bobbie Koepf



PAUL SWOYER SEPTIC SUPPLY & SERVICE
23011 FM 306
CANYON LAKE, TX 78133

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

PROPERTY LEGAL DESCRIPTION:

MARICOPA RANCH, SECTION 3, LOT 1

Customer: OPG OVERLOOK RIDGE PARTNERS, LLC

Site Address: 12565 FM 306

City/State: CANYON LAKE, TX **Zip:** 78133

County: COMAL **Permit#:** _____

Phone Number: _____

E-mail: _____

I. General: This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between OPG OVERLOOK RIDGE PARTNERS, LLC (hereinafter referred to as "Client") and PS Supply & Service LLC. (hereinafter referred to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein (the "Services"), and the client agrees to fulfill his/her/their responsibilities under this agreement herein.

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II. Effective Dates: This agreement commences on the date of License to Operate is issued for Three (3) years.

Date of License to Operate: LTO Last Date of Service: 2 years from LTO

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III. Services by Contractor: Contractor will provide the following Services:

COUNTY

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with the code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located (the "County") and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
3. Notify Client and repair any components of the OSSF that are found to be in need of repair during the inspection. If warranty, you just do it. If not, Client will be responsible. Repairs will be made so brought up to compliance and bill forward.
4. Visit site in response to Client's request for unscheduled service within two business days from the date of Contractor's actual receipt of Client's request. Unscheduled service visits are not included in the fee agreement herein and will be billed to the client in addition to fees under this Agreement.
5. Provide notification of arrival to site to the Client or to site personnel. Additionally, Contractor will leave written notification of the visit at the site or with site personnel upon completion of inspection, and forward such notice to the appropriate regulatory authority within fourteen (14) days.

IV. Payment(s): Client shall pay to Contractor included w/ install, for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided or rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1.5% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are found to be usurious by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this contract, Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client agrees to pay for any labor cost associated with the installation and the reasonable cost of removal of said parts.

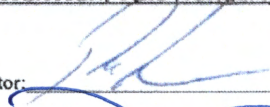
Client: PR

Contractor: PS

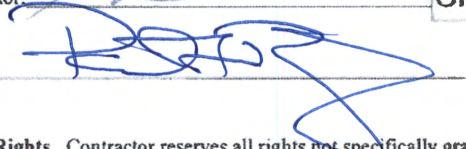
XIV. **Headings.** The Article and Section headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.

XV. **GOVERNING LAW AND CHOICE OF VENUE.** EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND TO THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF TEXAS – SAN ANTONIO DIVISION, AS WELL AS TO THE JURISDICTION OF ALL COURTS TO WHICH AN APPEAL MAY BE TAKEN FROM SUCH COURTS, FOR THE PURPOSE OF ANY SUIT, ACTION, OR OTHER PROCEEDING ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY PROCEEDING RELATING TO ANCILLARY MEASURES IN AID OF ARBITRATION, PROVISIONAL REMEDIES AND INTERIM RELIEF, OR ANY PROCEEDING TO ENFORCE ANY ARBITRAL DECISION OR AWARD. EACH PARTY HERETO EXPRESSLY WAIVES ANY AND ALL RIGHTS TO BRING ANY SUIT, ACTION, OR OTHER PROCEEDING IN OR BEFORE ANY COURT OR TRIBUNAL OTHER THAN COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND COVENANTS THAT IT SHALL NOT SEEK IN ANY MANNER TO PROSECUTE OR DEFEND ANY DISPUTE OTHER THAN AS SET FORTH IN THIS ARTICLE XVI OR TO CHALLENGE OR SET ASIDE ANY DECISION, AWARD, OR JUDGMENT OBTAINED IN ACCORDANCE WITH THE PROVISIONS HEREOF. EACH OF THE PARTIES HERETO HEREBY EXPRESSLY WAIVES ANY AND ALL OBJECTIONS IT MAY HAVE TO VENUE, INCLUDING, WITHOUT LIMITATION, THE INCONVENIENCE OF SUCH FORUM, IN ANY OF SUCH COURTS.

XVI. **JURY TRIAL WAIVER.** THE PARTIES HEREBY UNCONDITIONALLY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THEIR RELATIONSHIP. THE PARTIES ACKNOWLEDGE THAT A RIGHT TO A JURY IS A CONSTITUTIONAL RIGHT, THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT WITH INDEPENDENT COUNSEL, AND THAT THIS JURY WAIVER HAS BEEN ENTERED INTO KNOWINGLY AND VOLUNTARILY BY ALL PARTIES TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.

Approved by Contractor: 

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

Approved by Client: 

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XVII. **Reservation of Rights.** Contractor reserves all rights not specifically granted herein.


XVIII. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together will constitute one and the same instrument.

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XIX. **Counsel.** Contractor has previously recommended that Client engage counsel to assist him/her/it in reviewing this Agreement and all other matters relating to it. Contractor and Client shall each bear his/her/its own costs and expenses in connection with the negotiation and documentation of this Agreement.

XX. **Entire Agreement:** This agreement contains the entire agreement of the parties, and there are no promises or conditions in any other agreement, oral or written. The Parties expressly disclaim reliance on any prior statements, oral or written, by either party not expressly provided for herein.

Client: 

Contractor: 

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: February 11, 2019

Site Location: MARICOPA RANCH, SECTION 3, LOT 1 & 2, BEING 5.24 AC

Proposed Excavation Depth: N/A

Requirements:

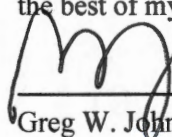
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation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

SOIL BORING NUMBER <u>1-3</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	III	CLAY LOAM	<30%	NONE OBSERVED	NONE OBSERVED	BROWN
0-60"						

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SOIL BORING NUMBER <u>4-6</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5	III	SILTY CLAY LOAM	<30%	NONE OBSERVED	LIMESTONE @ 42"	BROWN
0-42"						

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

02/11/19

 Date



FIRM #2585

OSSE SOIL EVALUATION REPORT INFORMATION

Date: October 31, 2019

Applicant Information:

Name: OPG OVERLOOK RIDGE PARTNERS, LLC
Address: c/o 23011 FM 306
City: CANYON LAKE State: TX
Zip Code: 78133 Phone: 830-935-4936

Site Evaluator Information:

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

Property Location:

Lot 1 Unit ___ Blk ___ Subd MARICOPA RANCH, SECTION 3
Street Address: 12565 FM 306
City: CANYON LAKE Zip Code: 78133
Additional Info.: _____

Installer Information:

Name: GORDON PAUL SWOYER
Company: PAUL SWOYER SEPTICS
Address: 23011 FM 306
City: CANYON LAKE State: TX
Zip Code: 78133 Phone 830-935-4936

Topography: Slope within proposed disposal area: 2 %
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 - F#2585

10/31/19
DATE



**AEROBIC TREATMENT
DRIP TUBING SYSTEM**

DESIGNED FOR:

OPG OVERLOOK RIDGE PARTNERS, LLC

c/o 23011 FM 306

CANYON LAKE, TEXAS 78133

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SITE DESCRIPTION:

Located at 12565 F.M. 306, in Maricopa Ranch, Section 3, Lot 1, the proposed system will serve a Senior Living Facility situated in an area with deep depth Type III soils as described in the Soil Evaluation Report. Native grasses, Mountain Cedar, and Live Oak trees were found throughout this property. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

PROPOSED SYSTEM:

A four inch SCH-40 pipe discharges from the building to a 3000 gallon trash tank. Flow continues to a two 3000 gallon aeration tanks fitted with HiBlow HP200 aerators and air diffusers. Flow continues to a 6000 gallon Equalization tank comprised of 2-3000 gallon tanks manifolded together. Flow equalization tank is fitted with dual Liberty LE50 effluent pumps controlled by a dual alternating control panel with manual reset and cycle timer. Effluent is pumped equally to a 6000 gpd Fuji CE6000 aerobic plant. After treatment flow continues to a 6000 gallon pump tank, comprised of 2-3000 gallon tanks manifolded together. Tank is fitted with dual pumps. The well pumps are activated by a dual alternating time controller allowing the distribution twelve times per day with an 15 minute run time with float setting at 696 gallons. Flow pumped through a 1.5" Sch-40 PVC from each pump, with two pumps activating per cycle then alternating to the other two pumps. A high level audible and visual alarm will activate should the pump fail. Distribution from each pump is through a self flushing 100 micron Arkal 1.5" Super Filter, disk filter then through a 1.25" SCH-40 manifold to four 3200 linear feet of drip tubing fields set every two feet, as per the attached schematic. A pressure regulator Model PR30HF, installed in the pump tank on the manifold to the field, will maintain pressure at 30 psi. A 1.25" SCH-40 return line is installed to periodically flush the system by cycling a 1.25" ball valve. Solids caught in the spin filter are flushed continuously to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Check valves on the return line on each field will prevent the pressuring of resting zone. Field area will be scarified and built up with ~2" of Type II or Type III soil, then the drip tubing will be laid and capped with ~6" of Type II or Type III soil.

Tanks 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:

Daily waste flow: 2556 gpd w/ 42 residents @ 60 gpd & three staff employees at 12 gpd.

Pretreatment tank size: 3000 Gal

Aeration Tanks: 2-3000 gal fitted with HiBlow HP200 aerators and air diffusers

Equalization tank: 6000 gal w/ 2 effluent pumps Liberty LE50 1/2hp or equiv.

Plant Size: Fuji CE 6000 6000 gpd Aerobic Unit

Pump tank size: 6000 Gal with dual pumps (2-3000 gal manifolded together)

Pump requirement: Dual Liberty Model LE50 effluent pumps

Reserve capacity after High Level: 850 Gal (>4hrs flow Req'd)

Application Rate: Ra = 0.2 gal/sf

Total absorption area: Q/Ra = 2556 GPD/0.2 = 12,780 sf. (Actual 25,600 sf)

Total linear feet drip tubing: 12,800' *Netifim Bioline* drip tubing .61 GPH

Pump requirement: 6400 emitters w/ 1600 emitters per 4 zones @.61 gph @30 psi = 16.3gpm

Pump Requirement (cont.): (4 -Franklin C1 20XC1-05P4-W115)

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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 PER LINE * 10 LINES = 15 GPM MIN FLOW RATE (Zone 1-4)

IN RETURN MANIFOLD W/ NOM. DIA 1.25" ID

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

MSV = $2(3.14159((1.25/12)^2)/4) * 7.48 * 60$

MSV = 7.6 GPM

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1.5" & 1.25" 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.

Doubling of the treatment and field are included in the design.


MAINTENANCE SCHEDULE

This system will require a continuous quarterly maintenance contract in which each component will be inspected to assure proper function, including aerators, filters, and effluent pumps.

LANDSCAPING

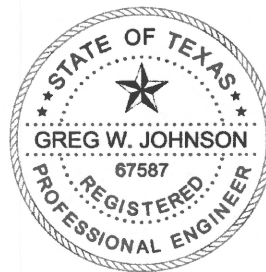
Drip field area will be covered with Curlex and heavily seeded or sodded with grass and drip fields will be maintained with vegetation.

Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)

 11/04/19

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

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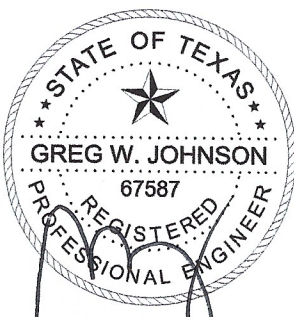
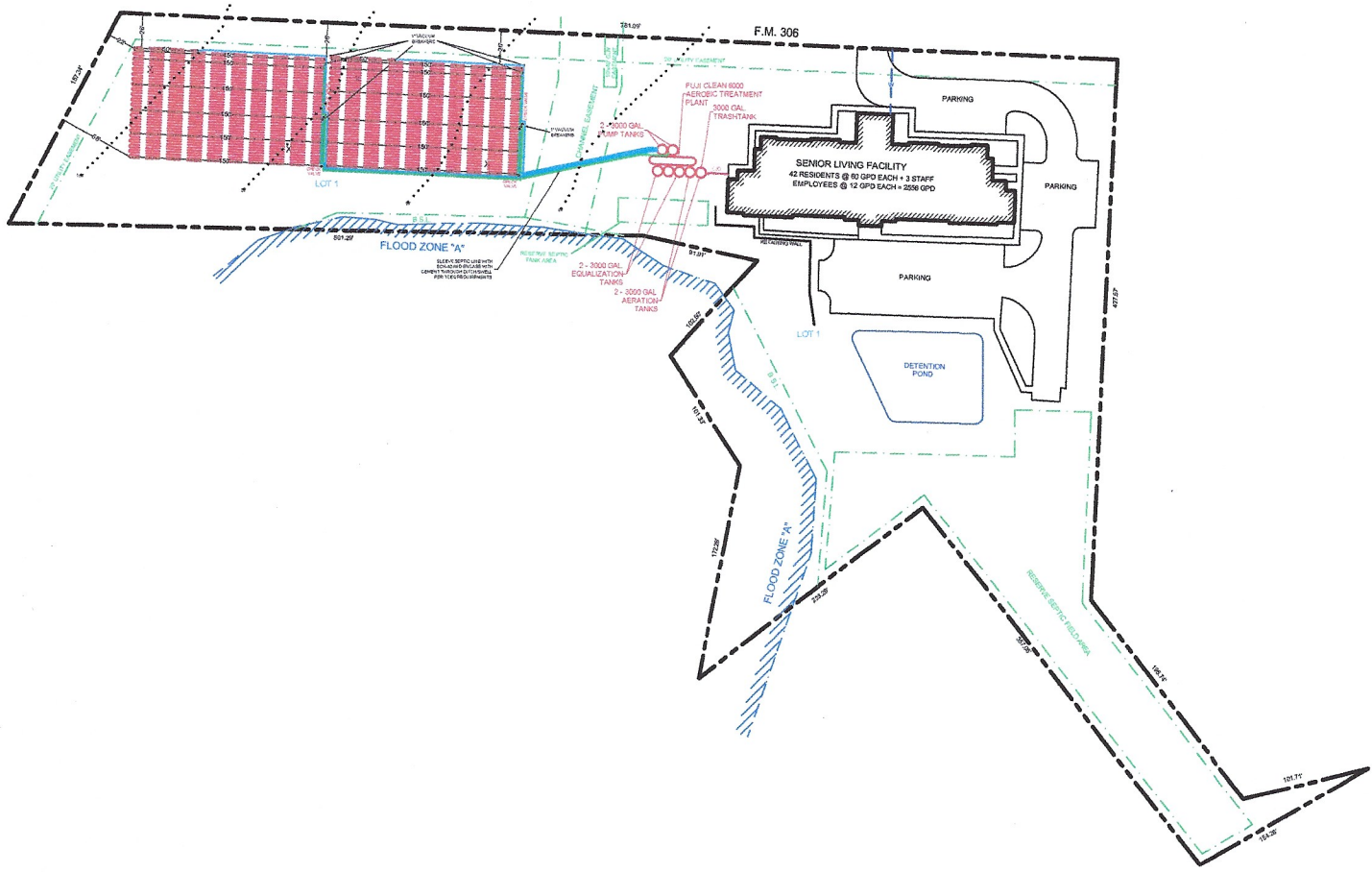
REVISED

11:34 am, May 07, 2020

INSTALL 25,600sf OF FIELD USING 12,800' OF DRIP TUBING DIVIDED INTO 4 ZONES. 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



OWNER: OPG OVERLOOK RIDGE PARTNERS, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 12565 F.M. 306			
LEGAL DESC: MARICOPA RANCH		SECTION: 3	LOT: 1
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 8/29/2019	4th REVISION: 5/6/2020



REVISED

11:34 am, May 07, 2020

FUJI CLEAN 6000
AEROBIC TREATMENT
PLANT

3000 GAL.
TRASHTANK

2 - 3000 GAL.
PUMP TANKS

1" VACUUM
BREAKERS

CHANNEL EASEMENT

10'x
EAS

SENIOR LIVING FACILITY

42 RESIDENTS @ 60 GPD EACH + 3 STAFF
EMPLOYEES @ 12 GPD EACH = 2556 GPD

RETAINING WALL

PARKING

RESERVE SEPTIC
TANK AREA

2 - 3000 GAL.
EQUALIZATION
TANKS

2 - 3000 GAL.
AERATION
TANKS

LOT 1

DETENTION
POND

B.S.L.

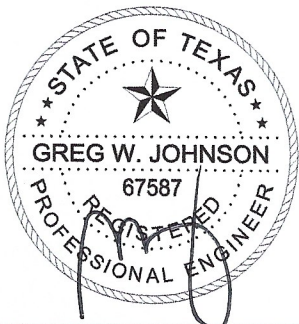
"A"

INSTALL 25,600sf OF FIELD
USING 12,800' OF DRIP
TUBING DIVIDED INTO 4
ZONES. 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

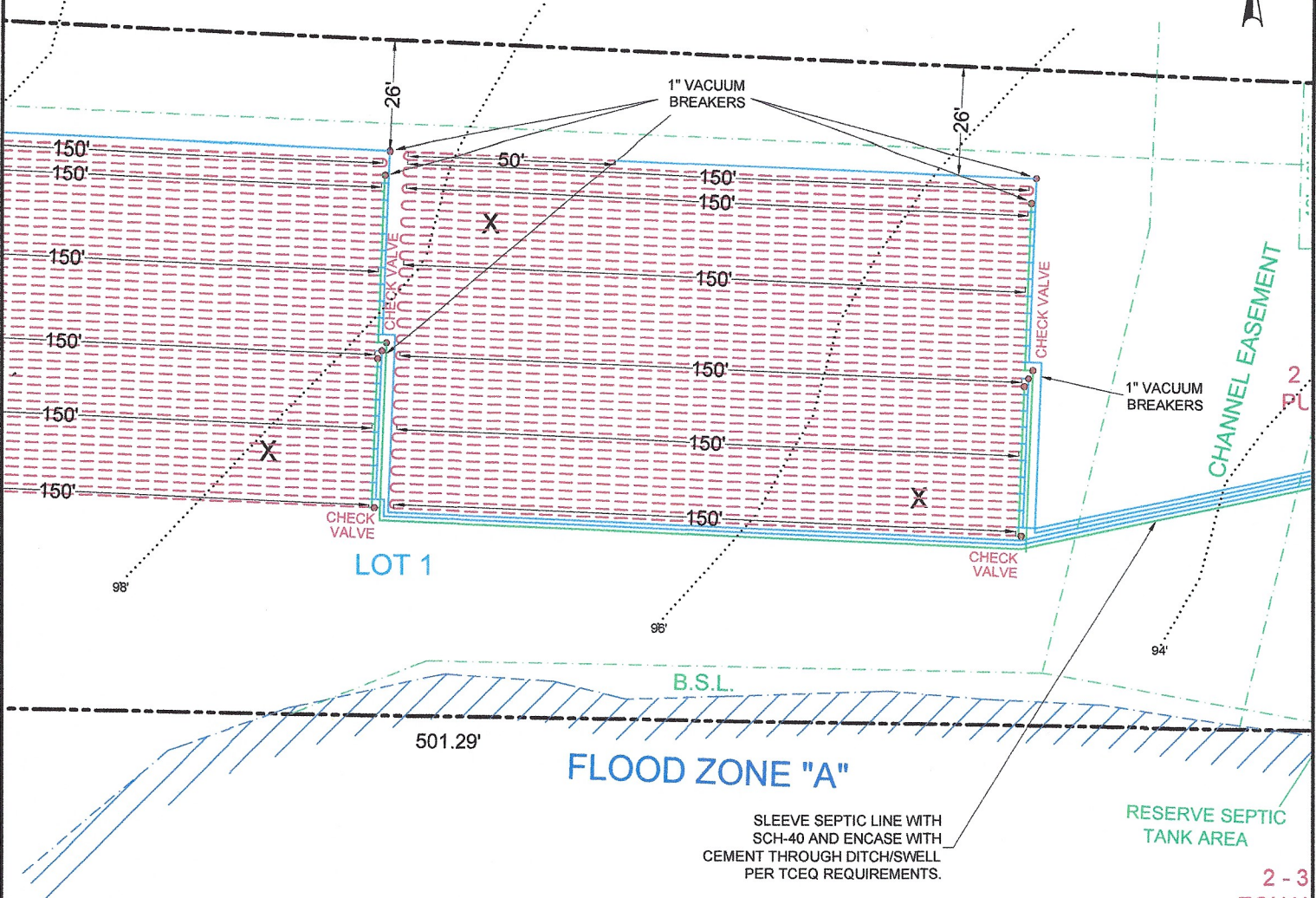
X= TEST HOLE



OWNER: OPG OVERLOOK RIDGE PARTNERS, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 12565 F.M. 306			
LEGAL DESC: MARICOPA RANCH	SECTION: 3	LOT: 1	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 8/29/2019	4th REVISION: 5/6/2020

REVISED

11:34 am, May 07, 2020

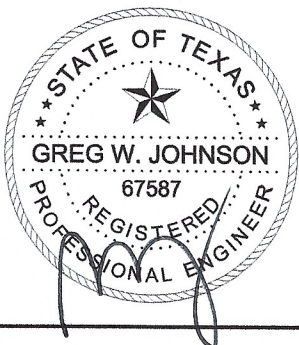


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- *USE TWO WAY CLEANOUT
- **USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

SLEEVE SEPTIC LINE WITH SCH-40 AND ENCASE WITH CEMENT THROUGH DITCH/SWELL PER TCEQ REQUIREMENTS.

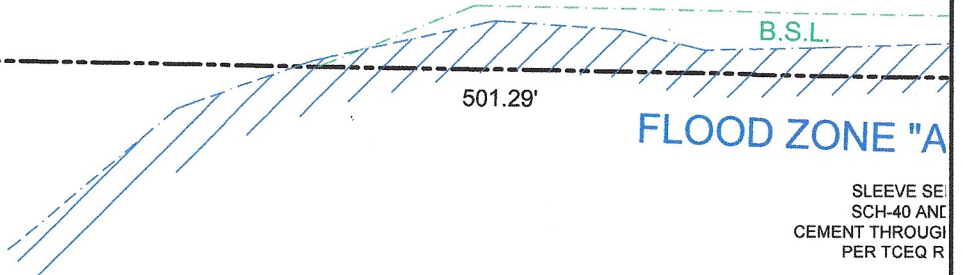
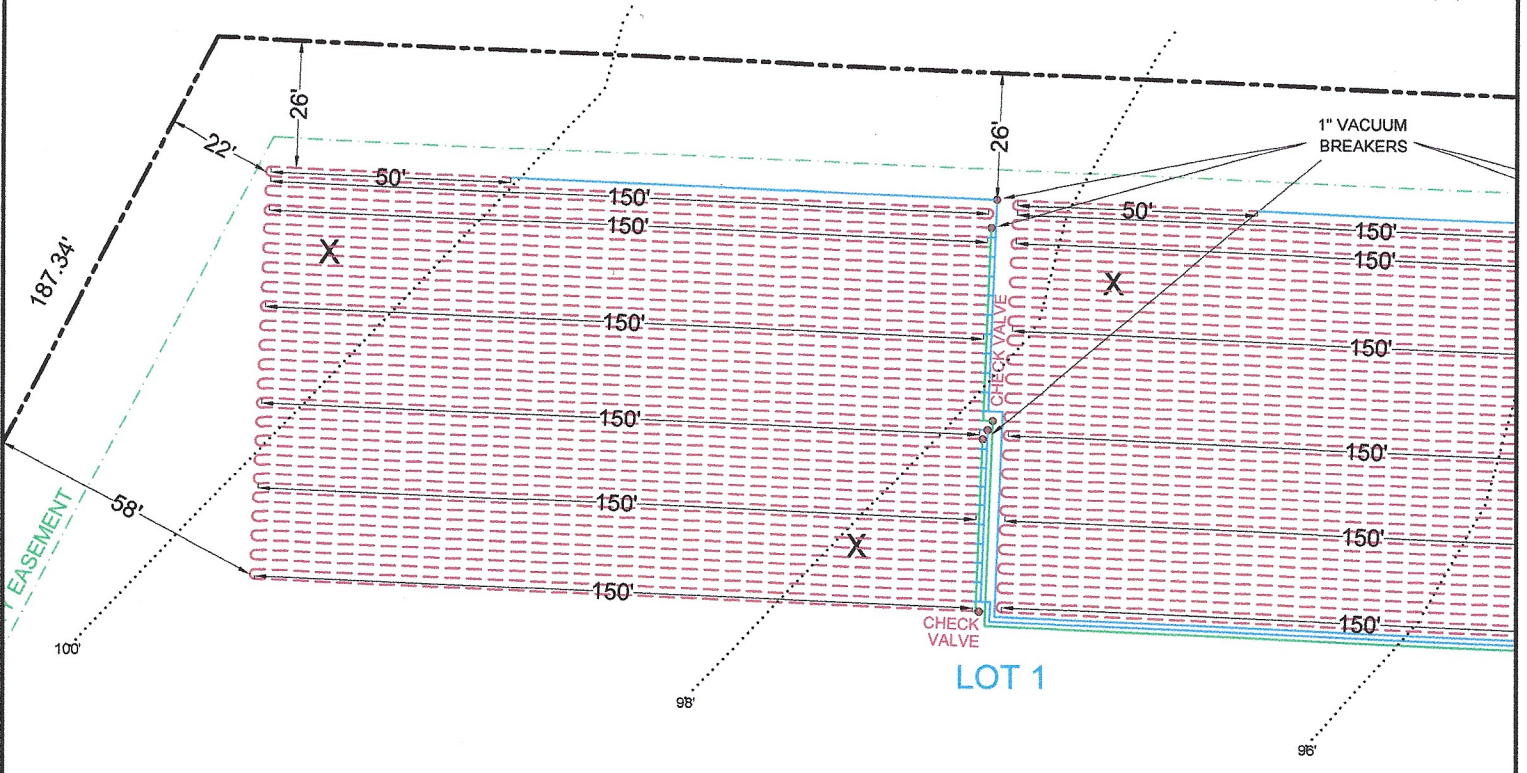


OWNER: OPG OVERLOOK RIDGE PARTNERS, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 12565 F.M. 306			
LEGAL DESC: MARICOPA RANCH	SECTION: 3	LOT: 1	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 8/29/2019	4th REVISION: 5/6/2020

2 - 3
EQUAL

REVISED

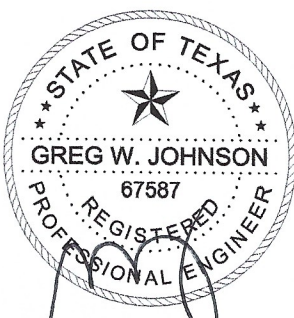
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REVISED

11:34 am, May 07, 2020

FUJI CLEAN 6000
AEROBIC TREATMENT
PLANT

3000 GAL.
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PUMP TANKS

1" VACUUM
BREAKERS

CHANNEL EASEMENT

10'x
EAS

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42 RESIDENTS @ 60 GPD EACH + 3 STAFF
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RESERVE SEPTIC
TANK AREA

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EQUALIZATION
TANKS

2 - 3000 GAL.
AERATION
TANKS

LOT 1

DETENTION
POND

B.S.L.

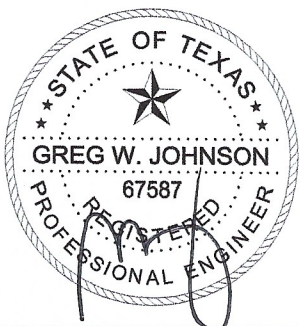
"A"

INSTALL 25,600sf OF FIELD
USING 12,800' OF DRIP
TUBING DIVIDED INTO 4
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ANY REASON.

*USE TWO WAY
CLEANOUT

**USE SCH-40 OR SDR-26
TO TANK

X= TEST HOLE



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PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 8/29/2019	4th REVISION: 5/6/2020

TANK NOTES:

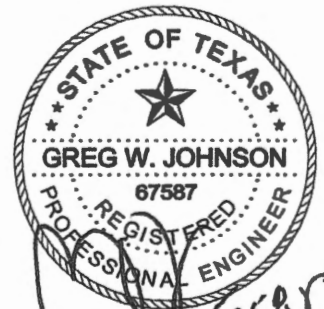
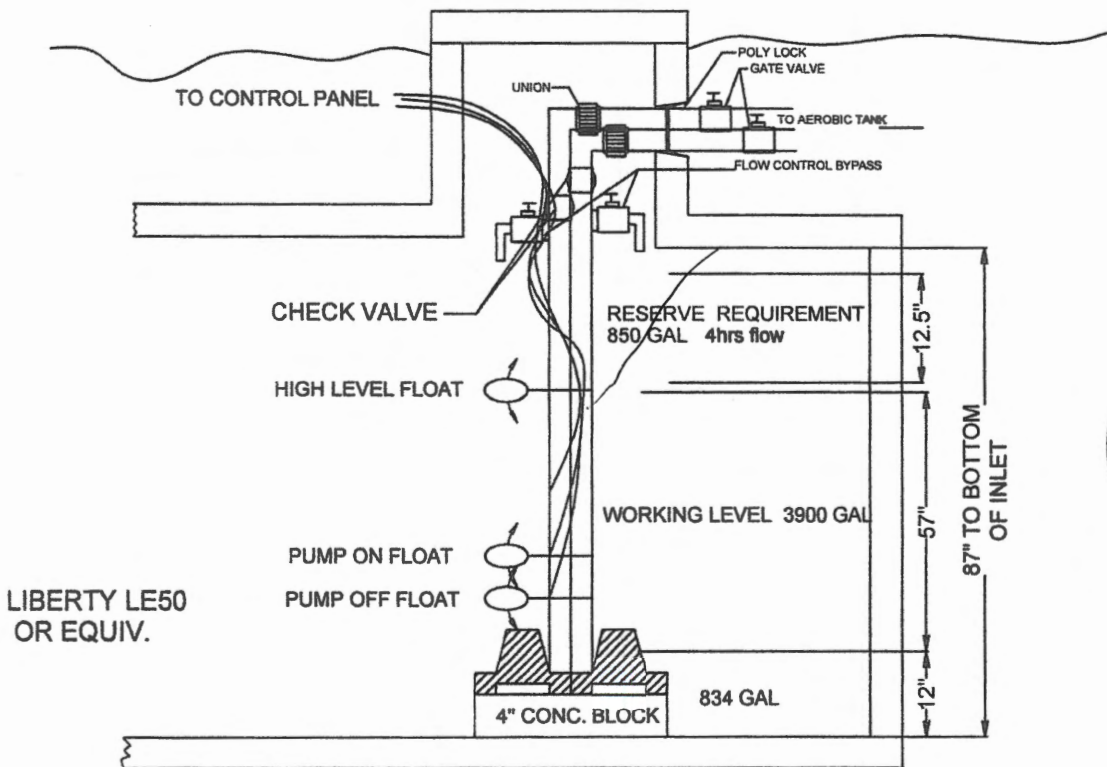
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

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

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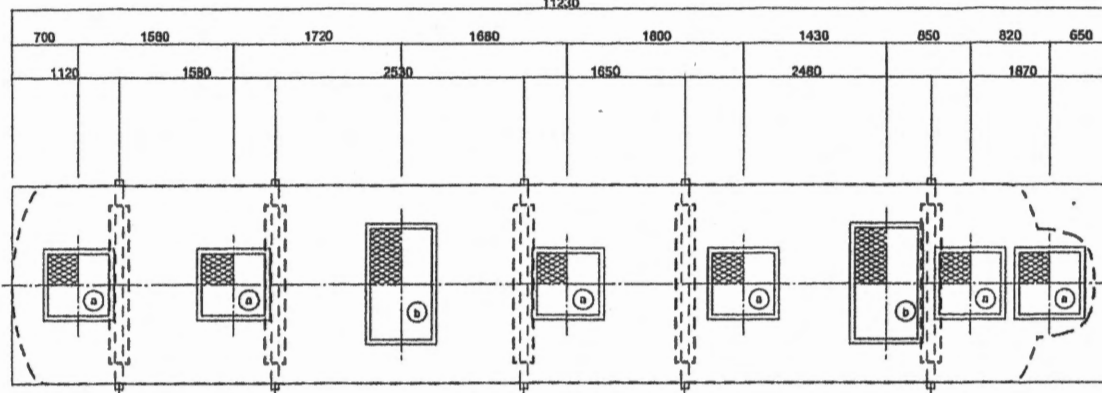
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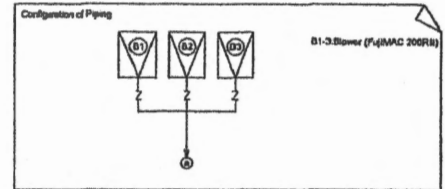
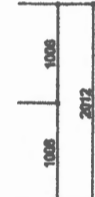


Handwritten signature and date:
 12587
 09/12/19

EQUALIZATION TANK 6000 GAL PUMP TANK
 VOLUME = 69 GAL/IN



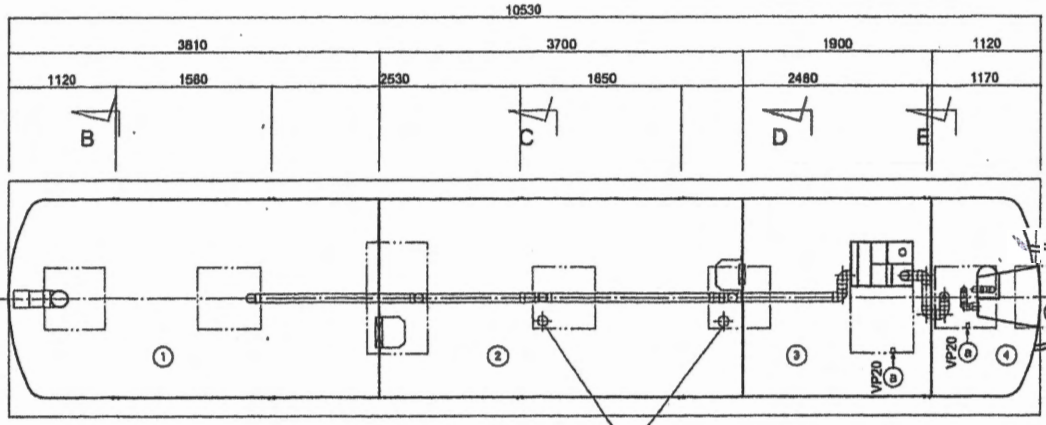
Slab plan view



Specifications	
Treatment Method	
Model Name	FUM CLEAN PLANT Model CE-8K0
Equivalent Person	
Design Hydraulic Loading	6000 gal/day
Specifications of Blowers	
Blower	MNC200 (26A x 150W x 0.2m3/min) x 3units
Treatment Composition	
Name of each chamber	Capacity
① Sedimentation chamber	9.89 m ³
② Anoxic Filtration chamber	10.02 m ³
③ Contact Filtration Chamber	5.14 m ³
④ Clarification Chamber	2.35 m ³
Total Capacity	27.40 m³
⑤ Effluent pump chamber	0.382 m ³

Materials			
Size	Qty	Lead	Material (Color of materials & rings are gray.)
a 700mm x 700mm	5	500K	Lids FRP, Rings SS (galvanized)
b 700mm x 1200mm	2	500K	Lids FRP, Rings SS (galvanized)

Outlet diameter of outlet piping (Landscape)		
	Name of piping	Outlet diameter
①	Aspen	38mm



Internal plan view

Effluent pump and pipes are excluded.

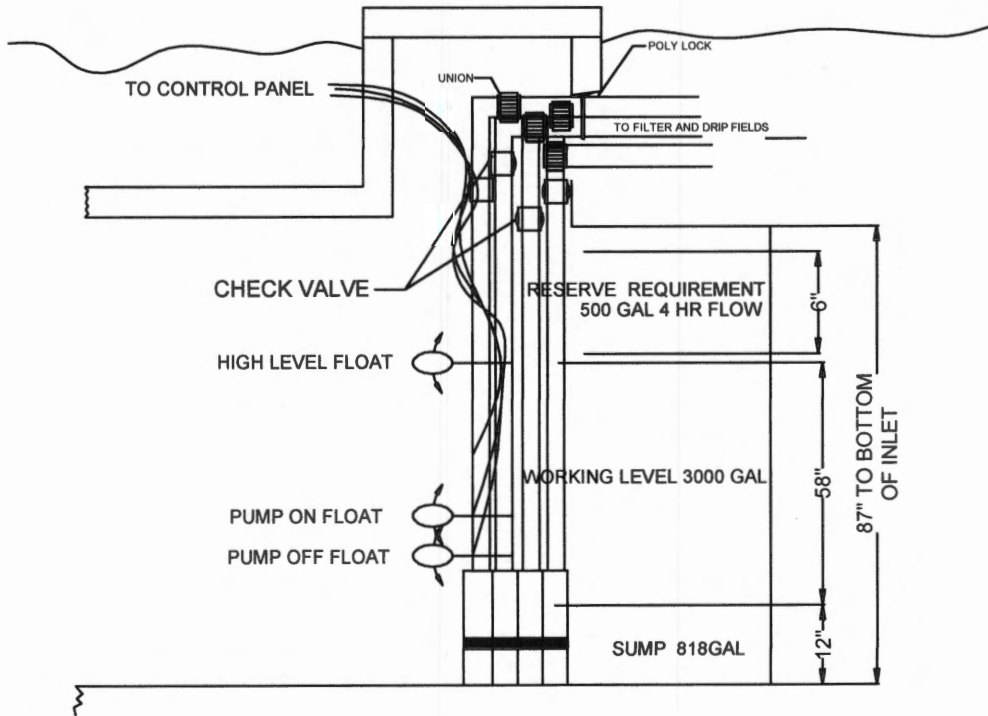
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Scale	1:50 (when printed on A3 paper of size 297 x 420mm)
	1:25 (when printed on A1 paper of size 594 x 841mm)

TANK NOTES:

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

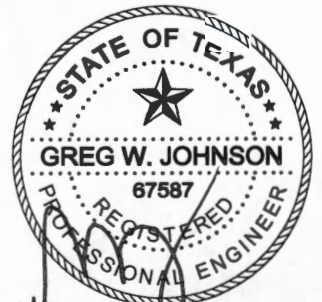


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FINAL TANK 6000 GAL PUMP TANK
VOLUME = 69 GAL/IN



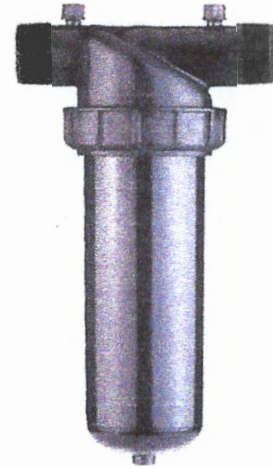
09/04/19 FLSBY

Arkal 1½" Super Filter

Catalog No. 1152 0 _ _ _

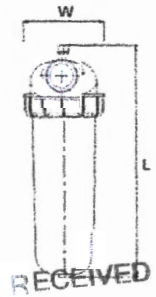
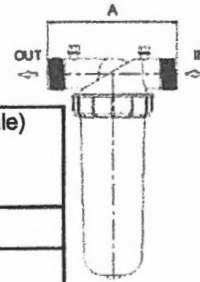
Features

- A "T" shaped filter with two 1½" male threads.
- A "T" volume filter for in-line installation on 1½" 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.
- A sealing spring keeps the discs compressed.
- Screw-on filter cover.
- Filter discs are available in various filtration grades.



Technical Data

Inlet/outlet diameter	1½" BSPT (male)	1½" NPT (male)
		40 mm – nominal diameter 48.2 mm – pipe diameter (O. D.)
Maximum pressure	10 atm	145 psi
Maximum flow rate	12 m ³ /h (2.22 l/sec)	52.8 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	350 mm	13 25/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	200 mm	7 7/8"
Weight	1.51 kg	3.32 lbs.
Maximum temperature	70° C	158° F
pH	5-11	5-11

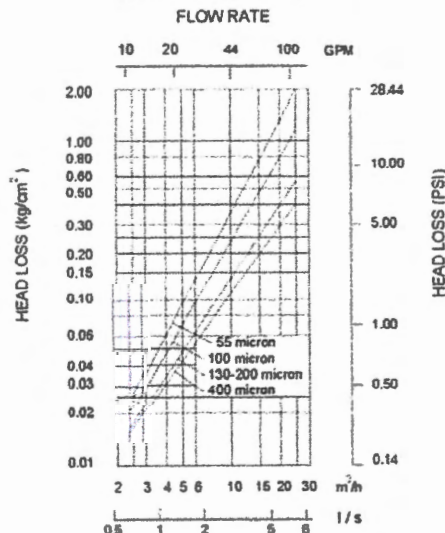


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Filtration Grades

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

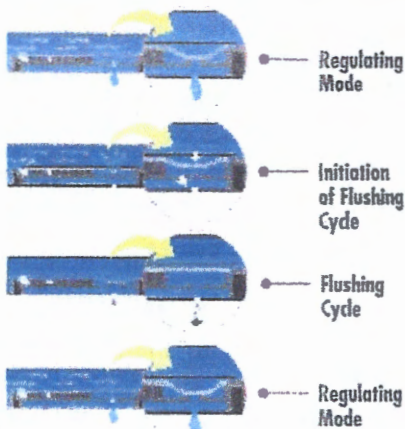
Head Loss Chart





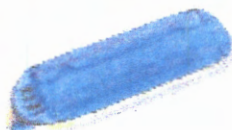
Bioline Dropperline

Pressure Compensating Dropperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dropper is a fully self-contained unit molded to the interior wall of the dropper 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

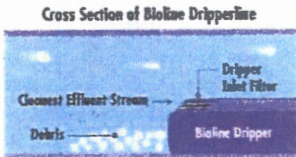
- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for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

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating droppers 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:
 - Dropper inlet raised 0.27" above wall of tubing to prevent sediment from entering dropper.
 - Droppers 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 dropper 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 dropper 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

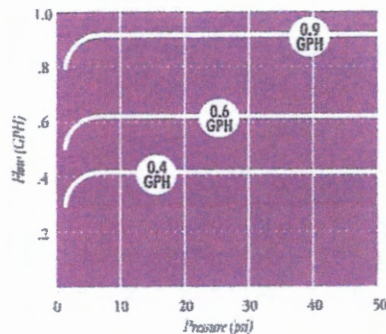
Wall thickness (mil): 45*
 Nominal flow rates (GPH): .4, .6, .9*
 Common spacings: 12", 18", 24"*
 Recommended filtration: 120 mesh
 Inside diameter: .570*
 Color: Purple tubing indicates non-potable source

*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

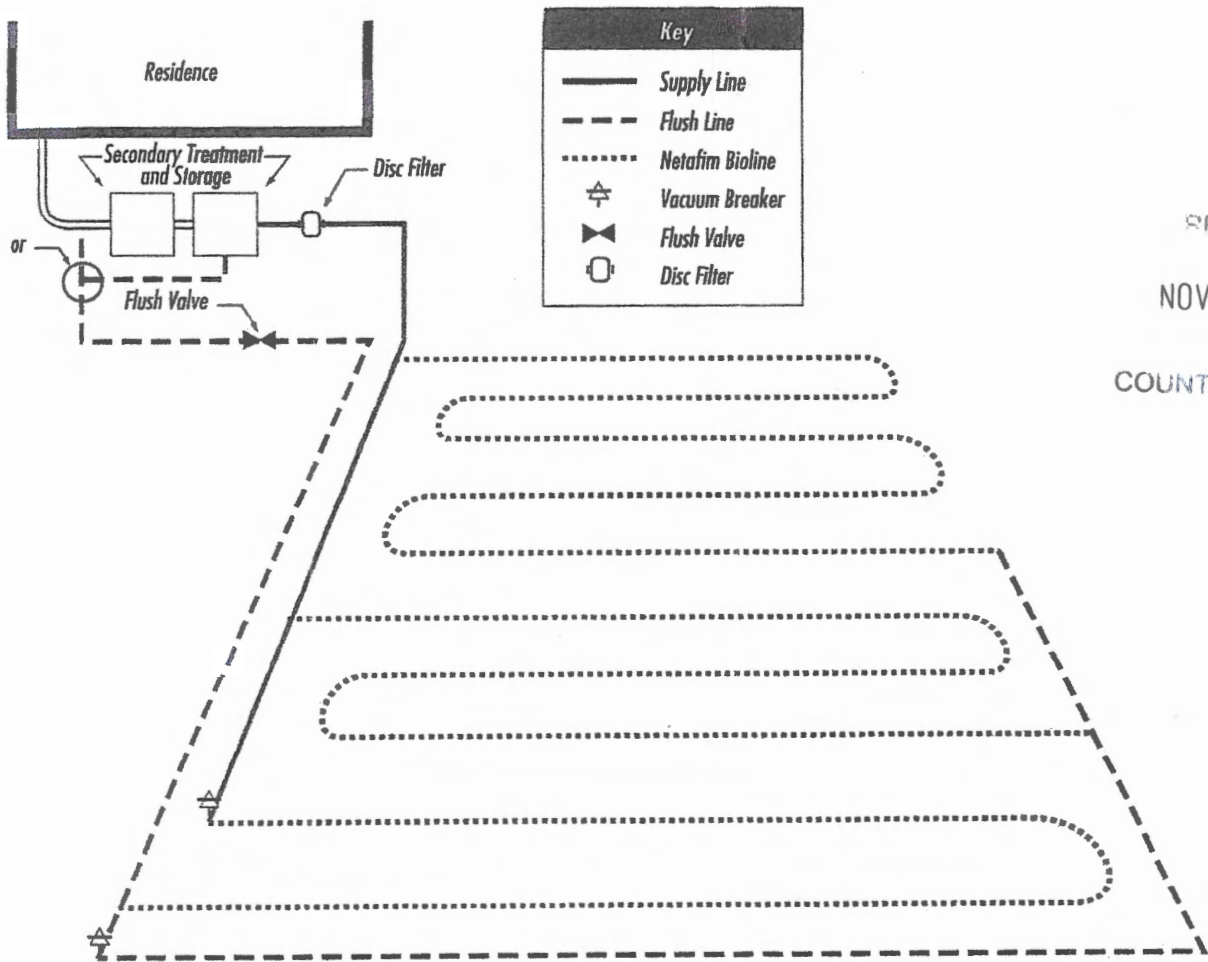
NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

SAMPLE DESIGNS

IRREGULAR FIELD SHAPE LAYOUT

Triangular field with looping and varied positioning of flush manifolds;

- Can be used when site limitations dictate unequal dripperline length with respect to dispersal field length.
- Loop Bioline tubes in order to increase tube length and reduce the number of connections. Attempt to equalize all Bioline run lengths in order to provide an equal field flush.
- Flush Manifold may be located on the same or opposite side of supply manifold. In some cases it may be necessary to make one or more distal end connection to the flush line on an opposing side in order to balance dripperline lengths and limit the number of connections



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PRESSURE REGULATORS

The Pressure-Master Regulator® maintains a constant preset outlet pressure while handling inlet pressures up to 150 psi (10 bar)*.

- Above or below ground installation
- Withstands severe water hammer
- Very low hysteresis and friction losses
- 100% water-tested for accuracy
- Built for strength and durability using high-impact engineering-grade thermoplastics and top quality stainless steel components

* PMR-LF & PMR-MF models only when equipped with a high pressure internal vane.



Restriction through a Senninger pressure regulator is negligible until the designed operating pressure is reached. At this point, the regulator goes into action and automatically maintains its designed downstream pressure to the nozzle or sprinkler head.

CAUTION: Pressure regulators should always be installed down stream from all shut-off valves.

Low-Flow (PMR-LF) Performance¹

Model Number	Preset Operating Pressure		Flow Range		Inlet Sizes ² (NPT)	Outlet Sizes ³ (NPT)
	(psi)	(bar)	(gpm)	(L/s)		
PMR - 6 LF	6	0.41	1/2 - 5	0.03 - 0.32	3/4" F	3/4" F
PMR - 10 LF	10	0.69	1/2 - 5	0.03 - 0.32	3/4" F	3/4" F
PMR - 12 LF	12	0.83	1/10 - 8	0.006 - 0.50	3/4" F	3/4" F
PMR - 15 LF	15	1.04	1/10 - 8	0.006 - 0.50	3/4" F	3/4" F
PMR - 20 LF	20	1.38	1/10 - 8	0.006 - 0.50	3/4" F	3/4" F
PMR - 25 LF	25	1.73	1/10 - 8	0.006 - 0.50	3/4" F	3/4" F
PMR - 30 LF	30	2.07	1/10 - 8	0.006 - 0.50	3/4" F	3/4" F
PMR - 35 LF	35	2.41	1/10 - 8	0.006 - 0.50	3/4" F	3/4" F
PMR - 40 LF	40	2.76	1/10 - 8	0.006 - 0.50	3/4" F	3/4" F

¹ Regulated pressures shown reflect increasing inlet pressure. For decreasing inlet pressures, deduct 1/2 psi or 0.03 bar.

² Inlet also available in 3/4" F hose thread.

³ Outlet also available in 3/4" M hose thread.

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Medium-Flow (PMR-MF) Performance¹

Model Number	Preset Operating Pressure		Flow Range		Inlet Sizes (NPT)	Outlet Sizes (NPT)
	(psi)	(bar)	(gpm)	(L/s)		
PMR - 6 MF	6	0.41	4 - 16	0.25 - 1.01	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 10 MF	10	0.69	4 - 16	0.25 - 1.01	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 12 MF	12	0.83	2 - 20	0.13 - 1.26	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 15 MF	15	1.04	2 - 20	0.13 - 1.26	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 20 MF	20	1.38	2 - 20	0.13 - 1.26	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 25 MF	25	1.73	2 - 20	0.13 - 1.26	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 30 MF	30	2.07	2 - 20	0.13 - 1.26	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 35 MF	35	2.41	2 - 20	0.13 - 1.26	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 40 MF	40	2.76	2 - 20	0.13 - 1.26	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 50 MF	50	3.45	2 - 20	0.13 - 1.26	3/4" F, 1" F, 1" M	3/4" F, 1" F
PMR - 60 MF	60	4.14	2 - 20	0.13 - 1.26	3/4" F, 1" F, 1" M	3/4" F, 1" F

¹ Regulated pressures shown reflect increasing inlet pressure. For decreasing inlet pressures, deduct 1/2 psi or 0.03 bar.

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High-Flow (PR-HF) Performance¹

Model Number	Preset Operating Pressure		Flow Range		Inlet Sizes (NPT)	Outlet Sizes (NPT)
	(psi)	(bar)	(gpm)	(L/s)		
PR - 10 HF	10	0.69	10 - 32	0.63 - 2.02	1 1/4" F	1" F
PR - 15 HF	15	1.04	10 - 32	0.63 - 2.02	1 1/4" F	1" F
PR - 20 HF	20	1.38	10 - 32	0.63 - 2.02	1 1/4" F	1" F
PR - 25 HF	25	1.73	10 - 32	0.63 - 2.02	1 1/4" F	1" F
PR - 30 HF	30	2.07	10 - 32	0.63 - 2.02	1 1/4" F	1" F
PR - 40 HF	40	2.76	10 - 32	0.63 - 2.02	1 1/4" F	1" F
PR - 50 HF	50	3.45	10 - 32	0.63 - 2.02	1 1/4" F	1" F

¹ Regulated pressures shown reflect increasing inlet pressure. For decreasing inlet pressures, deduct 1/2 psi or 0.03 bar.

HP series

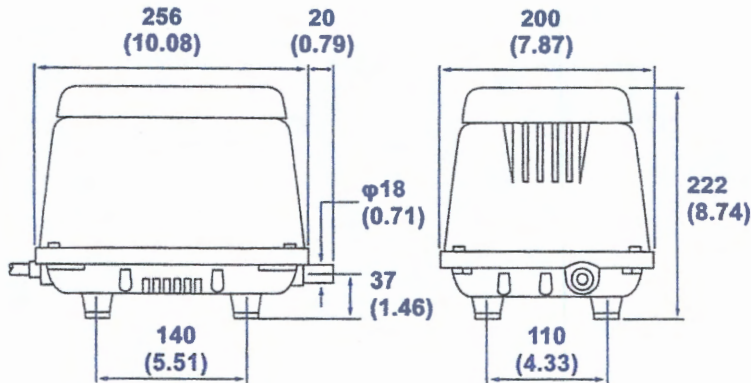
HIBLOW AIR PUMP

HP-150, 200

PRESSURE TYPE

Dimensions

[Unit: mm(inch)]



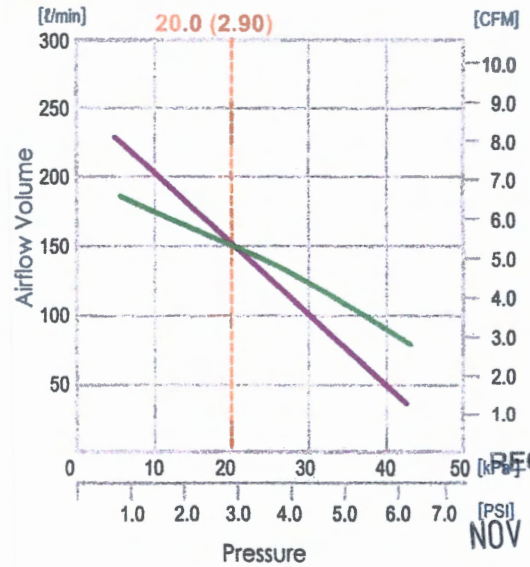
Specifications

		HP-150		HP-200	
Rated Voltage	V	AC100 / 110-120 / 220-240			
Power Supply Frequency	Hz	50	60	50	60
Rated Loading Pressure	kPa	20.0			
Airflow Volume	ℓ/min	150		200	
Power Consumption	W	125	155	210	250
Noise Level	dB(A)	45	47	46	48
Weight	kg	9.0			

Performance Curves

--- Rated Loading Pressure [kPa(Psi)]
 — 50Hz — 60Hz

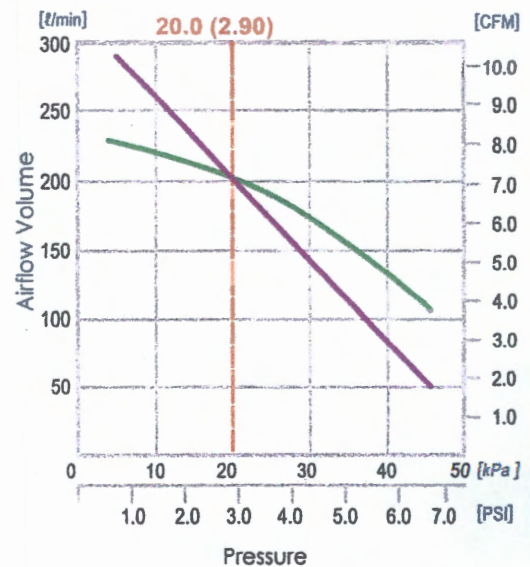
HP-150



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COUNTY ENGINEER

HP-200



• Materials may be modified without notice.
 • "HIBLOW" is a registered mark of Techno Takatsuki co., Ltd.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

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 - See Attached Fee Schedule
- 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

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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



Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
--

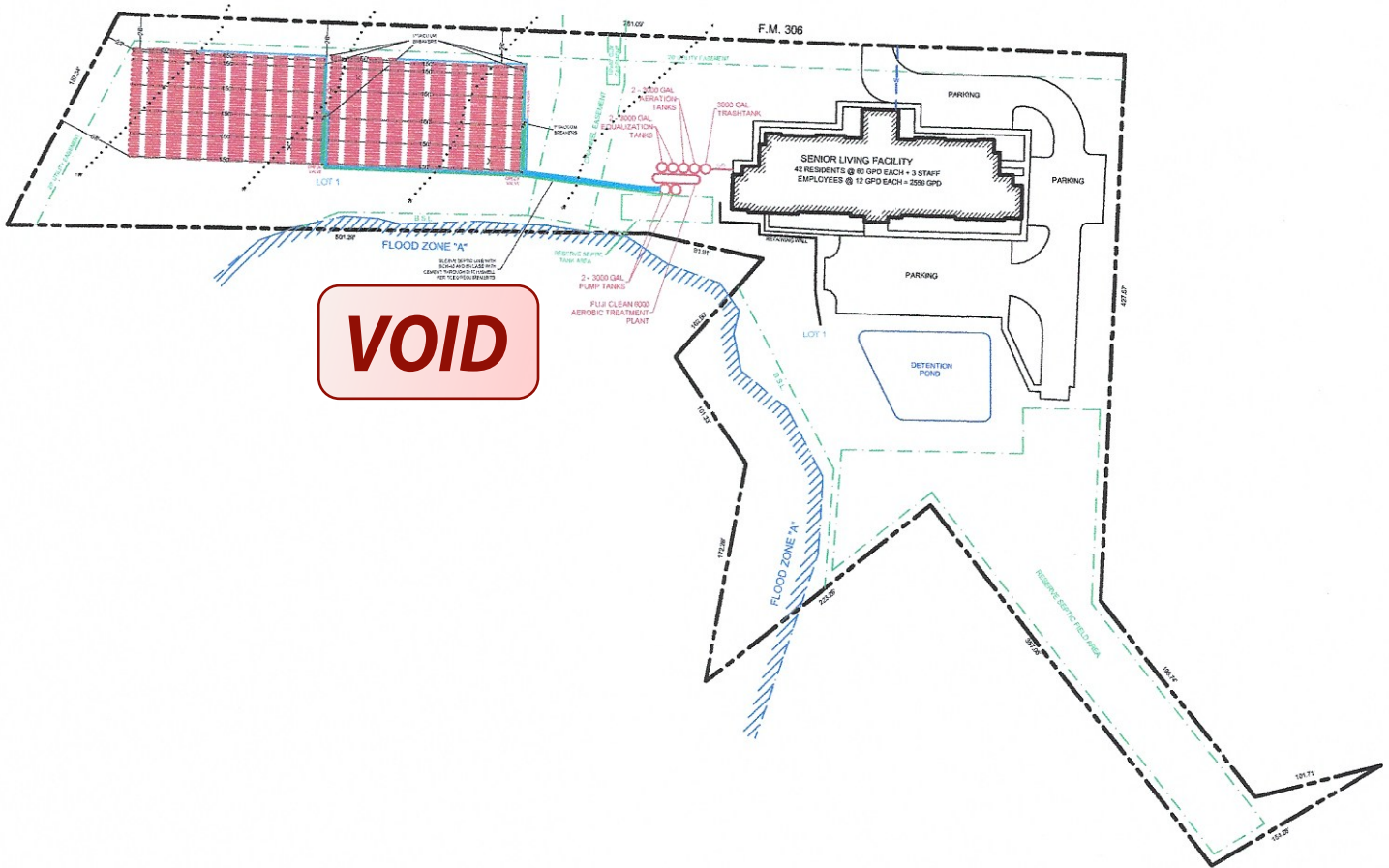
INSTALL 25,600sf OF FIELD USING 12,800' OF DRIP TUBING DIVIDED INTO 4 ZONES. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

VOID

REVISED
11:54 am, Jan 29, 2020

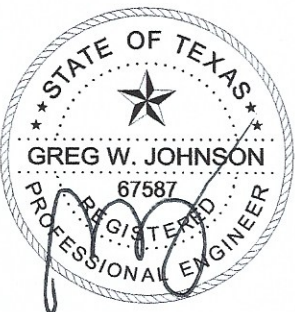
- *USE TWO WAY CLEANOUT
- **USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE



VOID

VOID



OWNER: OPG OVERLOOK RIDGE PARTNERS, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 12565 F.M. 306			
LEGAL DESC: MARICOPA RANCH	SECTION: 3	LOT: 1	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 8/29/2019	3rd REVISION: 12/4/2019

VOID

REVISED

11:54 am, Jan 29, 2020

1" VACUUM BREAKERS

CHANNEL EASEMENT

2 - 3000 GAL. EQUALIZATION TANKS

2 - 3000 GAL. AERATION TANKS

3000 GAL. TRASH TANK

SENIOR LIVING FACILITY
42 RESIDENTS @ 60 GPD EACH + 3 STAFF
EMPLOYEES @ 12 GPD EACH = 2556 GPD

VOID

RESERVE SEPTIC TANK AREA

2 - 3000 GAL. PUMP TANKS

FUJI CLEAN 6000 AEROBIC TREATMENT PLANT

RETAINING WALL

PARKING

LOT 1

DETENTION POND

B.S.L.

"A"

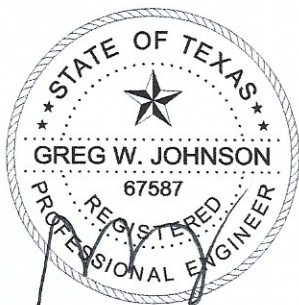
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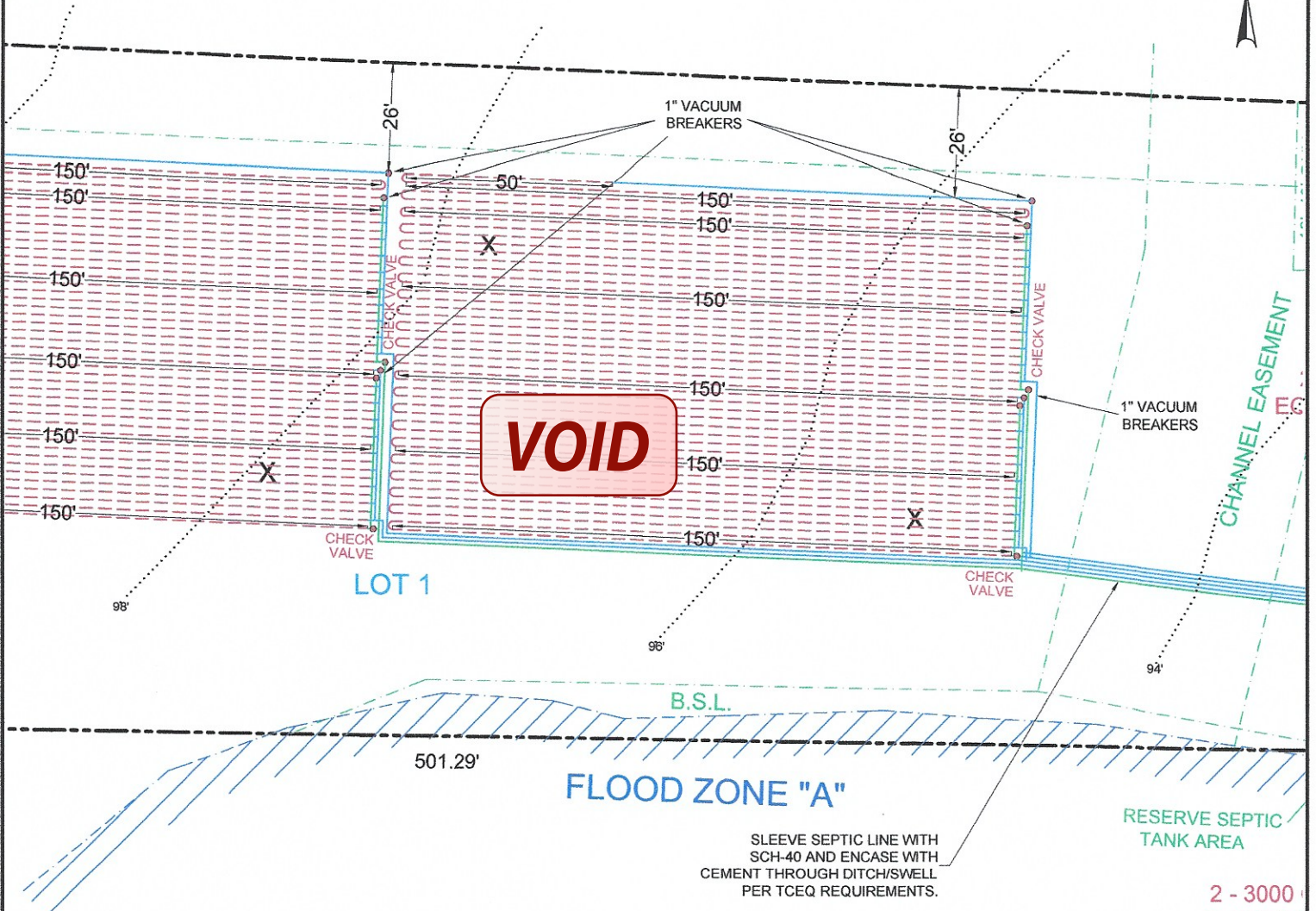


OWNER: OPG OVERLOOK RIDGE PARTNERS, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 12565 F.M. 306			
LEGAL DESC: MARICOPA RANCH	SECTION: 3	LOT: 1	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 8/29/2019	3rd REVISION: 12/4/2019

REVISED

11:54 am, Jan 29, 2020

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- *USE TWO WAY CLEANOUT
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X= TEST HOLE

SLEEVE SEPTIC LINE WITH SCH-40 AND ENCASE WITH CEMENT THROUGH DITCH/SWELL PER TCEQ REQUIREMENTS.

RESERVE SEPTIC TANK AREA

2 - 3000 PUMP TA

FUJI C AEROBIC T



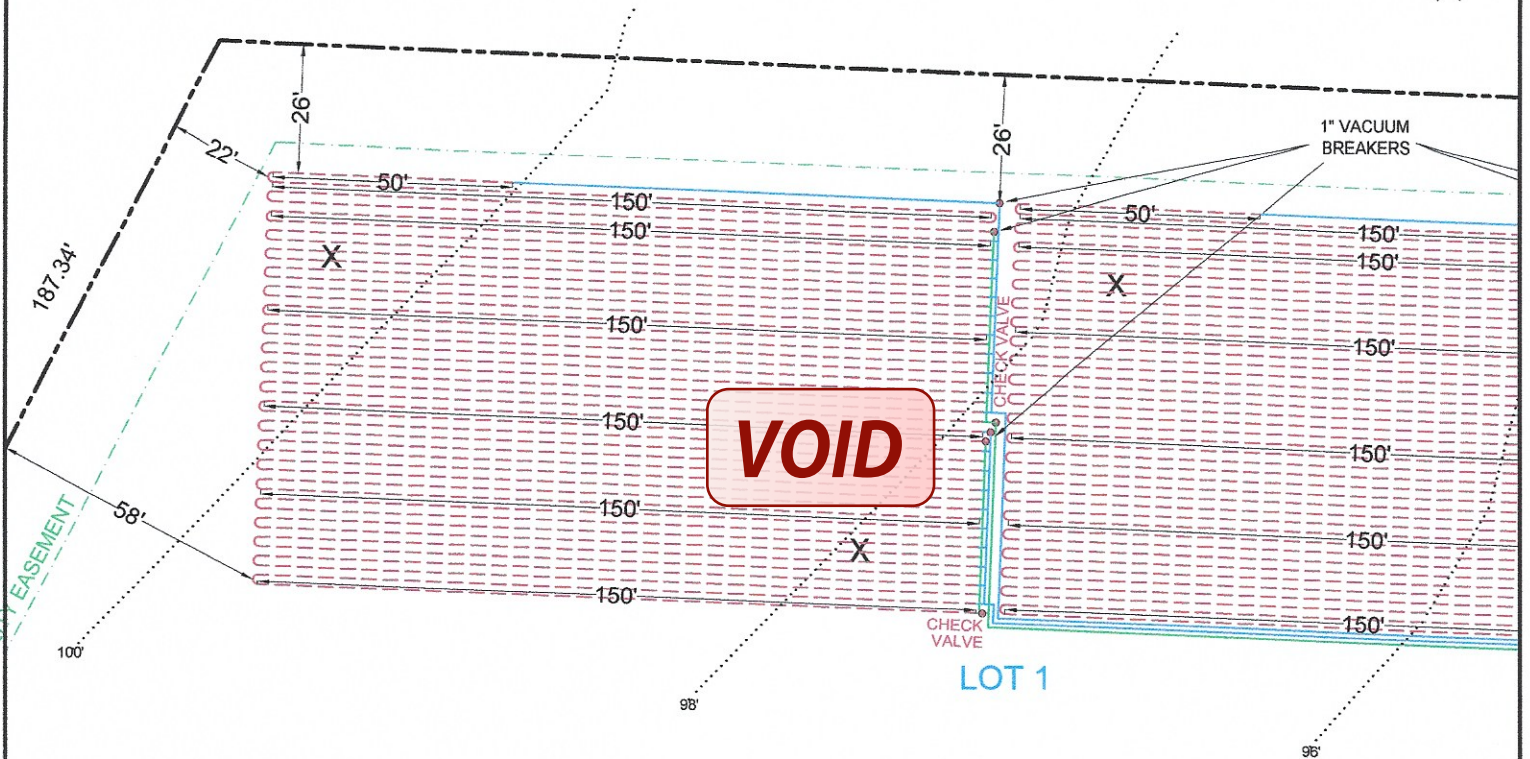
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STREET ADDRESS: 12565 F.M. 306			
LEGAL DESC: MARICOPA RANCH	SECTION: 3	LOT: 1	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 8/29/2019	3rd REVISION: 12/4/2019

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11:54 am, Jan 29, 2020

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LOT 1

B.S.L.

FLOOD ZONE "A"

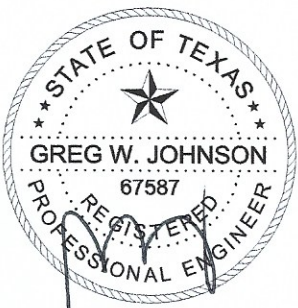
SLEEVE SEI
SCH-40 AND
CEMENT THROUGH
PER TCEQ R

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VOID

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PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 8/29/2019	3rd REVISION: 12/4/2019

VOID

PARK

1" VACUUM BREAKERS

2 - 3000 GAL. AERATION TANKS

2 - 3000 GAL. EQUALIZATION TANKS

SENIOR LIVING FACILITY

42 RESIDENTS @ 60 GPD EACH + 3 STAFF EMPLOYEES @ 12 GPD EACH = 2556 GPD

3000 GAL. TRASHTANK

FUJI CLEAN 6000 AEROBIC TREATMENT PLANT

2 - 3000 GAL. PUMP TANKS

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LOT 1

DETENTION POND

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STREET ADDRESS: 12565 F.M. 306			
LEGAL DESC: MARICOPA RANCH	SECTION: 3	LOT: 1	
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CHANNEL EASEMENT

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VOID

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42 RESIDENTS @ 60 GPD EACH + 3 STAFF EMPLOYEES @ 12 GPD EACH = 2556 GPD

PARK

3000 GAL. TRASHTANK

RESERVE SEPTIC TANK AREA

VOID

2 - 3000 GAL. PUMP TANKS

6000 AEROBIC TREATMENT PLANT

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LOT 1

DETENTION POND

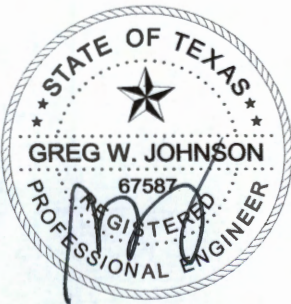
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VOID

ONE "A"



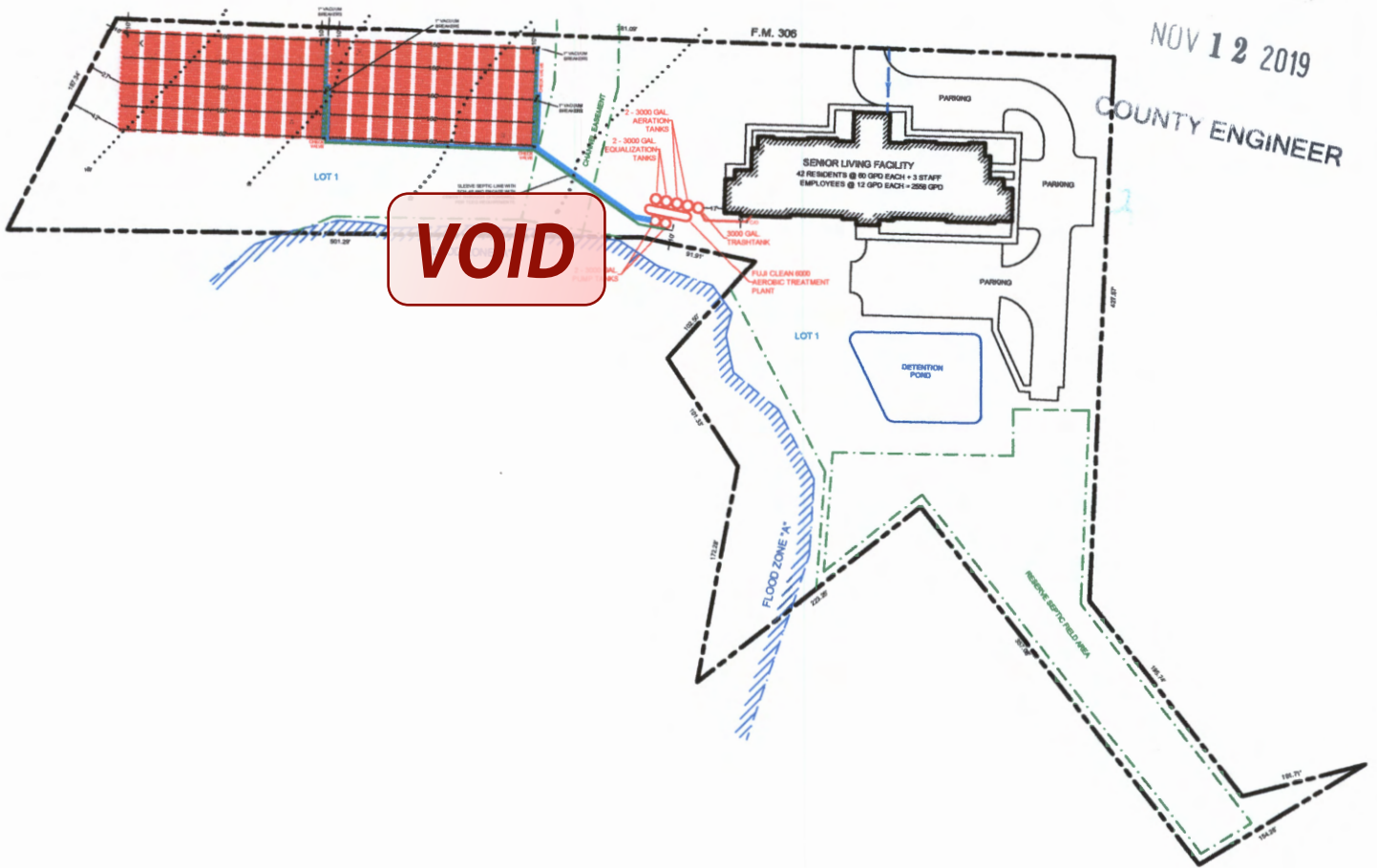
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 COUNTY ENGINEER

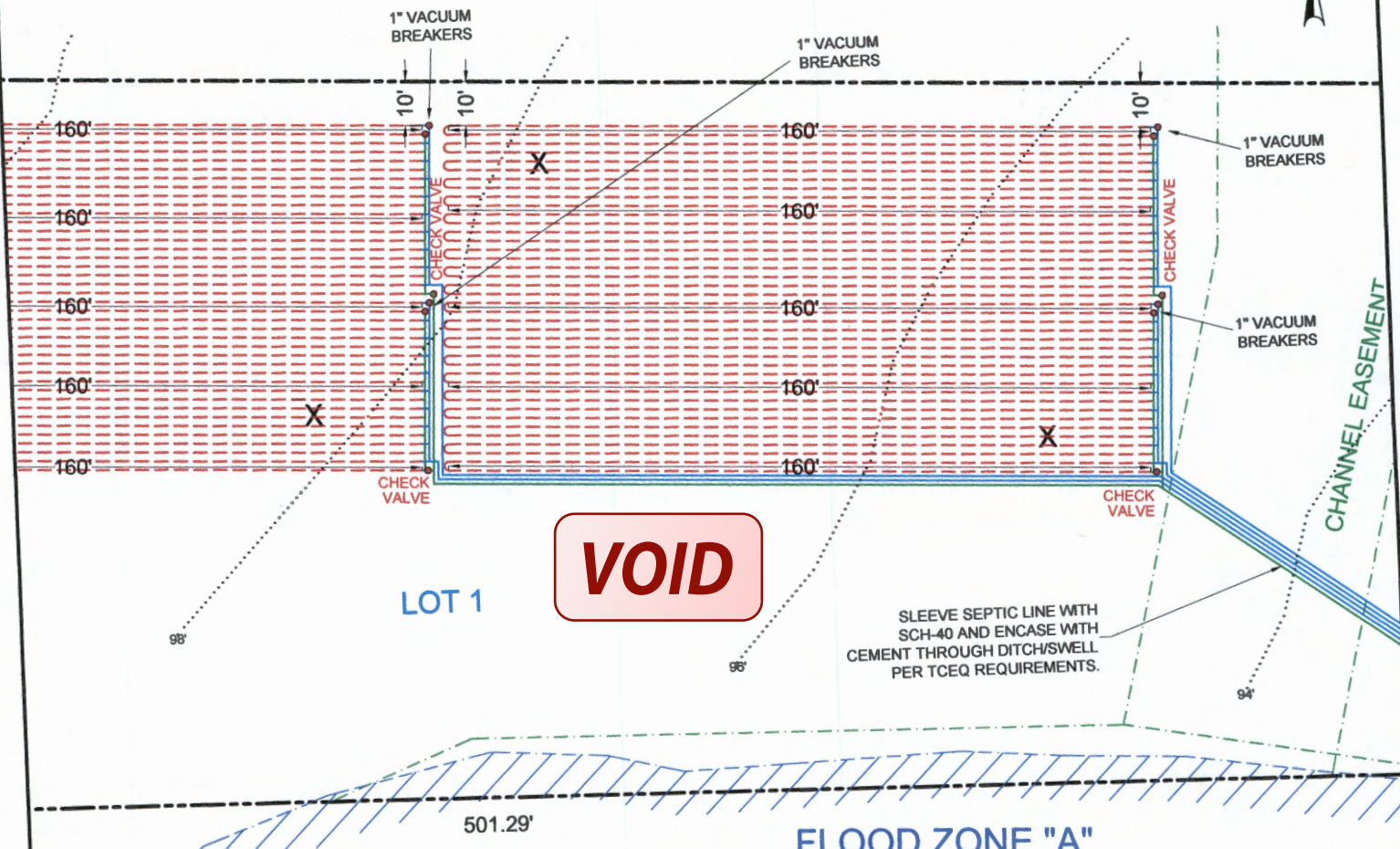
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STREET ADDRESS: 12565 F.M. 306			
LEGAL DESC: MARICOPA RANCH	SECTION: 3	LOT: 1	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 8/29/2019	2nd REVISION: 10/31/2019

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LOT 1

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SLEEVE SEPTIC LINE WITH SCH-40 AND ENCASE WITH CEMENT THROUGH DITCH/SWELL PER TCEQ REQUIREMENTS.

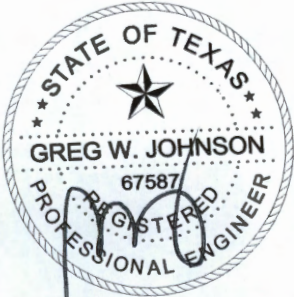
FLOOD ZONE "A"

2 - 3000 PUMP TA

INSTALL 25,600sf OF FIELD USING 12,800' OF DRIP TUBING DIVIDED INTO 4 ZONES. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

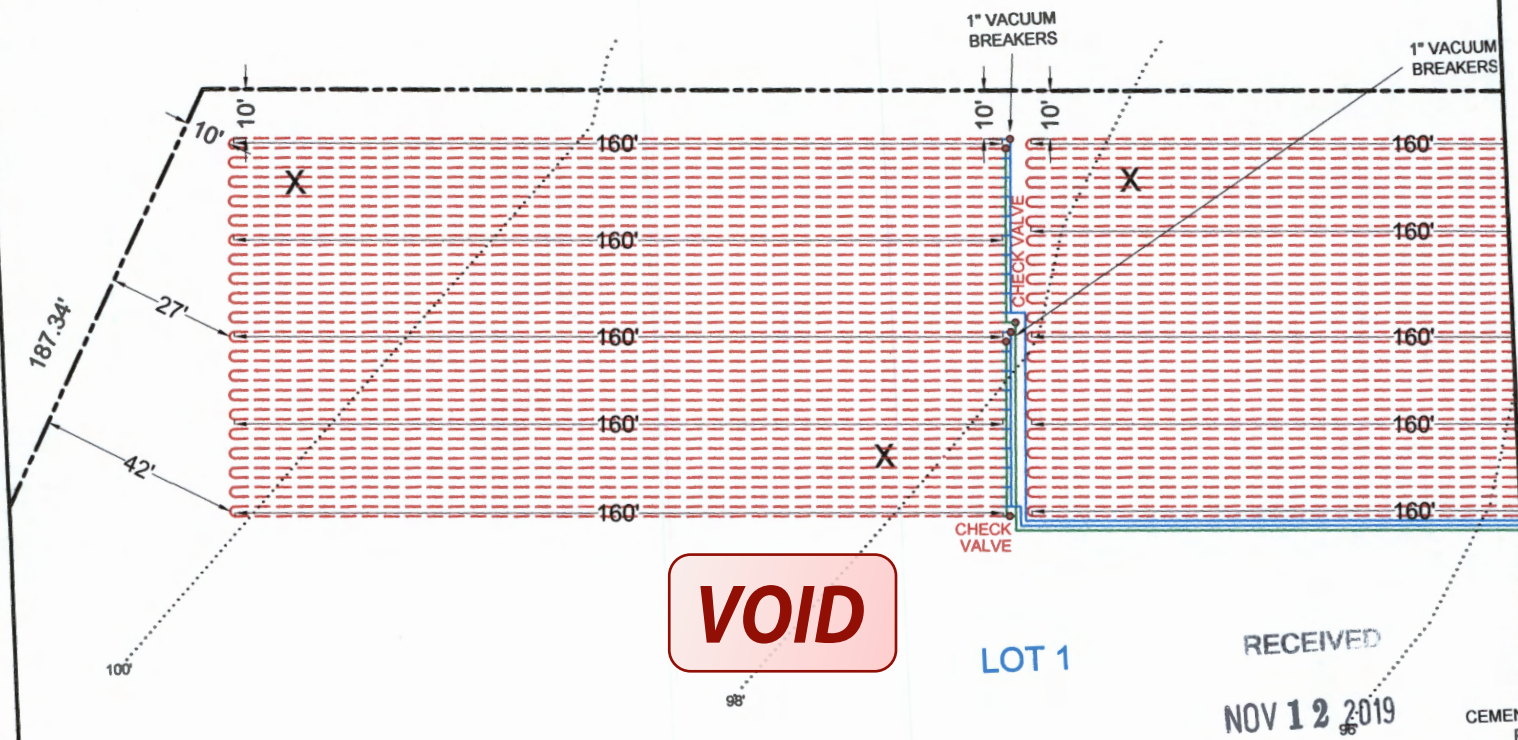
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X= TEST HOLE



OWNER: OPG OVERLOOK RIDGE PARTNERS, L.L.C.			DRAWN BY: EJS III	
STREET ADDRESS: 12565 F.M. 306		VOID		
LEGAL DESC: MARICOPA RANCH	SECTION: 3			
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 8/29/2019	2nd REVISION: 10/31/2019	

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LOT 1

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501.29'

FLOOR

INSTALL 25,600sf OF FIELD USING 12,800' OF DRIP TUBING DIVIDED INTO 4 ZONES. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

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PREPARED BY: GREG W. JOHNSON, P.E. F#002585	2nd REVISION: 10/31/2019		



Hernandez, Sandra

From: Hernandez, Sandra
Sent: Tuesday, November 26, 2019 12:20 PM
To: 'Greg Johnson'
Subject: 109994 deficiency comments
Attachments: plat.pdf

RE: Maricopa Ranch, Unit 3, Lot 1

Greg,

We received planning materials for the referenced permit application on November 12, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

-  The recorded plat indicates that there is a 10' x 40' guying easement, and BSL/drainage easements on the property that are not shown on the site plan.
-  Indicate how equal distribution will be achieved.
- 3. Revise accordingly and resubmit.

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

Thank you,

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

15/ITC/1844468 -COM/DPP

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS

§
§
§

KNOW ALL BY THESE PRESENTS:

COUNTY OF COMAL

THAT JANE R. LAPINSKI and J.E.R. PROPERTIES, LTD., a Texas limited partnership (collectively, the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration in hand paid by the OPG OVERLOOK RIDGE PARTNERS, LLC, a Texas limited liability company ("Grantee"), whose mailing address is 227 N. Santa Fe, Suite 310, Salina, Kansas 67401, the receipt and sufficiency of which is hereby acknowledged and confessed, has granted, sold and conveyed, and by these presents does grant, sell and convey, unto Grantee:

- (a) The real property described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes (the "Land"); together with
- (b) All right, title and interest in any and all development rights relating tom, associated with and/or appurtenant to the Land, including, but not limited to, all right, title and interest of Grantor in and to: (i) all improvements, fixtures, privileges and appurtenances thereto; (b) utilities, sewage treatment capacity, water capacity, drainage and detention rights, if any, to serve or which will serve the Land and improvements now or hereafter constructed thereon; (c) surveys, engineering, soils, seismic, geological and environmental reports, studies, certificates and other technical descriptions applicable to the Property; (d) warranties, guaranties, indemnities, claims and causes of action, to the extent applicable to the Land; (e) leases, licenses, permits, governmental approvals, bank accounts related to the Land's operations and reserves, utility commitments, utility rights, reimbursement rights, development rights or other similar rights; and (f) rights in and engineering and architectural plans and specifications;
- (c) All right, title and interest of Grantor in any alleys, strips or gores of land, if any adjoining the Land ("Appurtenant Rights");
- (d) All right, title and interest of Grantor, if any, in and to any easements and rights-of-way rights of ingress or egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and

- (e) All right, title and interest to the service, equipment, supply, management, maintenance, utility, listing and other operating contracts relating to the land (the "Service Contracts").

The Land, improvements, Appurtenant Rights, Service Contracts and rights, the titles, interests and appurtenances thereto hereinabove described are hereafter collectively referred to as the "Property".

This Special Warranty Deed ("Deed") and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions"), and to all regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect and relating to the Property. Mention of any Permitted Exceptions does not imply that same are valid as to the Property.

All ad valorem taxes and assessments for the Property for the year in which this Deed is executed have been prorated by the parties hereto, and Grantee hereby expressly assumes liability for the payment thereof. If such proration was based upon an estimate of such taxes and assessments for such year, then upon demand the parties hereto shall promptly and equitably adjust all such taxes and assessments as soon as actual figures for the Property for such year are available.

To have and to hold the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the Property unto Grantee against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

[Signature and Notary Page Follows]

Executed on the date of the acknowledgment below but effective as of the 30th day of Oct., 2019.

Jane R. Lapinski
JANE R. LAPINSKI, an individual

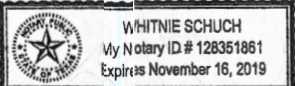
J.E.R. PROPERTIES, LTD., a Texas limited partnership

By: J.E.R. MANAGEMENT CO., LLC, a Texas limited liability company, its general partner

By: Jane R. Lapinski
Jane R. Lapinski, Manager

STATE OF TEXAS §
§
COUNTY OF COMAL §

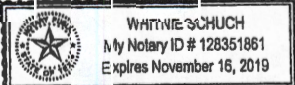
This instrument was acknowledged before me on the 29th day of October, 2019 by Jane R. Lapinski.



Whitnie Schuch
Notary Public – State of Texas

STATE OF TEXAS §
§
COUNTY OF COMAL §

This instrument was acknowledged before me on the 29th day of October, 2019 by Jane R. Lapinski, Manager of J.E.R. Management Co., LLC, a Texas limited liability company, general partner of J.E.R. PROPERTIES, LTD., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Whitnie Schuch
Notary Public – State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND

Lot 1 and Lot 2 of Maricopa Ranch Subdivision, Section Three, a subdivision in Comal County, Texas, according to the plat thereof recorded in Document 201906026733,

UNOFFICIAL

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Plat of Maricopa Ranch Subdivision, Section Three as recorded in Document No. 201906626733, Official Public Records, Comal County, Texas, and Development Restrictions in Document No. 20196024303, Official Public Records, Comal County, Texas.
2. Easements, setback lines and other matters shown or referenced on plat recorded in Document No. 201906026733, Official Public Records, Comal County, Texas ("Recorded Plat").

3. Channel Easement:

Recorded: Volume 121, Page 540, Deed Records, Comal County, Texas
To: State of Texas
Location: As shown on the Recorded Plat

4. Utility Easement:

Recorded: County Clerk's File No. 201206040228
To: Pedernales Electric Cooperative, Inc.
Location: As shown on the Recorded Plat

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
10/30/2019 02:17:03 PM
TERRI 5 Pages(s)
201906039099



Bobbie Koepf

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Home Owner
12565 FM 306
Canyon Lake, TX 78133

Printed: 2/2/2021
Site: 12565 FM 306
Canyon Lake, TX 78133

Permit #: **109994**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Maricopa Ranch

Customer ID: 2062

Contract Dates: 10/13/2020 - 10/13/2023

Scheduled Date 2/13/2021

Inspection 1 of 36

GPS Coordinates - Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

Visit Date: 2/1/2021

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

This counts as a type of "Scheduled Inspection"

Entered By: .

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Color: Good

Odor: Good

Comments

Scum on pretreatment: 0" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Owner signature: _____

nsp ID #: 7890

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: Home Owner
12565 FM 306
Canyon Lake, TX 78133

Printed: 4/6/2021
Site: 12565 FM 306
Canyon Lake, TX 78133

Permit #: **109994**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Maricopa Ranch

Customer ID: 2062

Contract Dates: 10/13/2020 - 10/13/2023

Scheduled Date 3/13/2021

Inspection 2 of 36

GPS Coordinates - Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

Visit Date: 4/5/2021

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

This counts as a type of "Scheduled Inspection"

Entered By: _

Comments

Building is still vacant

Service Completed

Owner signature: _____

Insp ID #: 8811

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

Technician: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Printed: 5/27/2021
Site: 12565 FM 306
Canyon Lake, TX 78133

Permit #: **109994**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Maricopa Ranch

Customer ID: 2062

Contract Dates: 10/13/2020 - 10/13/2023

Scheduled Date 5/13/2021

Inspection 3 of 36

GPS Coordinates - Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

Visit Date: 5/26/2021

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

This counts as a type of "Scheduled Inspection"

Entered By: _

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 3

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Scum on pretreatment:0" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Owner signature: _____

Insp ID #:9856

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Printed: 9/29/2021
Site: 12565 FM 306
Canyon Lake, TX 78133

Permit #: **109994** Customer ID: 2062
Agency: Comal County Contract Dates: 10/13/2020 - 10/13/2023
County: Sub: Maricopa Ranch Scheduled Date 6/13/2021 Inspection 4 of 36
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 9/29/2021

Entered By: Danielle Jordan

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

System functioning properly

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

Service Completed

Insp ID #: 12042

Provider: Christopher Ryan Seidensticker
PS Septic Supply & Service

Technician: Christopher Ryan Seidensticker
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Printed:3/24/2022
Site: 12565 FM 306
Canyon Lake, TX 78133

Permit #: **109994** Customer ID: 2062
Agency: Comal County Contract Dates: 10/13/2020 - 10/13/2023
County: Sub: Maricopa Ranch Scheduled Date: 3/13/2022 Inspection 13 of 36
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 3/23/2022

Entered By: Michelle Irvin

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 12

Irrigation Pumps: Operational

For Tank 2: 2

Disinfection Device: Operational

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Service Completed

Scum = 2" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #:16408

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Printed: 4/21/2022
Site: 12565 FM 306
Canyon Lake, TX 78133

Permit #: **109994** Customer ID: 2062
Agency: Comal County Contract Dates: 10/13/2020 - 10/13/2023
County: Sub: Maricopa Ranch Scheduled Date: 4/13/2022 Inspection 14 of 36
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 4/20/2022

Entered By: Michelle Irvin

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 16

Irrigation Pumps: Operational

For Tank 2: 8

Disinfection Device: Operational

For Tank 3: 2

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

Comments

Service Completed

Scum = 3" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #:17179

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Printed:5/13/2022
Site: 12565 FM 306
Canyon Lake, TX 78133

Permit #: **109994** Customer ID: 2062
Agency: Comal County Contract Dates: 10/13/2020 - 10/13/2023
County: Sub: Maricopa Ranch Scheduled Date: 5/13/2022 Inspection 15 of 36
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 5/12/2022

Entered By: Michelle Irvin

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

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

Sludge Levels
For Tank 1: 14
For Tank 2: 4
For Tank 3: 1

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

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

Color: Good
Odor: Good

Alarm: Operational

Comments

Scum = 2" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #:17736

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Printed:6/23/2022
Site: 12565 FM 306
Canyon Lake, TX 78133

Permit #: **109994** Customer ID: 2062
Agency: Comal County Contract Dates: 10/13/2020 - 10/13/2023
County: Sub: Maricopa Ranch Scheduled Date: 6/13/2022 Inspection 16 of 36
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 6/23/2022

Entered By: _

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

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

Sludge Levels
For Tank 1: 10
For Tank 2: 2

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

Tank Lid / Riser: Secured
Insp. Port / Plug: Secured

Alarm: Operational

Comments

Service Completed

Scum on pretreatment 2" cleaned drip filter and backflushed drip field - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Insp ID #:18983

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Printed: 7/6/2022
Site: 12565 FM 306
Canyon Lake, TX 78133

Permit #: **109994** Customer ID: 2062
Agency: Comal County Contract Dates: 10/13/2020 - 10/13/2023
County: Sub: Maricopa Ranch Scheduled Date: 7/13/2022 Inspection 17 of 36
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application GPS Coordinates - Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 7/5/2022

Entered By: Michelle Irvin

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

Aerators: <u>Operational</u>	Sludge Levels
Filters: <u>Operational</u>	For Tank 1: <u>16</u>
Irrigation Pumps: <u>Operational</u>	For Tank 2: <u>4</u>
Disinfection Device: <u>Operational</u>	For Tank 3: <u>1</u>

Tank Lid / Riser: Secured

Sprinkler Drip Backwash: Good

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

Color: Good
Odor: Good

Alarm: Operational

Comments

Scum = 3" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Insp ID #: 19256

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed:9/27/2022 Insp ID #:21234

Permit #: **109994**

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Main Phone:
Work:
Cell Phone:
Alt Cell:

Customer ID: 2062

Contract Dates: 10/13/2020 - 10/13/2023

Scheduled Date: 9/13/2022

Inspection 19 of 36

Installed: 10/13/2020

Warranty End: 10/13/2023

Agency: Comal County

County:

Sub: Maricopa Ranch

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Entered By: Nicole Loria

Visit Date: 9/27/2022

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 18

For Tank 2: N/A

For Tank 3: 4

For Tank 4: 1

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment 3 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Site: 12565 FM 306, Canyon Lake, TX 78133

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed:10/13/2022 Insp ID #:21792

Permit #: **109994**

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Main Phone:
Work:
Cell Phone:
Alt Cell:

Customer ID: 2062

Contract Dates: 10/13/2020 - 10/13/2023

Scheduled Date: 10/13/2022 Inspection 20 of 36

Installed: 10/13/2020

Warranty End: 10/13/2023

Agency: Comal County
County:

Sub: Maricopa Ranch

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Nicole Loria

Visit Date: 10/12/2022

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 14

For Tank 2: N/A

For Tank 3: 6

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment 3 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Site: 12565 FM 306, Canyon Lake, TX 78133

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed: 12/5/2022 Insp ID #: 23362

Permit #: **109994**

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Main Phone: (325) 763-9615
Work:
Cell Phone:
Alt Cell:

Agency: Comal County
County: Comal County Sub: Maricopa Ranch
Mfg / Brand: - MAXX AIR
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 2062
Contract Dates: 10/13/2020 - 10/13/2023
Scheduled Date: 11/13/2022 Inspection 21 of 36
Installed: 10/13/2020
Warranty End: 10/13/2023
GPS Coordinates: Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 12/1/2022

Entered By: Nick Zigalo

Method: Grab

Copy emailed to Customer

Technician: Nick Zigalo

Customer Emailed: 12/5/2022

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 10

Irrigation Pumps: Operational

Disinfection Device: Operational

For Tank 3: 15

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

scum in trash tank is 5" - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 12/5/2022.

Site: 12565 FM 306, Canyon Lake, TX 78133

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT0002016 Expires: 12/31/2023

Luna Environmental

4222 FM 482

New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:7/27/2023

Permit: 109994

Site: 12565 FM 306, Canyon Lake, TX 78133

Main Phone: 3257639615

The Residences of Overlook

12565 FM 306

Canyon Lake, TX 78133

Agency: Comal County

County: Comal County

Subdivision: Maricopa Ranch

System Info: MFG: <u> </u> Brand: <u>FUJI CLEAN</u>	Customer ID: <u>3461</u>
Treatment Type: <u>Aerobic</u> Disposal Type: <u>Drip Emitters</u>	Insp ID: <u>30515</u>
Installed: <u>10/13/2020</u> Warranty Expiration: <u>10/13/2021</u>	
Visit Details	<----->
Visit Date: <u>7/27/2023</u> Entered By: <u>Ryan Seidensticker</u>	GPS Lat: 29.8645 GPS Long: -98.1680
Scheduled Date: <u>5/13/2023</u> Contract Starts: <u>10/13/2020</u>	
Entered On: <u>7/27/2023</u> Contract Ends: <u>10/13/2023</u>	
Visit Results	
Service Type: <u>Scheduled Inspection</u>	
Count: <u>Inspection 27 of 36</u>	
Method: <u>Grab</u> License # Expires	
Technician: <u>Not Assigned</u>	
Provider: <u>Luna Environmental, LLC</u>	<input checked="" type="checkbox"/> Service Completed

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

Cleaned drip filter, backflshued drip field - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Luna Environmental

4222 FM 482
New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:8/21/2023

Permit: 109994

Site: 12565 FM 306, Canyon Lake, TX 78133

Main Phone: 3257639615

The Residences of Overlook

12565 FM 306
Canyon Lake, TX 78133

Agency: Comal County
County: Comal County
Subdivision: Maricopa Ranch

System Info: MFG: Brand: FUJI CLEAN Customer ID: 3461
Treatment Type: Aerobic Disposal Type: Drip Emitters Insp ID: 31646
Installed: 10/13/2020 Warranty Expiration: 10/13/2021
Visit Details <----->
Visit Date: 8/21/2023 Entered By: Ryan Seidensticker GPS Lat: 29.8645 GPS Long: -98.1680
Scheduled Date: 6/13/2023 Contract Starts: 10/13/2020
Entered On: 8/21/2023 Contract Ends: 10/13/2023

Visit Results

Service Type: Scheduled Inspection
Count: Inspection 28 of 36

Method: <u>Grab</u>	License #	Expires
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Technician: Not Assigned

Provider: Luna Environmental, LLC Service Completed

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

Tank Lid / Riser: Secured
Insp. Port / Plug: Secured

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

Alarm: Operational

Comments

Cleaned drip filters, backflushed drip fields - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Luna Environmental

4222 FM 482
New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:9/22/2023

Permit: 109994

Site: 12565 FM 306, Canyon Lake, TX 78133

Main Phone: 3257639615

The Residences of Overlook

12565 FM 306
Canyon Lake, TX 78133

Agency: Comal County
County: Comal County
Subdivision: Maricopa Ranch

System Info: MFG: Brand: FUJI CLEAN Customer ID: 3461
Treatment Type: Aerobic Disposal Type: Drip Emitters Insp ID: 33254
Installed: 10/13/2020 Warranty Expiration: 10/13/2021
Visit Details <----->
Visit Date: 9/22/2023 Entered By: Ryan Seidensticker GPS Lat: 29.8645 GPS Long: -98.1680
Scheduled Date: 7/13/2023 Contract Starts: 10/13/2020 Customer Emailed: 9/22/2023
Entered On: 9/22/2023 Contract Ends: 10/13/2023

Visit Results

Service Type: Scheduled Inspection
Count: Inspection 29 of 36

Method: <u>Grab</u>	License #	Expires
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Technician: Zach Brown

Provider: Luna Environmental, LLC Service Completed

Aerators: Operational Sludge Level Tank 1: 3
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational

Electric Circuits: Operational Tank Lid / Riser: Secured
Distribution System: Operational Insp. Port / Plug: Secured
Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

Scum on pretreatment 3" one compressor is out, proposal sent - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 9/22/2023.

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed: 1/4/2023

Insp ID #: 24453

Permit #: **109994**

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Main Phone: (325) 763-9615
Work:
Cell Phone:
Alt Cell:

Customer ID: 2062

Contract Dates: 10/13/2020 - 10/13/2023

Scheduled Date: 12/13/2022 Inspection 22 of 36

Installed: 10/13/2020

Warranty End: 10/13/2023

Agency: Comal County

County: Comal County

Mfg / Brand: - MAXX AIR

Sub: Maricopa Ranch

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

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

Visit Date: 1/4/2023

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

cleaned drip filters, backflushed drip field

Service Completed

Site: 12565 FM 306, Canyon Lake, TX 78133

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

PS Septic Supply & Service
23011 FM 306
Canyon Lake, TX 78133

Phone: (830) 850-0080
Fax: (830) 935-4932

Printed: 1/24/2023

Insp ID #: 25009

Permit #: **109994**

To: The Residences of Overlook
12565 FM 306
Canyon Lake, TX 78133

Main Phone: (325) 763-9615

Work:

Cell Phone:

Alt Cell:

Customer ID: 2062

Contract Dates: 10/13/2020 - 10/13/2023

Scheduled Date: 1/13/2023

Inspection 23 of 36

Installed: 10/13/2020

Warranty End: 10/13/2023

Agency: Comal County

County: Comal County

Mfg / Brand: - MAXX AIR

Sub: Maricopa Ranch

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.8645 Longitude: -98.1680

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Entered By: Ashley Spitzenberger

Visit Date: 1/23/2023

Copy emailed to Customer

Customer Emailed: 1/24/2023

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 22

Irrigation Pumps: Operational

For Tank 2: NA

Disinfection Device: Operational

For Tank 3: 6

For Tank 4: 2

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment 3 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 1/24/2023.

Site: 12565 FM 306, Canyon Lake, TX 78133

Provider: *Christopher Ryan Seidensticker*
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023



WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer	Residential	Initial Contract
<input type="text" value="The Residences of Overlook"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Address	Agency	
<input type="text" value="12565 FM 306, Canyon Lake, TX 78133"/>	<input type="text" value="Comal County"/>	
Email	Phone	Permit Number
<input type="text" value="seldininvoices@opstechnology.com"/>	<input type="text" value="(325) 763-9615"/>	<input type="text" value="109994"/>
System Details		
<input type="text" value="Treatment: Aerobic Drip Emitters / System: FUJI CLEAN 3000 Max GPD"/>		

MAINTENANCE AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 9595 Ranch Rd 12 Suite #1, Wimberley, TX 78676. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates & Fees:

This agreement commences upon receipt by the Contractor of notice that the Local Regulatory Agency has given final approval of the installation (for a new or modified system), or on for an existing system, provided the Contractor has received payment in full of Fee(s) as agreed herein. The fees for this agreement are and shall be prepaid per the payment terms outlined herein.

III. Renewal Terms:

The term of this Agreement is but in no case shall the Fee to the Contractor be for less than **one (1) year**. This Agreement is non-expiring and automatically renews without need for signing of any additional document(s) – provided Client continues to timely pay the Fee(s) when due. Agreements paid monthly are paid using Contractor's system for automatic debit or automatic draft. Agreements that are prepaid will be invoiced by Contractor before the due date and must be timely paid by Client. If not timely paid before the due date, the Contractor has the right to terminate this Agreement.

IV. Services by Contractor:

1. Inspect and perform routine maintenance on the part with "On-Site Sewage Facility ("OSSF or "the system") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Replacement, Replenishment, and

Repairs are additional services not covered by the Fee. Regarding all such work, Contractor shall abide by Client's election in Section V of this agreement.

5. Report to the appropriate regulatory agency and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory agency within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at (855) 560-9909

V. Client Responsibilities:

1. Maintain a current License to Operate and abide by the conditions and limitations of that license and all requirements for OSSF from the State and Local Regulatory Agency as well as manufacturer's recommendations.
2. Maintain disinfection unit and at all times provide proper and adequate chlorine supply or operating disinfection component, if OSSF is equipped with same.
3. Provide all necessary site, yard, or lawn maintenance and removal of obstacles, including dogs and other animals, as needed to allow the system and its components to function properly and to allow Contractor safe and easy access to all parts of the system and its components.
4. Maintain site drainage to prevent adverse effects on OSSF.
5. Provide for pumping of tanks, when and as suggested by Contractor, at Client's own expense. Typically, every 3 years.
6. Do not exceed the system's physical, hydraulic, or biological limitations
7. Notify Contractor within 24 hours of the occurrence of any and all alarms or problems with any component or with the system.
8. Be available by text, phone, or in person when the Contractor is on-site in case of required repair approvals or questions.
9. Promptly pay Contractor's bills, fees, and invoices in full.
10. Elect one of the following:

Yes, I authorize. If during the Contractor's time of the maintenance check any component of the system is found to need replacement, replenishment, or repair, then Client authorizes Contractor to perform the service per the above and bill or charge the Client for such additional services without further approval by Client so long as the service is \$150 or less and the Contractor has the necessary materials to perform the replacement, replenishment, or repair.

No, I do not authorize. If, during the Contractor's maintenance check, any component of the system is found to be in need of replacement, replenishment, or repair, Contractor will notify Client of repairs needed and, where feasible, provide an estimate of costs. No replacement, replenishment, or repairs will be performed without express approval of Client. Additional Service fees will apply for return visits to perform repairs.

VI. Authority

In signing this Agreement, the Client: (1) hereby affirms ownership to the Property as well as the OSSF that is the subject of this Agreement. (2) represents that he/she has authority to permit Contractor's entry upon property to monitor, service, or repair and agrees to hold Contractor and its agents harmless for entry upon such real property for these purposes, and (3) represents to have the authority to bind all owners of the property to the terms of this agreement, or to accept personal responsibility for these terms.

VII. Access By Contractor

Contractor is hereby granted access to the system and all related components for the purposes of performing the Services or Additional Services. Unless other arrangements have been made in advance in writing, Contractor's personnel may enter the property at reasonable times without any form of notice for the purpose of performing the Services or Additional Services. Contractor will require free, unrestricted access to the system and related components for the purpose of performing all work. If upon arrival at the site, Contractor determines that access is prevented, blocked, or restricted, Contractor is not required to perform any of the steps, and will be credited with completion of that maintenance check. Additional maintenance checks to complete the Services shall be billed to Client as an Additional Service.

VIII. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a \$30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. All invoices are due upon receipt by Client. Under no condition shall prepayment of Fee, or the sum of monthly payments of Fee, be for less than **a one-year** term. After **1 year(s)**, prepaid agreements (other than monthly) may be prorated using monthly increments, less other charges as discussed elsewhere in this Agreement.

IX. Application or Transfer of Payment:

The Fee paid for this Agreement may transfer to the subsequent owner(s), however, this Agreement will not transfer. Client will advise subsequent owner(s) of the regulatory requirement for a replacement Agreement. Regulations require that replacement Agreements be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past-due obligations arising from this Agreement including late charges, returned check charges, and charges for repairs or services not paid within 10 days of invoicing. Unpaid balances on Client's account may lead to the extension of the monthly drafting or debiting program, if applicable, to complete payment of Client's account balance(s).

X. Termination of Agreement:

After a minimum of **1 year(s)**, in order to provide sufficient time to comply with the regulatory requirement for notices from the Contractor to the Local Regulatory Agency, this Agreement may be terminated for any reason by either party with a minimum 30 day written notice, without fault of the terminating party. Contractor shall be due a Fee equal to at least the first year and may also deduct for any other work performed by Contractor but not yet paid by Client, whether invoiced prior to termination or not. Contractor will notify the appropriate Local Regulatory Agency of this termination.

XI. Limitation 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 of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

XII. 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 held valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, 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.

The Residences of Overlook

Customer Name

Customer Signature

Luna Environmental / Logan Leppo

Maintenance Provider Name

LOGAN LEPPA
License # MP0002494

Maintenance Provider Signature

Additional Comments / Special Terms