

# COMAL COUNTY

ENGINEER'S OFFICE

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

Issued This Date: **07/29/2020** Permit Number: **110139**

Location Description: **547 TWILIGHT DR  
CANYON LAKE, TX 78133**

Subdivision: Canyon Lake Forest  
Unit: 3  
Lot: 1059  
Block:  
Acreage:

Type of System: **Aerobic  
Drip Irrigation**

Issued to: **Pena Life Properties**

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority  
**Comal County Environmental Health**

**OS0034792**

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR **OS 0025599**

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Peter Varhol Construction OSSF Installer #: OS0031132

1st Inspection Date: 06-05-2020 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 07-29-2020

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

Permit#: 110139 Address: 547 Twilight Dr. / Canyon Lake Forest

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	06-05-20	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		06-05-20		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

06-05-2020 BMO

07-29-2020 BMO

Covered

Tank Set Level No Leaks  
Operational  
Ready for Cover  
Revision on Tank Location

**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	06-05-20	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		06-05-20		
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			<b>B-550-PC</b>			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			<b>NuWater</b>			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation	06-05-20	285.33(c)(3)(A)-(F)		06-05-20		
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.	06-05-20	285.32(c)(1)		06-05-20		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
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						

**Comal County Environmental Health  
OSSF Inspection Sheet**

**Final**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	06-05-20	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)		06-05-20		
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)				07-29-20
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



# COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 110139  
Issued This Date: 12/19/2019  
This permit is hereby given to: Pena Life Properties

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

547 TWILIGHT DR  
CANYON LAKE, TX 78133

Subdivision: Canyon Lake Forest  
Unit: 3  
Lot: 1059  
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**  
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

12/18/19  
\_\_\_\_\_  
Date

___ COMPLETE APPLICATION Check No. _____ Receipt No. _____
---------------------------------------------------------------

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

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

Date December 9, 2019

Permit # 110139

Owner Name PENA LIFE PROPERTIES Agent Name GREG W. JOHNSON, P.E.
Mailing Address PO BOX 1554 Agent Address 170 HOLLOW OAK
City, State, Zip CANYON LAKE TEXAS 78133 City, State, Zip NEW BRAUNFELS, TX 78132
Phone# 830-935-2098 Phone # (830) 905-2778
Email carrie@havenbrooktx.com Email gregjohnsonpe@yahoo.com

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

Subdivision Name CANYON LAKE FOREST Unit/Phase/Section 3 Lot 1059 Block
Acreage/Legal
Street Name/Address 547 TWILIGHT City CANYON LAKE Zip 78133

Type of Development:

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[X] Single Family Residential

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

Number of Bedrooms 3

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Indicate Sq Ft of Living Area 1294

[ ] Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants
Restaurants, Lounges, Theaters - Indicate Number of Seats
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds
Travel Trailer/RV Parks - Indicate Number of Spaces
Miscellaneous

Estimated Cost of Construction: \$ 18 0,000 (Structure Only)

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

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

Source of Water [X] Public [ ] Private Well

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

By signing this application, I certify that:

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

Signature of Owner

Date 12/17/19



\*\*\* 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) NUWATER B-550-PC Absorption/Application Area (Sq Ft) 2000

Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

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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.)

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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

Handwritten signature of Greg W. Johnson

December 12, 2019
Date

AFFIDAVIT



201906045740 12/18/2019 11:53:38 AM 1/1

THE COUNTY OF COMAL  
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (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.

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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 1059 LOT \_\_\_\_\_ CANYON LAKE FOREST \_\_\_\_\_ SUBDIVISION

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

The property is owned by (insert owner's full name): PENA LIFE PROPERTIES

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.

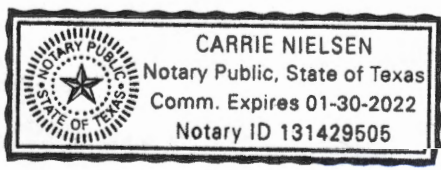
WITNESS BY HAND(S) ON THIS 17<sup>th</sup> DAY OF December, 2019

[Signature]  
Owner(s) signature(s)

Evan Pena - MANAGER  
Owner (s) Printed name (s)

Evan Pena SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17<sup>th</sup> DAY OF December, 2019

[Signature]  
Notary Public Signature



(Notary Seal Here)

THIS AREA FOR COMAL COUNTY ENGINEER'S OFFICE USE ONLY

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
12/18/2019 11:53:38 AM  
TERRI 1 Page(s)  
201906045740

[Signature]  
Bobbie Koepf



WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

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

Permit/License Number \_\_\_\_\_  
Customer PENA LIFE PROPERTIES  
Site Address 547 TWILIGHT DRIVE  
City CANYON LAKE Zip 78133  
Mailing Address P.O. BOX 1554, CL, TX 78133  
County COMAL Map # 355 C6  
Phone 830-935-2098  
Email lars@havenbrooktx.com

2 YEAR CONTRACT  
2 YEAR WARRANTY ON PARTS AND LABOR

SUBDIVISION/LEGAL: CANYON LAKE FOREST, UNINCORPORATED COUNTY COMAL 1059  
COUNTY ENGINEER

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

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

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

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

AP  
Customer's Initials



BS  
Contractor's Initials



f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

**V. Disinfection:**

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

**VI. Electronic Monitoring:**

Electronic Monitoring is not included in this Agreement.

**VII. Performance of Agreement:**

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

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

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

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

**VIII. Customer's Responsibilities:**

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

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

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

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

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

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

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

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

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

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

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

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

**IX. Access by Contractor:**

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

**X. Limit of Liability:**

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

**XI. Indemnification:**

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or

Customer's Initials



BS

Contractor's Initials

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description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

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

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

**XII. Severability:**

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

**XIII. Fee for Services:**

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

**XIV. Payment:**

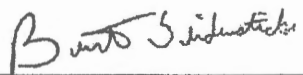
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the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

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

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


**XVI. Entire Agreement:**

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

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

  
Customer Signature

Date 12/17/19

  
Customer's Initials



BS

Contractor's Initials

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

Date Soil Survey Performed: December 11, 2019

Site Location: CANYON LAKE FOREST, UNIT 3, LOT 1059

Proposed Excavation Depth: N/A

**Requirements:**

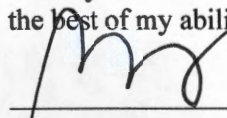
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation 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.

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SOIL BORING NUMBER _____ SURFACE EVALUATION _____						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 8"	BROWN
1						
2						
3						
4						
5						

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

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

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

12/11/19  
\_\_\_\_\_  
Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: December 12, 2019

**Applicant Information:**

Name: PENA LIFE PROPERTIES  
Address: P.O. BOX 1554  
City: CANYON LAKE State: TEXAS  
Zip Code: 78133 Phone: (830) 302-8539

**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 1059 Unit 3 Blk \_\_\_ Subd. CANYON LAKE FOREST  
Street Address: 547 TWILIGHT DRIVE  
City: CANYON LAKE Zip Code: 78133  
Additional Info.: \_\_\_\_\_

**Installer Information:**

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

**Topography:** Slope within proposed disposal area: 15 %  
Presence of 100 yr. Flood Zone: YES \_\_\_ NO X  
Existing or proposed water well in nearby area. YES \_\_\_ NO X  
Presence of adjacent ponds, streams, water impoundments YES \_\_\_ NO X  
Presence of upper water shed YES \_\_\_ NO X  
Organized sewage service available to lot YES \_\_\_ NO X

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

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

12/12/19  
\_\_\_\_\_  
DATE



**FIRM #2585**

**AEROBIC TREATMENT  
DRIP TUBING SYSTEM  
DESIGNED FOR:  
PENA LIFE PROPERTIES  
P.O. BOX 1554  
CANYON LAKE, TEXAS 78133**

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**SITE DESCRIPTION:**

Located in Canyon Lake Forest, Unit 3, Lot 1059, at 547 Twilight Drive, the proposed system will serve a three bedroom residence (1294sf.) situated in an area with shallow Type III soil as described in the Soil Evaluation Report. Native grasses and 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 3-inch SCH-40 pipe discharges from the residence into a NuWater B-550 600gpd aerobic plant containing a 353-gallon pretreatment tank, an aerobic treatment plant, and a 768-gallon pump chamber containing a submersible (Franklin C1 20XC1-05P4-W115 ) well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 8 minute run time with float setting at 240 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron disc filter (Arkal) then through a 1" SCH-40 manifold to a 2000 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with **0.61 gph** emitters set every two feet, as per the attached schematic. A pressure regulator PMR-MF 30psi installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to periodically flush the system by cycling a 1" ball valve. Solids caught in the spin filter are continuously flushed each cycle back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Field area will be scarified and built up with ~4" 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 (**NOT SAND**). The field area will be sodded with grass prior to system startup. **Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

**DESIGN SPECIFICATIONS:**

Daily waste flow: 240 GPD Table III  
Pretreatment tank size: 353 Gal  
Plant Size: NuWater B550 600gpd (TCEQ Approved)



Pump tank size: 768 Gal

Reserve capacity after High Level: 80 Gal (1/3 day Req'd)

Application Rate: Ra = 0.2 gal/sf

Total absorption area: Q/Ra = 240 GPD/0.20 = 1200 sf. (Actual 2000 sf.)

Total linear feet drip tubing: 1000' *Netifim Bioline* drip tubing .61 GPH

Pump requirement: 500 emitters @ .61 gph @ 30 psi = 5.0833gpm

Pump Requirement (cont.): Franklin C1 20XC1-05P4-W115 submersible well pump

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS

IN DRIP TUBING W/ NOM. DIA. 0.55" ID

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

$$\text{MSV} = 2(3.14159((.55/12)^2)/4) * 7.48 * 60$$

$$\text{MSV} = 1.5 \text{ gpm PER LINE} * 3 \text{ LINES} = 4.5 \text{ GPM MIN FLOW RATE}$$

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

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


$$\text{MSV} = 2(3.14159((1.049/12)^2)/4) * 7.48 * 60$$

$$\text{MSV} = 5.4 \text{ GPM}$$

**PIPE AND FITTINGS:**

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

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

  
12/12/19  
\_\_\_\_\_  
Greg W. Johnson, P.E. No. 67587 / F-2585  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778



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**REVISED**

12:16 pm, Jun 15, 2020

#110139



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

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

X= TEST HOLE

**NUWATER B 550 PC AEROBIC TREATMENT PLANT**

1" VACUUM BREAKERS

3 BDRM RES.  
1294sf

LOT 1059

DRIVEWAY

57.30'  
TWILIGHT DRIVE



OWNER: PENA LIFE PROPERTIES		DRAWN BY: EJS III/gwj	
STREET ADDRESS: 547 TWILIGHT DRIVE			
LEGAL DESC: CANYON LAKE FOREST	UNIT/SECTION/PHASE: 3	BLOCK:	LOT: 1059
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=20'	DATE: 12/12/2019	REVISED: 6/14/2020

## TANK NOTES:

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

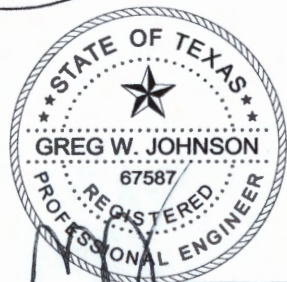
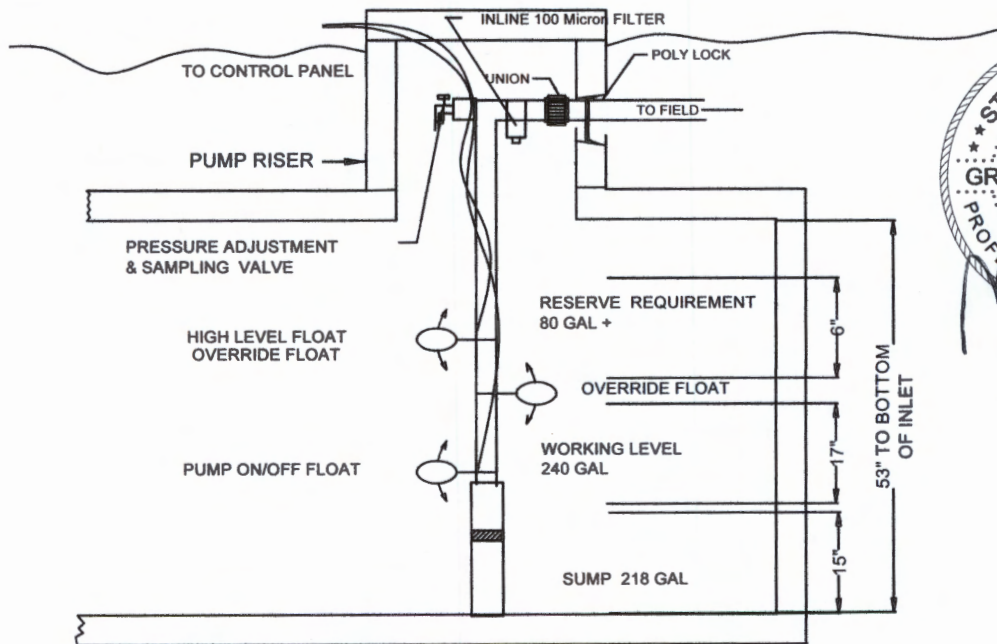
Tightlines to the tank shall be SCH-40 PVC.

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

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

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



F-2585

12/12/19

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

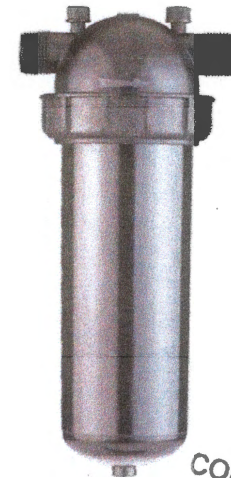


# Arkal 1" Super Filter

Catalog No. 1102 0 \_ \_ \_

## Features

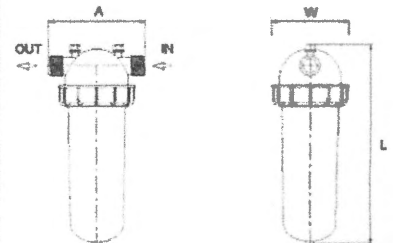
- ◆ A "T" shaped filter with two 1" male threads.
- ◆ A "T" volume filter for in-line installation on 1" pipelines.
- ◆ The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- ◆ Manufactured entirely from fiber reinforced plastic.
- ◆ A cylindrical column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



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## Technical Data

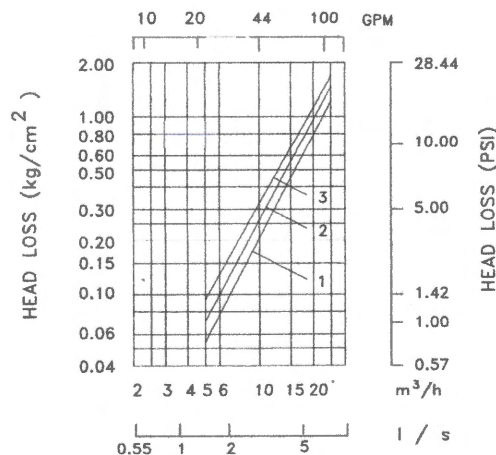
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter	
	33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m <sup>3</sup> /h (1.7 l/sec)	35 gpm
General filtration area	500 cm <sup>2</sup>	77.5 in <sup>2</sup>
Filtration volume	600 cm <sup>3</sup>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



## Filtration Grades

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

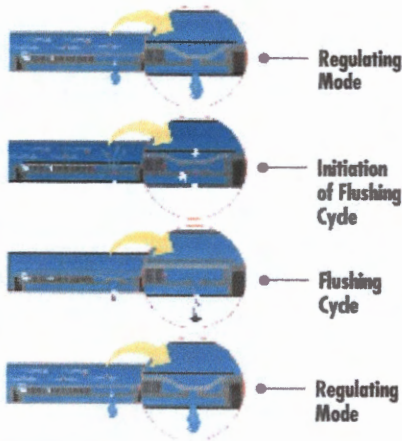
## Head Loss Chart





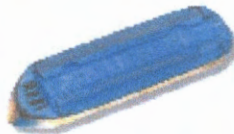
# Bioline® Dripperline

## Pressure Compensating Dripperline for Wastewater



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

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



### Product Advantages

#### The Proven Performer

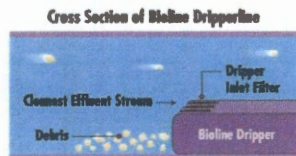
- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for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

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

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

#### Long-Term Reliability

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



#### Root Safe

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



### Applications

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

### Specifications

Wall thickness (mil): 45\*

Nominal flow rates (GPH): .4, .6, .9\*

Common spacings: 12", 18", 24"

Recommended filtration: 120 mesh

Inside diameter: .570\*

Color: Purple tubing indicates non-potable source

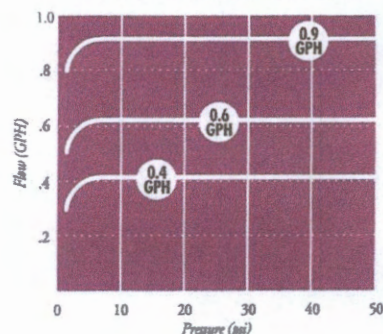
\*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

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### BIOLINE Flow Rate vs. Pressure



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

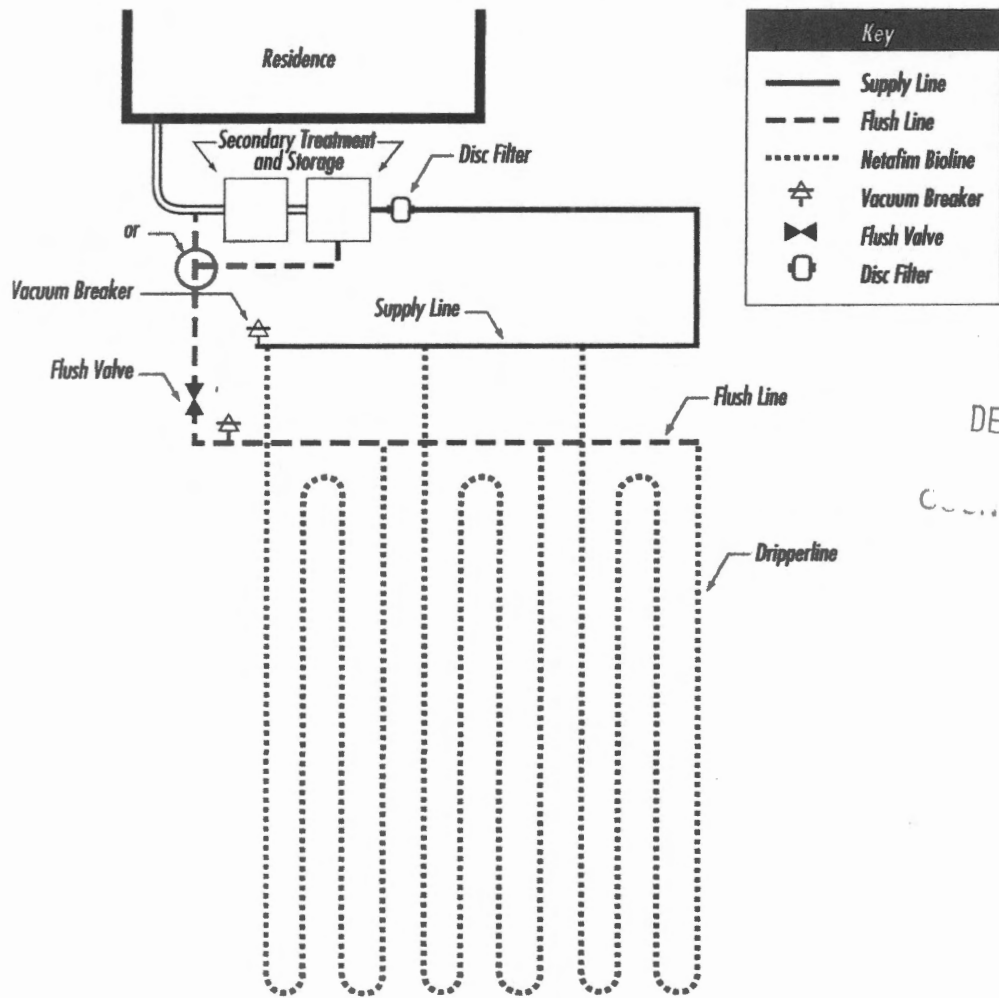
# NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

## SAMPLE DESIGNS

### SINGLE TRENCH LAYOUT

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

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



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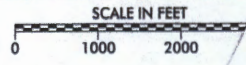
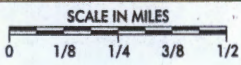
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AP 856

COUNTY CLERK





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

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

X= TEST HOLE

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NUWATER B 550 PC  
 AEROBIC TREATMENT  
 PLANT

**VOID**

3 BDRM RES.  
 1294sf

LOT 1059

DRIVEWAY

57.30'  
 TWILIGHT DRIVE



OWNER: PENA LIFE PROPERTIES		DRAWN BY: EJS III	
STREET ADDRESS: 547 TWILIGHT DRIVE			
LEGAL DESC: CANYON LAKE FOREST	UNIT/SECTION/PHASE: 3	BLOCK:	LOT: 1059
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=20'	DATE: 12/12/2019	REVISED:

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

### General Warranty Deed

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

Executed on date of acknowledgement to be Effective on: August 30, 2019

Grantor: **Joe Russell Andrade**

Grantor's Mailing Address: 5000 Long Beach Ave., Los Angeles, Los Angeles County, CA 90058

Grantee: **Pena Life Properties**

Grantee's Mailing Address: 28238 Bass Knoll, San Antonio, Bexar County, TX 78260

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

Property (including any improvements): **Lot 1059, Canyon Lake Forest, Unit No. 3**, Comal County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 75-76, Map and Plat Records of Comal County, Texas.

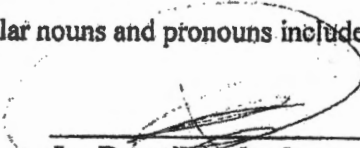
Reservations from Conveyance: None.

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

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

POOR QUALITY

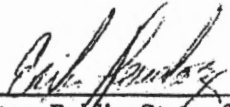
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
Joe Russell Andrade

THE STATE OF CALIFORNIA \*  
COUNTY OF LOS ANGELES \*

This instrument was acknowledged before me on this the 30<sup>th</sup> day of AUGUST, 2019, by Joe Russell Andrade.



  
\_\_\_\_\_  
Notary Public, State of CALIFORNIA

AFTER RECORDING RETURN TO:  
Alamo Title Company  
GF No. 4000131900572

PREPARED IN THE LAW OFFICE OF:  
Kristen Quinney Porter, LLC  
P.O. Box 312643  
New Braunfels, Texas 78131-2643

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
09/19/2019 03:17:37 PM  
TERRI 2 Pages(s)  
201906033434



*Bobbie Koepp*



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

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

To: Home Owner  
547 Twilight Dr  
Canyon Lake, TX 78133

Printed: 11/12/2020  
Site: 547 Twilight Dr  
Canyon Lake, TX 78133

Permit #: **110139**

Agency: Comal County

County: Comal

Sub:

Mfg / Brand: Advantage Wastewater LLC - Nu Water

Treatment Type: Aerobic With Chlorine System S/N: 39345

Disposal: Surface Application

Customer ID: 7144

Contract Dates: 7/29/2020 - 7/29/2022

Scheduled Date: 11/29/2020

Inspection 1 of 6

Installed: 2/18/2020

Warranty End: 2/18/2022

GPS Coordinates - Latitude: 29.85421 Longitude: -98.27187

**Service Type: Scheduled Inspection**

**Visit Date: 11/12/2020**

**Method: Grab**

**Technician: Alejandro Gonzalez**

**Maint. Provider: Rudy Carson**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Sludge Levels**

**For Tank 1: 6**

**For Tank 2: na**

**For Tank 3: 0"**

**Air Filter: Good**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. 0" of scum in pretreatment. - Cleaned compressor filter. Cleaned drip filter and flushed lines, psi is 24. - Secured system in the on position with a lock bolt. - Please complete customer information sheet and return to office so we can better serve you in the future. Thanks. Clarifying chamber/lid is buried, please expose so we can check.

**Service Completed**

Insp ID #: 101486

Provider:

*Rudy Carson*

Technician:

*Alejandro Gonzalez*

License #: MP0002036

License #: MT0000996

Expires:

*Alejandro Gonzalez*



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

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

To: Tonya Maosi  
547 Twilight Dr  
Canyon Lake, TX 78133

Printed: 3/16/2021  
Site: 547 Twilight Dr  
Canyon Lake, TX 78133  
(307) 231-6491

Permit #: 110139

Agency: Comal County

County: Comal

Sub:

Mfg / Brand: Advantage Wastewater LLC - Nu Water

Treatment Type: Aerobic With Chlorine System S/N: 39345

Disposal: Drip Emitters

Customer ID: 7144

Contract Dates: 7/29/2020 - 7/29/2022

Scheduled Date: 3/29/2021

Inspection 2 of 6

Installed: 2/18/2020

Warranty End: 2/18/2022

GPS Coordinates - Latitude: 29.85421 Longitude: -98.27187

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 3/16/2021

Time In: 1220pm

Out: 1250pm

Entered By: Michael Prosis

Method: Grab

Technician: Michael Prosis

Maint. Provider: Burt Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

**Sludge Levels**

For Tank 1: 22"

For Tank 2: na

For Tank 3: 10"

CFM: 3.0

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.0

**Comments**

**Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter. Red light- cleaned pump screen and drip filter. - \*\*\*SYSTEM PUMPING NEEDED\*\*\*\* We recommend R.W. Septic their number is 830-377-3995. recommend pumping pump tank due to 10", this can shorten the life of your pump.

Insp ID #: 106554

Provider: *Burt Seidensticker*

Technician: **Michael Prosis**

License #: MP0000002

License #: MP0002291

Expires: 2/28/2023



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

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

To: Tonya Maosi  
547 Twilight Dr  
Canyon Lake, TX 78133

Printed: 8/12/2021  
Site: 547 Twilight Dr  
Canyon Lake, TX 78133  
(307) 231-6491

Permit #: **110139**

Agency: Comal County  
County: Comal Sub:  
Mfg / Brand: Advantage Wastewater LLC - Nu Water  
Treatment Type: Aerobic With Chlorine System S/N: 39345  
Disposal: Drip Emitters

Customer ID: 7144  
Contract Dates: 7/29/2020 - 7/29/2022  
Scheduled Date: 7/29/2021 Inspection 3 of 6  
Installed: 2/18/2020  
Warranty End: 2/18/2022  
GPS Coordinates - Latitude: 29.85421 Longitude: -98.27187

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **8/12/2021** Time In: 12:20pm Out: 12:40pm

Entered By: Ronnie W Krampota

Method: Grab

Technician: Ronnie W Krampota

Maint. Provider: Rudy Carson

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

**Sludge Levels**

For Tank 1: 6

For Tank 2: N/A

For Tank 3: 0"

CFM: 2.8

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

PSI Pressure: 3.3

**Comments**

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Secured system in the on position with a lock bolt -  
Cleaned drip filter and back washed drip line - PSI gauge not working - Scum in pretreatment is 0"

nsp ID #: 112108

Provider: **Rudy Carson**

Technician: Ronnie W Krampota

License #: MP0002036

License #: MT0001175

Expires: 7/31/2023



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

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

To: Tonya Maosi  
547 Twilight Dr  
Canyon Lake, TX 78133

Printed: 12/8/2021  
Site: 547 Twilight Dr  
Canyon Lake, TX 78133  
(307) 231-6491

Permit #: **110139**  
Agency: Comal County  
County: Comal  
Mfg / Brand: Advantage Wastewater LLC - Nu Water  
Treatment Type: Aerobic With Chlorine System S/N: 39345  
Disposal: Drip Emitters

Customer ID: 7144  
Contract Dates: 7/29/2020 - 7/29/2022  
Scheduled Date: 11/29/2021 Inspection 4 of 6  
Installed: 2/18/2020  
Warranty End: 2/18/2022  
GPS Coordinates - Latitude: 29.85421 Longitude: -98.27187

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 12/8/2021

Out: 1213

Entered By: Billy Duff

Method: Grab

Technician: Billy Duff

Maint. Provider: Rudy Carson

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

**Sludge Levels**  
For Tank 1: 13  
For Tank 2: na  
For Tank 3: 1

CFM: 3.0

Tank Lid / Riser: Secured

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

Color: Good  
Odor: Good

Alarm: Operational

PSI Pressure: 3.0

**Comments**

**Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - broke up scum in PT - cleaned drip filter back flushed lines - To properly inspect your system we need to look in all the chambers of your system. You have riser/risers lids that are burried. Please expose them so we can properly inspect your system and keep them from getting burried. Risers can be added. - To better service the septic system we recommend at least 2" of risers to be exposed. Risers can be added to raise lids or homeowner can do minor landscaping to allow lids to be properly exposed - Secured system in the on position with a lock bolt

Owner signature: \_\_\_\_\_

Insp ID #: 116890

Provider: **Rudy Carson**

Technician: Billy Duff

License Info: MP0002036 Expires:

License Info: MT0001357 Expires:

Block Creek Aerobic Services, LLC  
444 A Old Hwy No 9  
Comfort, TX 78013

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

To: Tonya Maosi  
547 Twilight Dr  
Canyon Lake, TX 78133

Printed: 3/9/2022  
Site: 547 Twilight Dr  
Canyon Lake, TX 78133  
(307) 231-6491

Permit #: **110139** Customer ID: 7144  
Agency: Comal County Contract Dates: 7/29/2020 - 7/29/2022  
County: Comal Scheduled Date: 3/29/2022 Inspection 5 of 6  
Mfg / Brand: Advantage Wastewater LLC - Nu Water Installed: 2/18/2020  
Treatment Type: Aerobic With Chlorine System S/N: 39345 Warranty End: 2/18/2022  
Disposal: Drip Emitters GPS Coordinates - Latitude: 29.85421 Longitude: -98.27187

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 3/9/2022

Time In: 257pm

Out: 315pm

Entered By: Alejandro Gonzalez

Method: Grab

Technician: Alejandro Gonzalez

Maint. Provider: Rudy Carson

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 8"

Irrigation Pumps: Operational

For Tank 2: 0"

Disinfection Device: Operational

For Tank 3: 0"

Air Filter: Good

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Color: Good

Odor: Good

Alarm: Operational

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - Scum in pretreatment is 2" - Risers need to be added please contact office for scheduling and questions - To better service the septic system we recommend at least 2" of risers to be exposed. Risers can be added to raise lids or homeowner can do minor landscaping to allow lids to be properly exposed to prevent rocks from falling into tank.

Service Completed

Cleaned drip filter.

Insp ID #: 121298

Provider: *Rudy Carson*

Technician: *Alejandro Gonzalez*

License Info: MP0002036 Expires:

License Info: MT0000996 Expires: 1/31/2025



**Block Creek Aerobic Services, LLC**  
444 A Old Hwy No 9  
Comfort, TX 78013

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

**To: Tonya Maosi**  
**547 Twilight Dr**  
**Canyon Lake, TX 78133**

Printed: 6/21/2022  
Insp ID #: 126951  
Main Phone: (307) 231-6491  
Work:  
Cell Phone:  
Alt Cell:

Permit #: **110139**

Agency: Comal County  
County: Comal  
Mfg / Brand: Advantage Wastewater LLC - Nu Water  
Treatment Type: Aerobic With Chlorine System S/N: 39345  
Disposal: Drip Emitters

Customer ID: 7144

Contract Dates: 7/29/2020 - 7/29/2022

Scheduled Date: 7/29/2022

Inspection 6 of 6

Installed: 2/18/2020

Warranty End: 2/18/2022

GPS Coordinates: Latitude: 29.85421 Longitude: -98.27187

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"  
**Entered By: Jose Ramos**

**Visit Date: 6/21/2022**

Time In: 210p

Out: 232

**Method: Grab**

**Technician: Jose Ramos**

**Maint. Provider: Rudy Carson**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Sludge Levels**

**For Tank 1: 11"**

**For Tank 2: 10"**

**For Tank 3: 2"**

**Floats: OP**

**Timer: OP**

**CFM: 2.8**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Tank Lid / Riser: Secured**

**Insp. Port / Plug: Secured**

**Alarm: Operational**

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. Cleaned compressor filter. Tank 1 scum 2". Your service contract expires next month. The office can help with renewal.

**Service Completed**

Site: 547 Twilight Dr, Canyon Lake, TX 78133

**Provider: Rudy Carson**

**Technician: Jose Ramos**

License Info: MP0002036 Expires:

License Info: MT0001770 Expires: 9/1/2022



# Clear Choice SEPTIC SERVICES

**Contract Holder:** Evan Peña **Address:** 547 Twilight Dr Canyon Lake, TX 78133 **Permit:** 110139 **Lot:** 1059  
**Subdivision:** Canyon Lake Forest **County:** Comal **Phone:** 210-216-8580 **Email:** evan@evanpena.com  
**System Type:** NuWater-Drip-600 GPD **Manufacturer service notes:** Compressor/Micron Filter

### Standard Service Agreement

The start date of the three time visit service contract shall begin the date the contract is signed.  
This contract will be in effect **FROM: May 26, 2022** **TO: May 26, 2023** and will provide the following:

1. An inspection/service call every four months which will include: inspection, adjustments and servicing of the mechanical and electrical components as necessary to ensure that the system functions correctly.
2. An effluent inspection will consist of a visual check for color, turbidity, scum layer in the clarifier and an examination for odors.
3. **The property owner is responsible for purchasing and keeping chlorine in the chlorinator** (if applicable). If the chlorine test reveals no chlorine in the system, the property owner will be notified and may incur an additional cost.
4. If any incorrect operation is observed the property owner will be contacted immediately of the conditions and a solution must be met at that time or more charges may apply.
5. All parts, warranty or non-warranty, freight charges, labor or service calls that have not been paid for, remain the property of CLEAR CHOICE SEPTIC SERVICES and will result in the repossession of parts before end of contract date.
6. The response time to a service call by the Contract Holder regarding concerns of the system will be within 48 hours from the time received. (phone contact is an acceptable response)
7. The signing of this Service Agreement authorizes Clear Choice Septic Services to enter the property to complete all terms of this contract.

Clear Choice Septic Services will complete service of the septic system according to state and manufacturer regulations and the designs approved by the state. Contract holder will be responsible for service calls, labor and shipping costs on any parts under Warranty or exchanged during Warranty, additional fees may apply. All other components will be according to Manufacturer's Warranty and specification.

**Attention:** Clear Choice Septic Service **cannot** control quality or amount of effluent that goes into this septic system, we **cannot** warranty how the system will operate. See manufacturer or installer instructions for suggestions on septic operation. This Service Agreement does not cover cost of service calls, labor, parts or materials that are required for service, failure to maintain access from restricting vegetation, locked gates, unfriendly animals or electrical power to the system may result in a voided contract. Contract will not cover service calls such as sprinklers that are broken, leaking, stopped up or otherwise malfunctioning, sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (feminine products, sanitary wipes, solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized Maintenance Provider. Inspection dates can be adjusted to allow inspection date under contract to take place of service call. Service call price may be adjusted at Clear Choice Septic Services discretion, without notice. This Contract does not include the pumping of tank or of any compartment of a tank or settlement of soil on or around any part of the system regardless of reason. Violations of this Contract also include: disconnecting the alarm, restricting ventilation to the aerator, overloading the system above its rated capacity; or flooding by external means. Ground water, rodent, insect or fire ant damage or any other form of unusual abuse is a violation. A renewal Service Contract should be activated 30 days before expiration of existing Contract. We will contact the Contract Holder prior to expiration of existing contract. As we take pleasure in servicing our active/retired military and senior community please have correct identification on hand when signing contract. (expired ID's are not valid) CLEAR CHOICE SEPTIC SERVICES has the right to refuse service to any party for any reason. Funds that have been paid for contract will be applied to any service calls and or labor. Remaining funds will be distributed at Clear Choices discretion. Contract holders will be notified 30 days before contract is terminated. The signing of this contract is an acknowledgment and agreement of all terms listed above.

**Serviced by: Clear Choice Septic Services, 1659 State Hwy 46 W Ste 115-200 New Braunfels, TX 78132**  
**Phone: 830-624-5859**

**Justin Trevino Maintenance Provider License # MP0002136**

*Evan Pena*

Date: 05/29/2022

Contract Holder Signature/Property Owner

Evan Peña

Printed Name

*Justin Trevino*

Date: \_\_\_\_\_

Authorized Maintenance Provider

Inspection Date: March 27<sup>th</sup>  
 Service expires: 5/26/2023  
 Subdivision: Canyon Lake Forest

1659 State Highway 46 W. Ste. 115-200  
 New Braunfels, TX 78132  
 830.624.5859

# Clear Choice Septic Services

## Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address: 547 Twilight Dr Canyon Lake, TX 78133

Site Address: 547 Twilight Dr Canyon Lake, TX 78133

Contact: Evan Pena  
 Number: 210-216-8580

Lot: 1059 Permit: 110139

County: Comal

Type of System: Drip

Manufacture/Size: Nuwater-600 GPD

Customer Notes:

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	3.0			Required Yes/ No	Results mg/ 1 mpn/ 100mi or Trace
Filters are intact and operating:	/				
Irrigation Pumps have correct pressure:	/				
Recirculation Pumps active on system:	NA		TSS (Grab test method)	Y/N	Clear
Disinfection Device present & functioning properly:	/		C1 (OTO test method)	Y/N	1.0
Chlorine Supply visible:	/				
Electrical Circuits functional:	/				
Sprinklers/ Drip Pad operating correctly:	/				
Dripfield/ Sprayfield Vegetation present:	/				
Back Flush Dripfield, if applicable:	/				

Access Ports are Secured:	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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Service or repairs completed to system:  
Completed Service call & repaired system as needed. System is operating as designed

Copies of this Report have been sent to the following: County: \_\_\_\_\_ / Property Owner: \_\_\_\_\_

Date completed: 3-27-23 Arrival Time: 8:00 Departure Time: 10:00  
 Maintenance Technician: [Signature]  
 Maintenance Provider: [Signature]





**Contract Holder:** Evan Peña **Address:** 547 Twilight Dr Canyon Lake, TX 78133 **Permit:** 110139 **Lot:** 1059  
**Subdivision:** Canyon Lake Forest **County:** Comal **Phone:** 210-216-8580 **Email:** evan@evanpena.com  
**System Type:** NuWater-Drip-600 GPD **Manufacturer service notes:** Compressor/Micron Filter  
**Discount:** Renewal

### Standard Service Agreement

The start date of the three time visit service contract shall begin the date the contract is signed.

This contract will be in effect **FROM: May 26, 2023** **TO: May 26, 2024** and will provide the following:

1. An inspection/service call every four months which will include: inspection, adjustments and servicing of the mechanical and electrical components as necessary to ensure that the system functions correctly.
2. An effluent inspection will consist of a visual check for color, turbidity, scum layer in the clarifier and an examination for odors.
3. **The property owner is responsible for purchasing and keeping chlorine in the chlorinator** (if applicable). If the chlorine test reveals no chlorine in the system, the property owner will be notified and may incur an additional cost.
4. If any incorrect operation is observed the property owner will be contacted immediately of the conditions and a solution must be met at that time or more charges may apply.
5. All parts, warranty or non-warranty, freight charges, labor or service calls that have not been paid for, remain the property of CLEAR CHOICE SEPTIC SERVICES and will result in the repossession of parts before end of contract date.
6. The response time to a service call by the Contract Holder regarding concerns of the system will be within 48 hours from the time received. (phone contact is an acceptable response)
7. The signing of this Service Agreement authorizes Clear Choice Septic Services to enter the property to complete all terms of this contract.

Clear Choice Septic Services will complete service of the septic system according to state and manufacturer regulations and the designs approved by the state. Contract holder will be responsible for service calls, labor and shipping costs on any parts under Warranty or exchanged during Warranty, additional fees may apply. All other components will be according to Manufacturer's Warranty and specification.

**Attention:** Clear Choice Septic Service **cannot** control quality or amount of effluent that goes into this septic system, we **cannot** warranty how the system will operate. See manufacturer or installer instructions for suggestions on septic operation. **This Service Agreement does not cover cost of service calls, labor, parts or materials that are required for service, failure to maintain access from restricting vegetation, locked gates, unfriendly animals or electrical power to the system may result in a voided contract.** Contract will not cover service calls such as sprinklers that are broken, leaking, stopped up or otherwise malfunctioning, sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (feminine products, sanitary wipes, solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized Maintenance Provider. Inspection dates can be adjusted to allow inspection date under contract to take place of service call. Service call price may be adjusted at Clear Choice Septic Services discretion, without notice. This Contract does not include the pumping of tank or of any compartment of a tank or settlement of soil on or around any part of the system regardless of reason. Violations of this Contract also include: disconnecting the alarm, restricting ventilation to the aerator, overloading the system above its rated capacity; or flooding by external means. Ground water, rodent, insect or fire ant damage or any other form of unusual abuse is a violation. A renewal Service Contract should be activated 30 days before expiration of existing Contract. We will contact the Contract Holder prior to expiration of existing contract. As we take pleasure in servicing our active/retired military and senior community please have correct identification on hand when signing contract. (expired ID's are not valid) CLEAR CHOICE SEPTIC SERVICES has the right to refuse service to any party for any reason. Funds that have been paid for contract will be applied to any service calls and or labor. Remaining funds will be distributed at Clear Choices discretion. Contract holders will be notified 30 days before contract is terminated. The signing of this contract is an acknowledgment and agreement of all terms listed above.

**Serviced by: Clear Choice Septic Services, 1659 State Hwy 46 W Ste 115-200 New Braunfels, TX 78132**

**Phone: 830-624-5859**

**Justin Trevino Maintenance Provider License # MP0002136**

Date: 05/19/2023

Contract Holder Signature/Property Owner

Evan Peña

Printed Name

Date: 5-23-23

Authorized Maintenance Provider





Inspection Date: 9/6/22 - ANY TIME OF DAY  
 Service expires: 5/26/2023  
 Subdivision: Canyon Lake Forest

1659 State Highway 46 W. Ste. 115-200  
 New Braunfels, TX 78132  
 830.624.5859

## Clear Choice Septic Services

### Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Site Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Contact: Evan Pena - Text  
 Number: 210-216-8580 - 134

Lot: 1059 Permit: 110139  
 County: Comal  
 Type of System: Drip

Manufacture/Size: Nuwater-600 GPD

Customer Notes:

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	<u>3.0 PSI</u>			<u>Required</u> Yes/ No	<u>Results</u> mg/ 1 mpm/ 100mi or Trace
Filters are intact and operating:	<u>/</u>				
Irrigation Pumps have correct pressure:	<u>/</u>				
Recirculation Pumps active on system:	<u>N/A</u>		TSS (Grab test method)	<u>Y/N</u>	<u>Clear</u>
Disinfection Device present & functioning properly:	<u>/</u>		C1 (OTO test method)	<u>Y/N</u>	<u>1.0</u>
Chlorine Supply visible:	<u>/</u>				
Electrical Circuits functional:	<u>/</u>				
Sprinklers/ Drip Pad operating correctly:	<u>/</u>				
Dripfield/ Sprayfield Vegetation present:	<u>/</u>				
Back Flush Dripfield, if applicable:	<u>/</u>				

**Access Ports are Secured:**      YES      **NO**

Service or repairs completed to system:  
CHANGED AIR FILTER ON COMPRESSOR. CHANGED FLOATS, DRIPFIELD, AND  
CHANGED MICRO FILTER FOR DRIPFIELD. RINSED SYSTEM AND SET TIMER

**Copies of this Report have been sent to the following: County: Comal / Property Owner.**

Date completed: 9/6/22 Arrival Time: 10:49am Departure Time: 11:28 AM

Maintenance Technician: Joselyn Smith

Maintenance Provider: Justin Juarez

Inspection Date: 1/4/23-ATOD  
 Service expires: 5/26/2023  
 Subdivision: Canyon Lake Forest

1659 State Highway 46 W. Ste. 115-200  
 New Braunfels, TX 78132  
 830.624.5859

## Clear Choice Septic Services

### Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Site Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Contact: Evan Pena-TEXT  
 Number: 210-216-8580 -BY

Lot: 1059 Permit: 110139  
 County: Comal  
 Type of System: Drip

Manufacture/Size: Nuwater-600 GPD

Customer Notes:

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	3.0 PSI			Required Yes/ No	Results mg/ 1 mpm/ 100mi or Trace
Filters are intact and operating:	/				
Irrigation Pumps have correct pressure:	/				
Recirculation Pumps active on system:	N/A		TSS (Grab test method)	Y/N	CLEAN
Disinfection Device present & functioning properly:	/		C1 (OTO test method)	Y/N	1.0
Chlorine Supply visible:	/				
Electrical Circuits functional:	/				
Sprinklers/ Drip Pad operating correctly:	/				
Dripfield/ Sprayfield Vegetation present:	/				
Back Flush Dripfield, if applicable:	/				

<b>Access Ports are Secured:</b>	<b>YES</b>	<b>NO</b>
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Service or repairs completed to system:

CLEANED AIR FILTER ON COMPRESSOR. CHECKED FLOATS, DRIPFIELD, AND CHLORINE LEVEL. SET TIMER AND RAN TO SYSTEM. CLEANED MICROW FILTER. SYSTEM WAS TURNED OFF, TURNED POWER BACK ON.

**Copies of this Report have been sent to the following: County: Comal / Property Owner.**

Date completed: 1/4/23 Arrival Time: 10:35 AM Departure Time: 11:07 AM

Maintenance Technician: Joseph Smith

Maintenance Provider: [Signature]

Inspection Date: May 16<sup>th</sup> 1-3  
 Service expires: 5/26/2023  
 Subdivision: Canyon Lake Forest

1659 State Highway 46 W. Ste. 115-200  
 New Braunfels, TX 78132  
 830.624.5859

## Clear Choice Septic Services

### Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Site Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Contact: Evan Pena <sup>TEXT</sup>  
 Number: 210-216-8580

Lot: 1059 Permit: 110139  
 County: Comal  
 Type of System: Drip

Manufacture/Size: Nuwater-600 GPD

Customer Notes: system powered off upon arrival

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	3psi			Required Yes/ No	Results mg/ 1 mpr/ 100mi or Trace
Filters are intact and operating:	/				
Irrigation Pumps have correct pressure:	/				
Recirculation Pumps active on system:	NA		TSS (Grab test method)	Y <input checked="" type="radio"/> N	Clear
Disinfection Device present & functioning properly:	/		C1 (OTO test method)	<input checked="" type="radio"/> Y / N	1-0
Chlorine Supply visible:	/				
Electrical Circuits functional:	/				
Sprinklers/ Drip Pad operating correctly:	/				
Dripfield/ Sprayfield Vegetation present:	/				
Back Flush Dripfield, if applicable:	/				

Access Ports are Secured:  YES  NO

Service or repairs completed to system:  
Cleaned Air filter on compressor, checked alarms, floats &  
backflushed dripfield. cleaned micron filter, checked system &  
set timer.

Copies of this Report have been sent to the following: County: Comal / Property Owner.

Date completed: 5-16-23 Arrival Time: 3:01 Departure Time: 3:35

Maintenance Technician: Justin

Maintenance Provider: [Signature]

Inspection Date: Sept 12<sup>th</sup>  
 Service expires: 5/26/2024  
 Subdivision: Canyon Lake Forest

1659 State Highway 46 W. Ste. 115-200  
 New Braunfels, TX 78132  
 830.624.5859

## Clear Choice Septic Services

### Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Site Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Contact: Evan Pena  
 Number: 210-216-8580

Lot: 1059 Permit: 110139  
 County: Comal  
 Type of System: Drip

Manufacture/Size: Nuwater-600 GPD

Customer Notes:

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	<u>3psi</u>			<u>Required</u> Yes/ No	<u>Results</u> mg/ 1 mpm/ 100mi or Trace
Filters are intact and operating:	<u>/</u>				
Irrigation Pumps have correct pressure:	<u>/</u>				
Recirculation Pumps active on system:	<u>NA</u>		TSS (Grab test method)	<u>Y</u> <u>(N)</u>	<u>clear</u>
Disinfection Device present & functioning properly:	<u>/</u>		C1 (OTO test method)	<u>(Y)</u> <u>N</u>	<u>1.0</u>
Chlorine Supply visible:	<u>/</u>				
Electrical Circuits functional:	<u>/</u>				
Sprinklers/ Drip Pad operating correctly:	<u>/</u>				
Dripfield/ Sprayfield Vegetation present:	<u>/</u>				
Back Flush Dripfield, if applicable:	<u>/</u>				

Access Ports are Secured:	<u>(YES)</u>	NO
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Service or repairs completed to system:  
Cleaned Air filter on compressor, checked alarms, floats & backflushed dripfield. Cleaned micron filter + rinsed system.

Copies of this Report have been sent to the following: County: Comal / Property Owner.

Date completed: 9-12-23 Arrival Time: 2:02 Departure Time: 2:32

Maintenance Technician: Justin

Maintenance Provider: [Signature]

Inspection Date: 1-19-24 actual  
 Service expires: 5/26/2024  
 Subdivision: Canyon Lake Forest

1659 State Highway 46 W. Ste. 115-200  
 New Braunfels, TX 78132  
 830.624.5859

## Clear Choice Septic Services

### Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Contact: Evan Pena  
 Number: 210-216-8580

Manufacture/Size: Nuwater-600 GPD

Site Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Lot: 1059      Permit: 110139  
 County: Comal  
 Type of System: Drip

Customer Notes:

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	3.0PSI			Required Yes/ No	Results mg/ 1 mpm/ 100mi or Trace
Filters are intact and operating:	✓				
Irrigation Pumps have correct pressure:	✓				
Recirculation Pumps active on system:	N/A		TSS (Grab test method)	Y/N	clear
Disinfection Device present & functioning properly:	✓		C1 (OTO test method)	Y/N	1.0
Chlorine Supply visible:	✓				
Electrical Circuits functional:	✓				
Sprinklers/ Drip Pad operating correctly:	✓				
Dripfield/ Sprayfield Vegetation present:	✓				
Back Flush Dripfield, if applicable:	✓				

Access Ports are Secured:	YES	NO
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Service or repairs completed to system:  
checked floats, dripfield, and chlorine, cleaned air filter on compressor, set timer and rinsed system

**Copies of this Report have been sent to the following: County: Comal / Property Owner.**

Date completed: 1-19-24    Arrival Time: 10:06    Departure Time: 11:44  
 Maintenance Technician: W. Gattly  
 Maintenance Provider: [Signature]



atad

Inspection Date: 5-29-24  
Service expires: 5/26/2024  
Subdivision: Canyon Lake Forest

1659 State Highway 46 W. Ste. 115-200  
New Braunfels, TX 78132  
830.624.5859

# Clear Choice Septic Services

## Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:  
547 Twilight Dr Canyon Lake, TX 78133

Site Address:  
547 Twilight Dr Canyon Lake, TX 78133

Contact: Evan Pena  
Number: 210-216-8580

Lot: 1059 Permit: 110139  
County: Comal  
Type of System: Drip

Manufacture/Size: Nuwater-600 GPD

Customer Notes:

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	3-0051			Required Yes/ No	Results mg/ 1 mpr/ 100mi or Trace
Filters are intact and operating:	✓				
Irrigation Pumps have correct pressure:	✓				
Recirculation Pumps active on system:	N/A		TSS (Grab test method)	Y/N	Clear
Disinfection Device present & functioning properly:	✓		C1 (OTO test method)	Y/N	1.0
Chlorine Supply visible:	✓				
Electrical Circuits functional:	✓				
Sprinklers/ Drip Pad operating correctly:	✓				
Dripfield/ Sprayfield Vegetation present:	✓				
Back Flush Dripfield, if applicable:	✓				

Access Ports are Secured:	YES	NO
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Service or repairs completed to system:  
Cleaned air filter on compressor, checked drip field and bleach, set timer and rinsed system.

Copies of this Report have been sent to the following: County: Comal / Property Owner.

Date completed: 5-29-24 Arrival Time: 1:54 Departure Time: 2:31

Maintenance Technician: WGA

Maintenance Provider: [Signature]

comal

Inspection Date: 9-25-24  
Service expires: 5/26/2024  
Subdivision: Canyon Lake Forest

1659 State Highway 46 W. Ste. 115-200  
New Braunfels, TX 78132  
830.624.5859

### Clear Choice Septic Services

#### Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:  
547 Twilight Dr Canyon Lake, TX 78133

Site Address:  
547 Twilight Dr Canyon Lake, TX 78133

Contact: Evan Pena  
Number: 210-216-8580

Lot: 1059 Permit: 110139  
County: Comal  
Type of System: Drip

Manufacture/Size: Nuwater-600 GPD

Customer Notes: ~~Need May Renewal~~ - Email reminder sent 8/26/24

Needs Signed Agreement

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	3.0PSI			Required Yes/ No	Results mg/ 1 mpn/ 100mi or Trace
Filters are intact and operating:	✓				
Irrigation Pumps have correct pressure:	✓				
Recirculation Pumps active on system:	N/A		TSS (Grab test method)	Y (N)	clear
Disinfection Device present & functioning properly:	✓		C1 (OTO test method)	Y (N)	1.0
Chlorine Supply visible:	✓				
Electrical Circuits functional:	✓				
Sprinklers/ Drip Pad operating correctly:	✓				
Dripfield/ Sprayfield Vegetation present:	✓				
Back Flush Dripfield, if applicable:	✓				
<b>Access Ports are Secured:</b>	<b>YES</b>	<b>NO</b>			

Service or repairs completed to system:  
cleaned air filter on compressor checked  
floors, dripfield and cleaned micron filter  
set timer and pulsed system.

Copies of this Report have been sent to the following: County: Comal / Property Owner.

Date completed: 9-25-24 Arrival Time: 11:31 Departure Time: 12:04

Maintenance Technician: Wyatt

Maintenance Provider: [Signature]

Inspection Date: <sup>attd</sup> 2-3-25  
 Service expires: 5/26/2025  
 Subdivision: Canyon Lake Forest

1659 State Highway 46 W. Ste. 115-200  
 New Braunfels, TX 78132  
 830.624.5859

## Clear Choice Septic Services

### Routine Maintenance Inspection Report

This Inspection Report Record shall be completed, signed and dated after each inspection

Billing Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Site Address:  
 547 Twilight Dr Canyon Lake, TX 78133

Contact: Evan Pena  
 Number: 210-216-8580

Lot: 1059 Permit: 110139

County: Comal

Type of System: Drip

Manufacture/Size: Nuwater-600 GPD

Customer Notes: NEED SIGNED AGREEMENT

INSPECTION ITEM:	YES	NO	TESTS REQUIRED AND RESULTS:		
Compressor Pressure Reading/ Aerators ACFM:	3.0 Psi			Required Yes/ No	Results mg/ 1 mpm/ 100mi or Trace
Filters are intact and operating:	✓				
Irrigation Pumps have correct pressure:	✓				
Recirculation Pumps active on system:	N/A		TSS (Grab test method)	Y (N)	(clear)
Disinfection Device present & functioning properly:	✓		C1 (OTO test method)	Y (N)	1.0
Chlorine Supply visible:	✓				
Electrical Circuits functional:	✓				
Sprinklers/ Drip Pad operating correctly:	✓				
Dripfield/ Sprayfield Vegetation present:	✓				
Back Flush Dripfield, if applicable:	✓				

Access Ports are Secured:	YES	NO
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Service or repairs completed to system:

Cleaned air filter on compressor, checked floats sprinkler dripfield and cleaned micron filter.

Copies of this Report have been sent to the following: County: Comal / Property Owner.

Date completed: 2-3-25 Arrival Time: 10:03 Departure Time: 10:35

Maintenance Technician: W. Yatt

Maintenance Provider: [Signature]