

COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 03/16/2020 Permit Number: 110251

Location Description: 10018 STARTZ RD
CANYON LAKE, TX 78133

Subdivision: A.J. Baird Survey No. 432, Abst. 30
Unit:
Lot:
Block:
Acreage: 6.1900

Type of System: Aerobic
Drip Irrigation

Issued to: Dimeo Investments, LLC

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0025599

Gennaro's Trattoria
10018 Startz Rd
Canyon Lake, TX 78133

RECEIVED

By Brenda Ritzen at 3:38 pm, Nov 19, 2020

Water Usage Report
Closed on Monday and Tuesday
Report #12

#	Date	Day	Reading (gal)
1	10/21/2020	Wednesday	137100
2	10/22/2020	Thursday	138700
3	10/23/2020	Friday	139870
4	10/24/2020	Saturday	141240
5	10/25/2020	Sunday	142100
6	10/26/2020	Monday	142100
7	10/27/2020	Tuesday	142100
8	10/28/2020	Wednesday	142800
9	10/29/2020	Thursday	143310
10	10/30/2020	Friday	143900
11	10/31/2020	Saturday	144620
12	11/1/2020	Sunday	145310
13	11/2/2020	Monday	145310
14	11/3/2020	Tuesday	145310
15	11/4/2020	Wednesday	146170
16	11/5/2020	Thursday	146980
17	11/6/2020	Friday	147620
18	11/7/2020	Saturday	148930
19	11/8/2020	Sunday	149890
20	11/9/2020	Monday	149890
21	11/10/2020	Tuesday	149890
22	11/11/2020	Wednesday	151410
23	11/12/2020	Thursday	153120
24	11/13/2020	Friday	155250
25	11/14/2020	Saturday	157340
26	11/15/2020	Sunday	158960
27	11/16/2020	Monday	158960
28	11/17/2020	Tuesday	158960
29	11/18/2020	Wednesday	160240
30	11/19/2020	Thursday	161980

Gennaro's Trattoria
10018 Startz Rd
Canyon Lake, TX 78133

RECEIVED
By Brenda Ritzen at 12:59 pm, Oct 27, 2020

Water Usage Report
Closed on Monday and Tuesday
Report #11

#	Date	Day	Reading (gal)
1	9/21/2020	Monday	115700
2	9/22/2020	Tuesday	115700
3	9/23/2020	Wednesday	117570
4	9/24/2020	Thursday	118910
5	9/25/2020	Friday	119550
6	9/26/2020	Saturday	120050
7	9/27/2020	Sunday	121020
8	9/28/2020	Monday	121020
9	9/29/2020	Tuesday	121020
10	9/30/2020	Wednesday	121730
11	10/1/2020	Thursday	122510
12	10/2/2020	Friday	125170
13	10/3/2020	Saturday	125920
14	10/4/2020	Sunday	126860
15	10/5/2020	Monday	126860
16	10/6/2020	Tuesday	126860
17	10/7/2020	Wednesday	127780
18	10/8/2020	Thursday	128370
19	10/9/2020	Friday	128900
20	10/10/2020	Saturday	129850
21	10/11/2020	Sunday	130530
22	10/12/2020	Monday	130530
23	10/13/2020	Tuesday	130530
24	10/14/2020	Wednesday	131450
25	10/15/2020	Thursday	132040
26	10/16/2020	Friday	133010
27	10/17/2020	Saturday	134120
28	10/18/2020	Sunday	135770
29	10/19/2020	Monday	135770
30	10/20/2020	Tuesday	135770

Gennaro's Trattoria
10018 Startz Rd
Canyon Lake, TX 78133

RECEIVED

By Brenda Ritzen at 4:17 pm, Sep 24, 2020

Water Usage Report
Closed on Monday and Tuesday
Report #10

#	Date	Reading (gal)
1	8/22/2020	87390
2	8/23/2020	89200
3	8/24/2020	89200
4	8/25/2020	89200
5	8/26/2020	90300
6	8/27/2020	91300
7	8/28/2020	92950
8	8/29/2020	93870
9	8/30/2020	95150
10	8/31/2020	95150
11	9/1/2020	95150
12	9/2/2020	96570
13	9/3/2020	97870
14	9/4/2020	98480
15	9/5/2020	99350
16	9/6/2020	100670
17	9/7/2020	100670
18	9/8/2020	100670
19	9/9/2020	102560
20	9/10/2020	104270
21	9/11/2020	106100
22	9/12/2020	107240
23	9/13/2020	108250
24	9/14/2020	108250
25	9/15/2020	108250
26	9/16/2020	109110
27	9/17/2020	109930
28	9/18/2020	110530
29	9/19/2020	114610
30	9/20/2020	115700

Gennaro's Trattoria
10018 Startz Rd
Canyon Lake, TX 78133

Water Usage Report
Closed on Monday and Tuesday
Report #9

#	Date	Reading (gal)
1	7/23/2020	67250
2	7/24/2020	68420
3	7/25/2020	69620
4	7/26/2020	70680
5	7/27/2020	70680
6	7/28/2020	70680
7	7/29/2020	71570
8	7/30/2020	72640
9	7/31/2020	73700
10	8/1/2020	74450
11	8/2/2020	75900
12	8/3/2020	75900
13	8/4/2020	75900
14	8/5/2020	76920
15	8/6/2020	77370
16	8/7/2020	77850
17	8/8/2020	78240
18	8/9/2020	79070
19	8/10/2020	79070
20	8/11/2020	79070
21	8/12/2020	79590
22	8/13/2020	79920
23	8/14/2020	80370
24	8/15/2020	81340
25	8/16/2020	81850
26	8/17/2020	81850
27	8/18/2020	81850
28	8/19/2020	83460
29	8/20/2020	84520
30	8/21/2020	85420
Total Usage		
Daily Average (22 Applicable Open Days)		

Gennaro's Trattoria
10018 Startz Rd
Canyon Lake, TX 78135

RECEIVED

By Brenda Ritzen at 12:40 pm, Aug 03, 2020

Water Usage Report
Closed on Monday and Tuesday
Report #8

#	Date	Reading (gal)
1	6/23/2020	51990
2	6/24/2020	52050
3	6/25/2020	52270
4	6/26/2020	53040
5	6/27/2020	53450
6	6/28/2020	54080
7	6/29/2020	54080
8	6/30/2020	54080
9	7/1/2020	54540
10	7/2/2020	55440
11	7/3/2020	55920
12	7/4/2020	56100
13	7/5/2020	56690
14	7/6/2020	56690
15	7/7/2020	56690
16	7/8/2020	57140
17	7/9/2020	57550
18	7/10/2020	57980
19	7/11/2020	58730
20	7/12/2020	59800
21	7/13/2020	59800
22	7/14/2020	59800
23	7/15/2020	60840
24	7/16/2020	61820
25	7/17/2020	62450
26	7/18/2020	63760
27	7/19/2020	64840
28	7/20/2020	64840
29	7/21/2020	64840
30	7/22/2020	65740
Total Usage		
Daily Average		

Gennaro's Trattoria
10018 Startz Rd
Canyon Lake, TX 78133

RECEIVED
By Brenda Ritzen at 8:43 am, Jun 09, 2020

Water Usage Report
Closed on Monday and Tuesday
Report #7

#	Date	Day	Reading (gal)
1	5/24/2020	Sunday	49310
2	5/25/2020	Monday	49310
3	5/26/2020	Tuesday	49310
4	5/27/2020	Wednesday	49330
5	5/28/2020	Thursday	49350
6	5/29/2020	Friday	49370
7	5/30/2020	Saturday	49390
8	5/31/2020	Sunday	49410
9	6/1/2020	Monday	49410
10	6/2/2020	Tuesday	49410
11	6/3/2020	Wednesday	49430
12	6/4/2020	Thursday	49450
13	6/5/2020	Friday	
14	6/6/2020	Saturday	
15	6/7/2020	Sunday	
16	6/8/2020	Monday	0
17	6/9/2020	Tuesday	0
18	6/10/2020	Wednesday	
19	6/11/2020	Thursday	
20	6/12/2020	Friday	
21	6/13/2020	Saturday	
22	6/14/2020	Sunday	
23	6/15/2020	Monday	0
24	6/16/2020	Tuesday	0
25	6/17/2020	Wednesday	
26	6/18/2020	Thursday	
27	6/19/2020	Friday	
28	6/20/2020	Saturday	
29	6/21/2020	Sunday	
30	6/22/2020	Monday	0
Total Usage			
Average Dailey Usage			

Gennaro's Trattoria
10018 Startz Rd
Canyon Lake, TX 78133

RECEIVED

By Brenda Ritzen at 8:42 am, Jun 09, 2020

Water Usage Report
Closed on Monday and Tuesday
Report #6

#	Date	Day	Reading (gal)
1	4/24/2020	Friday	
2	4/25/2020	Saturday	
3	4/26/2020	Sunday	
4	4/27/2020	Monday	0
5	4/28/2020	Tuesday	0
6	4/29/2020	Wednesday	
7	4/30/2020	Thursday	
8	5/1/2020	Friday	49030
9	5/2/2020	Saturday	49045
10	5/3/2020	Sunday	49060
11	5/4/2020	Monday	49060
12	5/5/2020	Tuesday	49060
13	5/6/2020	Wednesday	49075
14	5/7/2020	Thursday	49090
15	5/8/2020	Friday	49105
16	5/9/2020	Saturday	49120
17	5/10/2020	Sunday	49135
18	5/11/2020	Monday	49135
19	5/12/2020	Tuesday	49135
20	5/13/2020	Wednesday	49150
21	5/14/2020	Thursday	49165
22	5/15/2020	Friday	49180
23	5/16/2020	Saturday	49195
24	5/17/2020	Sunday	49210
25	5/18/2020	Monday	49210
26	5/19/2020	Tuesday	49210
27	5/20/2020	Wednesday	49230
28	5/21/2020	Thursday	49250
29	5/22/2020	Friday	49270
30	5/23/2020	Saturday	49290
Total Usage			
Average Daily Usage			

Gennaro's Trattoria
10018 Startz Rd
Canyon Lake, TX 78133

RECEIVED

By rabsah at 7:56 am, Apr 22, 2020

Water Usage Report
Closed on Monday and Tuesday
Report #4

#	Date	Reading (gal)
1	2/24/2020	43440
2	2/25/2020	43440
3	2/26/2020	44570
4	2/27/2020	45320
5	2/28/2020	46260
6	2/29/2020	46850
7	3/1/2020	47240
8	3/2/2020	47240
9	3/3/2020	47240
10	3/4/2020	47650
11	3/5/2020	47990
12	3/6/2020	47990
13	3/7/2020	47990
14	3/8/2020	48140
15	3/9/2020	48140
16	3/10/2020	48140
17	3/11/2020	48290
18	3/12/2020	48350
19	3/13/2020	48460
20	3/14/2020	48560
21	3/15/2020	48680
22	3/16/2020	48680
23	3/17/2020	48680
24	3/18/2020	48750
25	3/19/2020	48870
26	3/20/2020	48910
27	3/21/2020	48990
28	3/22/2020	49010
29	3/23/2020	49010
30	3/24/2020	49010

Gennaro's Trattoria
10018 Startz Rd
Canyon Lake, TX 78133

Water Usage Report
Closed on Monday and Tuesday
Report #3

#	Date	Reading (gal)
1	1/25/2020	24270
2	1/26/2020	25800
3	1/27/2020	25800
4	1/28/2020	25800
5	1/29/2020	26010
6	1/30/2020	26790
7	1/31/2020	27150
8	2/1/2020	27490
9	2/2/2020	28140
10	2/3/2020	28140
11	2/4/2020	28140
12	2/5/2020	28520
13	2/6/2020	28830
14	2/7/2020	29160
15	2/8/2020	29820
16	2/9/2020	30810
17	2/10/2020	30810
18	2/11/2020	30810
19	2/12/2020	31620
20	2/13/2020	33070
21	2/14/2020	34670
22	2/15/2020	35890
23	2/16/2020	37210
24	2/17/2020	37210
25	2/18/2020	37210
26	2/19/2020	38830
27	2/20/2020	40010
28	2/21/2020	41420
29	2/22/2020	42340
30	2/23/2020	43440

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swayer OSSF Installer #: _____
 1st Inspection Date: 1/21/20 2nd Inspection Date: 1/28/20 3rd Inspection Date: 3/16/2020 FINAL
 Inspector Name: Mike T. Inspector Name: Mike T. Inspector Name: CONNOR
 Permit#: 110251 Address: 10018 Startz Rd.

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	/	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		1/21/20	1/28/20	
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)	1000 gal Trash			
7	PRETREATMENT Grease Interceptors if required for commercial	✓	285.34(d)	2500 gal Grease Trap added	1/21/20		

MT-1/21/20

Grease trap already install By Plumber @ this time.

MT-1/28/20

Tanks set, leveled Ready for cover.

3/16/2020 JC COVERED

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		1/28/20		
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	✓		2 - 1500gal	1/28/20		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		maxxair	1		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)		1/28/20		
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	✓					
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>	✓					
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>	✓		<p>3000 gal.</p> <p>Pump</p>			
37	<p>PUMP TANK Inspection/Clean Out Port & Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>	✓					
38	<p>PUMP TANK Secondary restraint system provided</p>	✓					
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>	✓					

**Comal County Environmental Health
OSSF Inspection Sheet**

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?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	X	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				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: 110251
Issued This Date: 01/24/2020
This permit is hereby given to: Dimeo Investments, LLC

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

10018 STARTZ RD
CANYON LAKE, TX 78133

Subdivision: A.J. Baird Survey No. 432, Abst. 30

Unit:

Lot:

Block:

Acreage: 6.1900

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 Environmental Health OSSF Inspection Sheet

Installer Name: Swoyer OSSF Installer #: _____

1st Inspection Date: 1/21/20 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: mike T. Inspector Name: _____ Inspector Name: _____

Permit#: 110251 Address: 10018 Startz Rd.

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	/	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		1/21/20 		
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)	2500 gal Grease Trap added	1/21/20		

MT-1/21/20

Grease trap already install by Plumber @ this time.

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
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.
	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)				
32	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
33	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						
34	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
35	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						
36	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						
37	PUMP TANK Secondary restraint system provided						
38	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



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

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 Refeused)

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

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

Date January 12, 2020

Permit # 110251

Owner Name DIMEO INVESTMENSTS, LLC

Agent Name GREG W. JOHNSON, P.E.

Mailing Address c/o 23011 FM 306

Agent Address 170 HOLLOW OAK

City, State, Zip CANYON LAKE, TX 78133

City, State, Zip NEW BRAUNFELS, TX 78132

Phone# 830-935-4936

Phone # (830) 905-2778

Email paul@paulswoyerseptics.com

Email gregjohnsonpe@yahoo.com

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

Method: [] Mail [X] Email

Subdivision Name _____ Uni/Phase/Section _____ Lot _____ Block _____

Acreage/Legal A.J. BAIRD SURVEY NO.432, A-30, 6.19 acres

Street Name/Address 10018 STARTZ ROAD 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 RESTAURANT & EVENT CENTER

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats 85 SEAT RESTAURANT & 120 PERSON EVENT CENTER

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 500,000 (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.

Signature of Owner [Handwritten Signature]

Date 1/15/2020

*** 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

3-2500 Grease / 4 - 1500 ATU's / 3000 Aeration / 3000 Aerated Pump / 3000 EQ / 3000 PUMP

EXISTING 9968 sf. & 12,000 sf. New

Tank Size(s) (Gallons) Absorption/Application Area (Sq Ft)

Gallons Per Day (As Per TCEQ Table III) 3500

(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

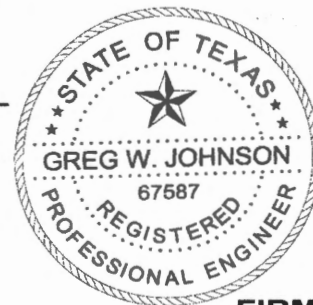
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

Date January 12, 2020

AFFIDAVIT

**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.

II

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

UNIT/PHASE/SECTION _____ BLOCK _____ LOT _____ SUBDIVISION _____

IF NOT IN SUBDIVISION: 6.190 ACREAGE A.J. BAIRD SURVEY NO.432, A-30 SURVEY

The property is owned by (insert owner's full name): DIMEO INVESTMENTS, 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 15 DAY OF JANUARY, 2020

[Signature]
Owner(s) signature(s)

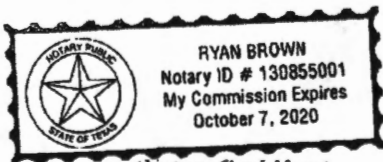
Elsa Dimeo
Owner (s) Printed name (s)

Elsa Dimeo SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF JANUARY, 2020

[Signature]
Notary Public Signature

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
01/16/2020 08:10:57 AM
TERRI 1 Pages(s)
202006001948



(Notary Seal Here)



Bobbie Koepf

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

Date Soil Survey Performed: January 09, 2020

Site Location: 6.190 ACRES OUT OF THE A.J. BAIRD SURVEY No. 432, A-30

Proposed Excavation Depth: N/A

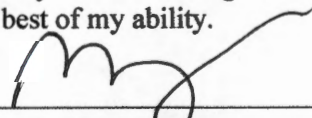
Requirements:

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 _____ 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

01/09/20
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: January 10, 2020

Applicant Information:

Name: DIMEO INVESTMENTS, LLC.
Address: c/o 23011 F.M. 306
City: CANYON LAKE State: TEXAS
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:

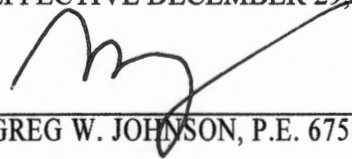
Lot ^{SEE} _{BELOW} Unit ___ Blk ___ Subd. ___
Street Address: 10018 STARTZ ROAD
City: _____ Zip Code: _____
Additional Info.: 6.190 ACRES OUT OF THE A.J. BAIRD
SURVEY No. 432, A-30

Installer Information:

Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone _____

Topography: Slope within proposed disposal area: 6 to 8 %
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

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

01/10/2020

DATE



FIRM #2585

AEROBIC DESIGN
DESIGNED FOR:
DIMEO INVESTMENTS, LLC
991 LAKE ISLAND DRIVE
CANYON LAKE, TEXAS 78133

SITE DESCRIPTION

Located in the A.J. Baird Survey No. 432, Abstract 30, being 6.190 acres at 10018 Startz Road, the system will serve an existing eighty five seat restaurant and an event center. Oak trees and native grasses are found throughout. Aerobic Treatment with drip irrigation was chosen as the most appropriate system for the conditions on this lot. Additional aerobic aeration to reduce the BOD5 from effluent will be required.

PROPOSED SYSTEM

A 3 or 4 inch SCH-40 PVC pipe discharges from the kitchen of restaurant to two existing 2500 gallon grease traps and then is joined by the remaining flow from the restrooms to an existing 1500 gallon trash tank then to an existing 3000 gallon aeration chamber fitted with a Hiblow HP200 aerator with air stones and then continues to an existing 3000 gallon flow equalization tank fitted with an aerator with air stones and dual ½ hp Liberty LE 50 effluent pumps. Flow from the kitchen in the new event center enters a new 2500 gallon grease trap. Flow continues and joins flow from the restrooms of the event center to a new 1000 gallon trash tank with standard inlet and outlet tees. Flow then continues to a 3000 gallon aeration tank fitted with HiBlow HP200 aerator with Thomas air stones, then to a 3000 gallon aeration/pump tank fitted with HiBlow HP200 aerator with Thomas air stones and dual LE50 effluent pumps with audible & visual air pump malfunction alarm and dual alternating control panel w/ manual reset. Flow continues and joins flow from the restaurant into an new 3000 gallon flow aerated equalization tank. Effluent is pumped thirteen minutes each hour at a rate not to exceed 3 gpm per ATU, controlled by a Omron H3CR cycle timer and 1" bypass and two inch PVC ball valve, and metered using a RG3 PPD10 meter, though 2" SCH40 PVC into two existing Enviroflo BioRobix B1500 aerobic plants (#108173) and two new Maxx Air M1500 aerobic plants. After processing, flow continues to an existing 3000 gallon pump tank fitted with four pumps and dual alternating control panel. The well pumps are activated by a time controller allowing the distribution ten times per day with an 15 minute run time with float setting at 2000 gallons. Distribution is through a self flushing 100 micron Arkal disk Super filters then through a 1" SCH-40 manifold will alternate between the existing two fields containing 5000 sf field and & 4968 sf (9,968 sf. Total) field and a 1.25" Sch-40 manifold between the two new fields of 6000 sf & 6000 sf (total of 12,000 sf) drip tubing field. A high level audible and visual alarm will activate should the pump fail. *Netifim Bioline* drip lines set approximately two feet apart with **0.61 gph** emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30HF, installed in the pump tank on each supply manifold to the field, will maintain pressure at 30 psi. A 1.25" SCH-40 return line is installed to flush the system by cycling a 1.25" ball valve. Solids caught in each Arkal Super Disk filter are flushed each cycle back to the pump tank. Check valves installed on return manifold to prevent pressuring of resting drip field. Vacuum breakers installed at the highest point on each

Application Rate: $R_a = 0.2 \text{ gal/sf}$

Total absorption area: $Q/R_a = 3500 \text{ GPD}/0.2 = 17,500 \text{ sf. (Actual 21,968 sf.)}$

(Existing 9968 sf + New 12,000 sf)

Total linear feet drip tubing: Existing 4984' *Netifim Bioline* drip tubing .61 GPH = 9968 sf.

Two fields w/ 2500' and 2484' each.

New 6000' *Netifim Bioline* drip tubing .61 GPH = 12,000 sf.

Two fields w/ 3000' each.

Pump requirement: 1250 & 1242 emitters @.61 gph @ 30 psi =12.71gpm & 12.63gpm

Pump Requirement (cont.): (2-Dual 0.5 HP Franklin C1-Series-20XC1-05P4-2W115)

Pump requirement: 1500 emitters @.61 gph @ 30 psi =15.25gpm

Pump Requirement (cont.): (Dual 0.5 HP Franklin C1-Series-20XC1-05P4-2W115)

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

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

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

$MSV = 1.5 \text{ gpm PER LINE} * 8 \text{ LINES} = 12 \text{ GPM MIN FLOW RATE}$

IN RETURN MANIFOLD W/ NOM. DIA 1.25" ID

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

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

$MSV = 7.6 \text{ GPM}$

AEROBIC AERATION & ORGANIC LOADING CONSIDERATIONS

This design utilizes extended aeration to lower the organic loading from the restaurant portion of the system. Using aeration requirements in Chapter 217 for extended aeration in the tanks are as follows:

3000 gallon aeration x 0.002 #/gal = 6 # BOD5/ HP-200 generates 173 #/O2 and reduces 14.5# BOD5

2600 gallon aeration x 0.002 #/gal = 5.2# BOD5 / HP-200

1500 gpd plant @ 3.75 #/unit x 4 = 15# BOD5

Total Reduction =6#(3000 gal) x 2 tanks + 5.2#(2600 gal) + 3.75# x 4(ATU) = 32.2 BOD5

(Additional aeration in the EQ tank will reduce additional 2# BOD5 with avg. 1000 gal in tank)

Actual Reduction 32.2 # > Required Reduction 29.75#

This addition to the existing business provides doubling of the treatment and field by designing system to handle flow seven days per week, while the event center will only be used up to three days per week. Meter readings obtained from the equalization tank will be taken daily and submitted to Comal County and submitted monthly basis for the first six months of operation to confirm system operating with design limits.

LANDSCAPING

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

manifold will prevent siphoning of effluent from higher to lower parts of the field. New field area will be scarified and then built up ~6" of Type II or III soil then the drip tubing was laid and capped with ~6" of Type II or Type III soil (**NOT SAND**). The field area will be sodded with grass or covered with Curlex and heavily seed with hearty grass prior to system startup.

All 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.

SYSTEM COMPONENTS:

3" or 4" Sch-40 sewer lines

Two way cleanouts

New 2500 gallon grease trap for event center

New 1000 gallon trash on Event Center

3000 gallon aeration tank w/ HiBlow H200 aeration pump & air stones (1 existing & 1 new)

3000 gallon aerated / Pump tank w/ dual Liberty LE 50 1/2hp pumps (2600 gal aerated volume)

Existing 2-2500 gallon grease trap (#108173)

Existing 1500 gallon trash tank (#108173)

Existing Aerated Flow Equalization tank w/ dual Liberty LE 50 1/2hp pumps (#108173)

2 - Enviroflo BioRobix B1500 gpd aerobic treatment plants (TCEQ approved)(#108173)

2 - Maxx Air M1500 gpd aerobic treatment plants (TCEQ approved)(#108173)

3000 gallon pump tank with four dual alternating 0.5 hp effluent pumps (FPS E Series 20FE05P4-2W115)(#108173)

Cycle Timers: Omron H3CR cycle timer on EQ tank & Grasslin Digi20 FM1D20 on final pump tank

Alarms: Audible & visual air pump malfunction alarm and dual alternating control panel w/ manual reset.

ALL ELECTRICAL WIRING MUST BE IN CONDUIT

DESIGN SPECIFICATIONS:

Restaurant w/ 85 seats = 1700 gal (Metered) (Avg 20 gal/day)

Event center w/ 120 seats 14gal/event = 1680 gal/event (Only used up to 3 days per week)

(14 gal / seat used since it will only be filled once and not multiple times per day)

Design Rate = 3500 gpd

High Strength from kitchen (80% flow)= $(3500)0.8 = 2800$ gpd @ 1200 mg/l (Kitchen)

Restrooms (20% flow) $(3500)0.2 = 700$ gpd @ 300 mg/l (Restroom)

BOD5 @ restaurant 2800 gpd x 1200 mg/l x 8.34 #/gal / $1,000,000 = 28$ lbs BOD5

BOD5 @ restroom 700 gal x 300 mg/l x 8.34 #/gal / $1,000,000 = 1.75$ lbs BOD5

Oxygen requirement: 2.2 lbs of Oxygen per 1 lbs of BOD and 500 gal aeration per 1 lbs of BOD5

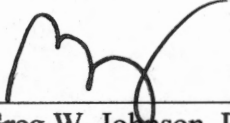
HiBlow H-200 produces 7 CFM / 58.2 CF/#* 1440 min/d= 173 #O2 /day

173 #O2/day 20% efficiency / 2.2 #/lbBOD5 = 15.7 #BOD5

Additionally each 1500 aerobic plant provides 3.75# BOD5 organic reduction.

Reserve capacity after High Level: 600 Gal (>4 hr flow Req'd)

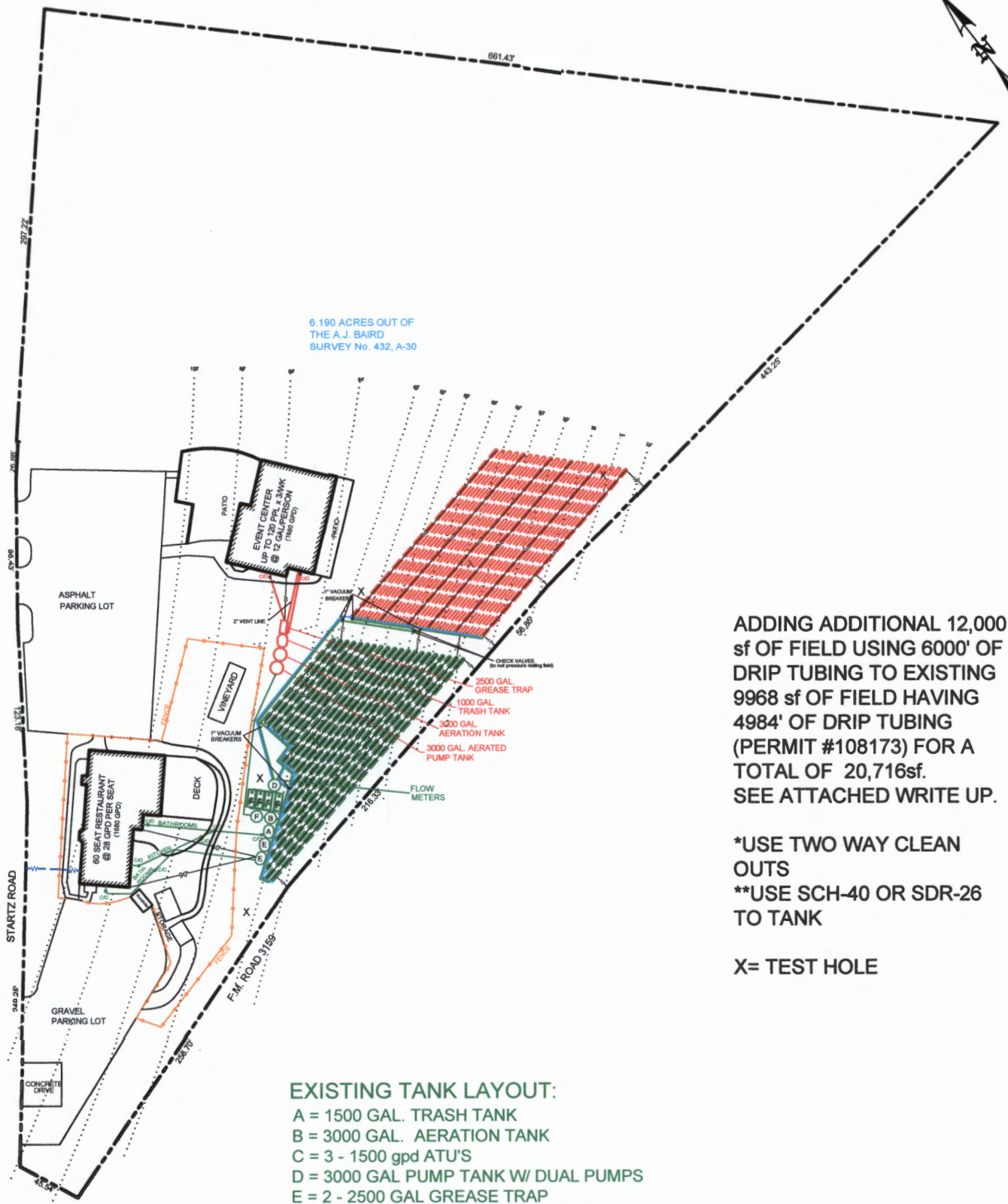
Designed in accordance with Chapter 285, Subchapter D, §285.30, §285.32 Texas Commission on Environmental Quality (Effective December 29, 2016)



01/12/2020

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





6.190 ACRES OUT OF THE A.J. BAIRD SURVEY No. 432, A-30

ADDING ADDITIONAL 12,000 sf OF FIELD USING 6000' OF DRIP TUBING TO EXISTING 9968 sf OF FIELD HAVING 4984' OF DRIP TUBING (PERMIT #108173) FOR A TOTAL OF 20,716sf. SEE ATTACHED WRITE UP.

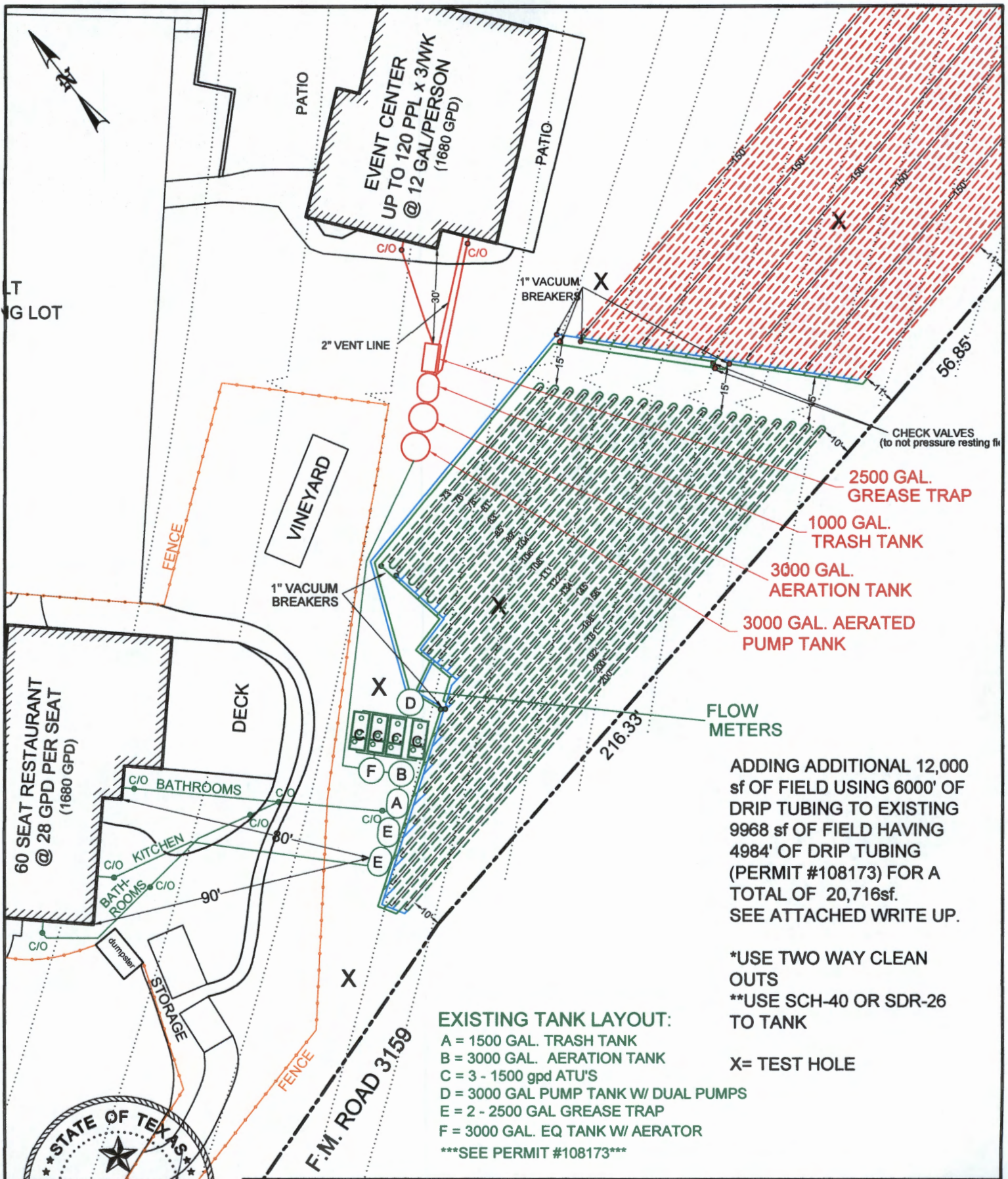
*USE TWO WAY CLEAN OUTS
 **USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

EXISTING TANK LAYOUT:
 A = 1500 GAL. TRASH TANK
 B = 3000 GAL. AERATION TANK
 C = 3 - 1500 gpd ATU'S
 D = 3000 GAL PUMP TANK W/ DUAL PUMPS
 E = 2 - 2500 GAL GREASE TRAP
 F = 3000 GAL. EQ TANK W/ AERATOR
 SEE PERMIT #108173



OWNER: DIMEO INVESTMENTS, LLC.		DRAWN BY: GJW / EJS III	
STREET ADDRESS: 10018 STARTZ ROAD			
LEGAL DESC: A.J. BAIRD SURVEY No. 432, A-30			ACREAGE: 6.192
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=100'	DATE: 1/9/2020	REVISED:



ADDING ADDITIONAL 12,000 sf OF FIELD USING 6000' OF DRIP TUBING TO EXISTING 9968 sf OF FIELD HAVING 4984' OF DRIP TUBING (PERMIT #108173) FOR A TOTAL OF 20,716sf. SEE ATTACHED WRITE UP.

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

X= TEST HOLE

- EXISTING TANK LAYOUT:**
- A = 1500 GAL. TRASH TANK
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 - E = 2 - 2500 GAL GREASE TRAP
 - F = 3000 GAL. EQ TANK W/ AERATOR
- ***SEE PERMIT #108173***



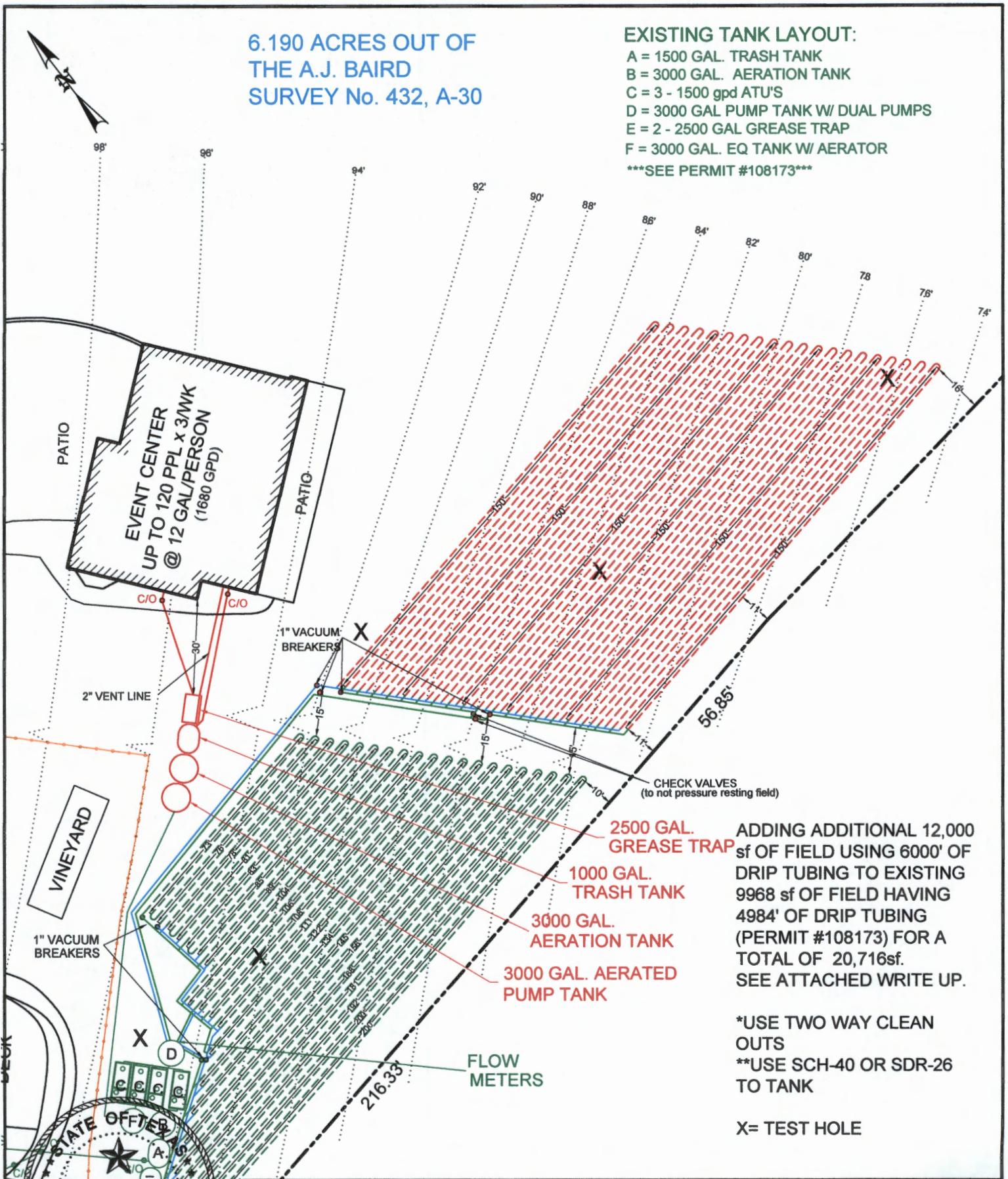
OWNER: DIMEO INVESTMENTS, LLC.		DRAWN BY: GJW / EJS III	
STREET ADDRESS: 10018 STARTZ ROAD			
LEGAL DESC: A.J. BAIRD SURVEY No. 432, A-30			ACREAGE: 6.192
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=40'	DATE: 1/9/2020	REVISED:

6.190 ACRES OUT OF
THE A.J. BAIRD
SURVEY No. 432, A-30

EXISTING TANK LAYOUT:

- A = 1500 GAL. TRASH TANK
- B = 3000 GAL. AERATION TANK
- C = 3 - 1500 gpd ATU'S
- D = 3000 GAL PUMP TANK W/ DUAL PUMPS
- E = 2 - 2500 GAL GREASE TRAP
- F = 3000 GAL. EQ TANK W/ AERATOR

SEE PERMIT #108173



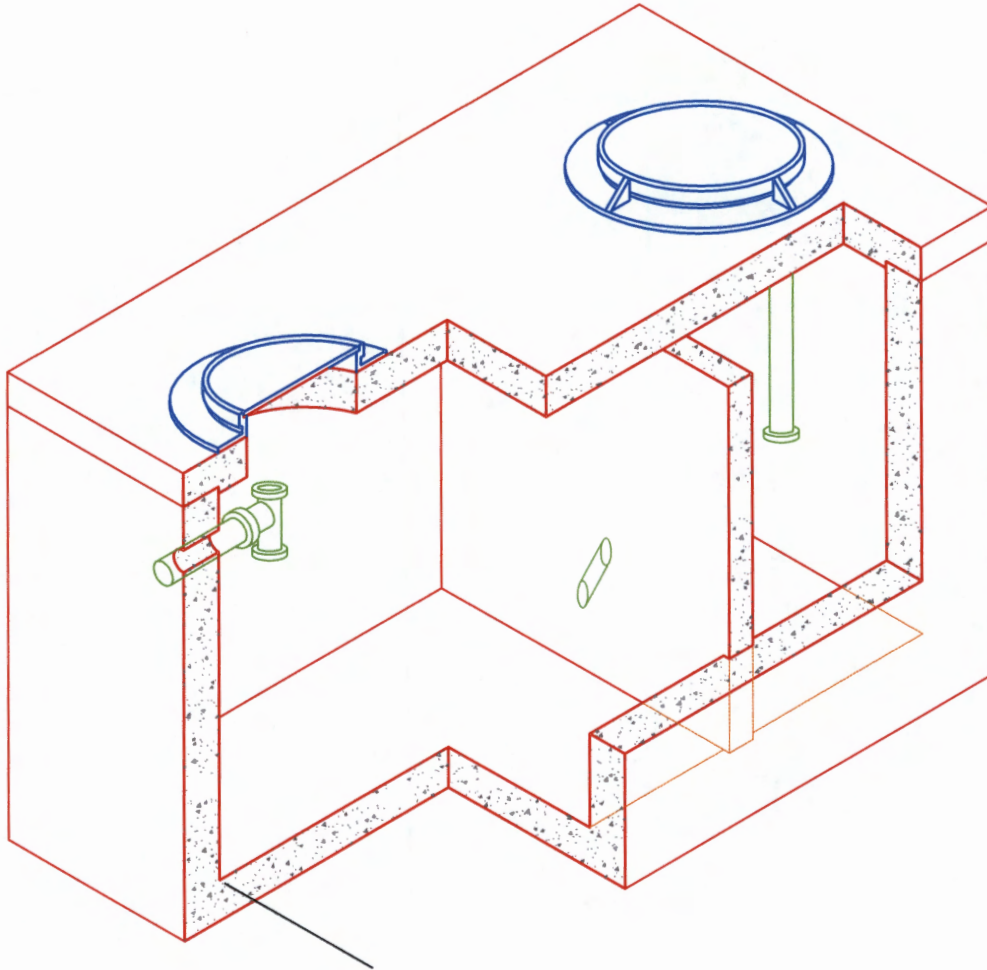
ADDING ADDITIONAL 12,000
sf OF FIELD USING 6000' OF
DRIP TUBING TO EXISTING
9968 sf OF FIELD HAVING
4984' OF DRIP TUBING
(PERMIT #108173) FOR A
TOTAL OF 20,716sf.
SEE ATTACHED WRITE UP.

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

X= TEST HOLE



OWNER:	DIMEO INVESTMENTS, LLC.	DRAWN BY:	GJW / EJS III
STREET ADDRESS:	10018 STARTZ ROAD		
LEGAL DESC:	A.J. BAIRD SURVEY No. 432, A-30	ACREAGE:	6.192
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=40'
		DATE:	1/9/2020
		REVISED:	



TYPICAL 2500 GALLON GREASE TRAP

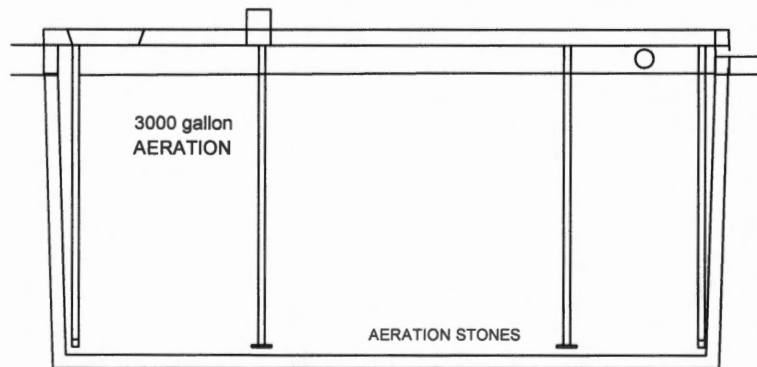
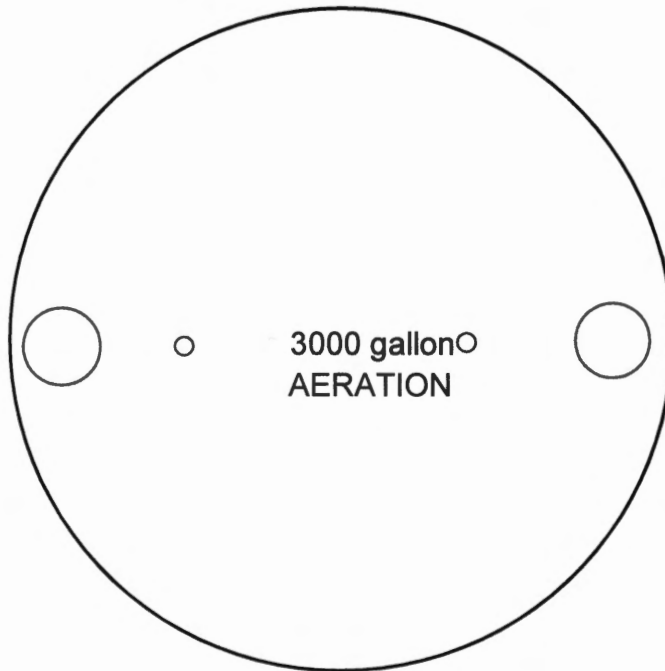


Greg W. Johnson
5/2/19

F#2585

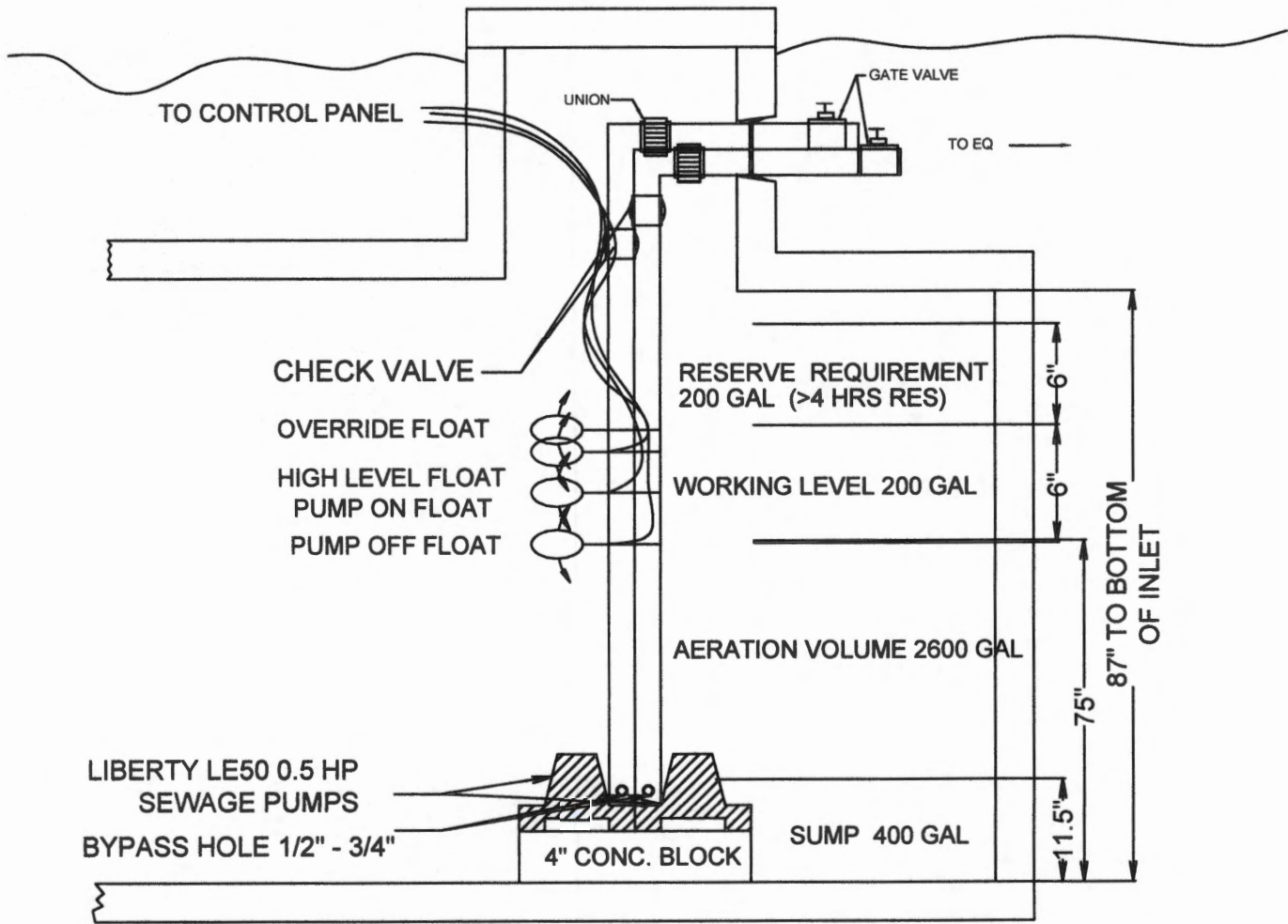
TANK NOTES:

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



Handwritten signature and date:
P2505
05/02/19

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



3000 GAL PUMP TANK
VOLUME = 34.5 GAL/IN

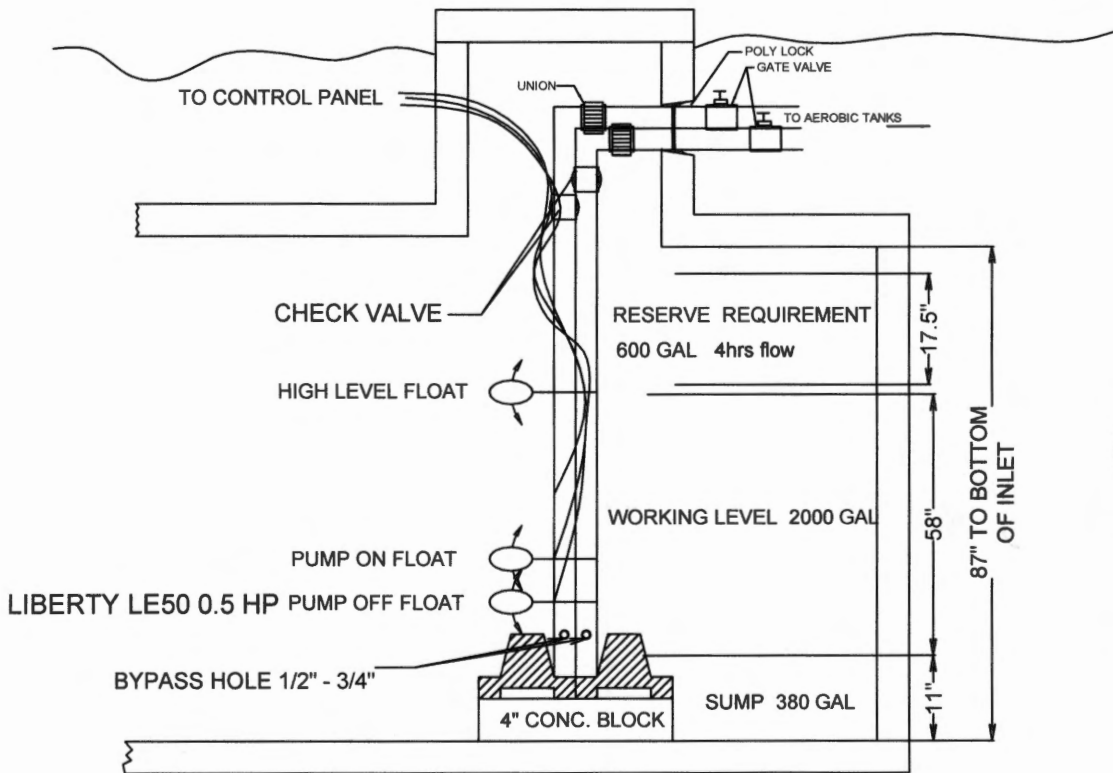


62585
01/12/2020

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



Handwritten signature and date:
FZSBS
05/03/15

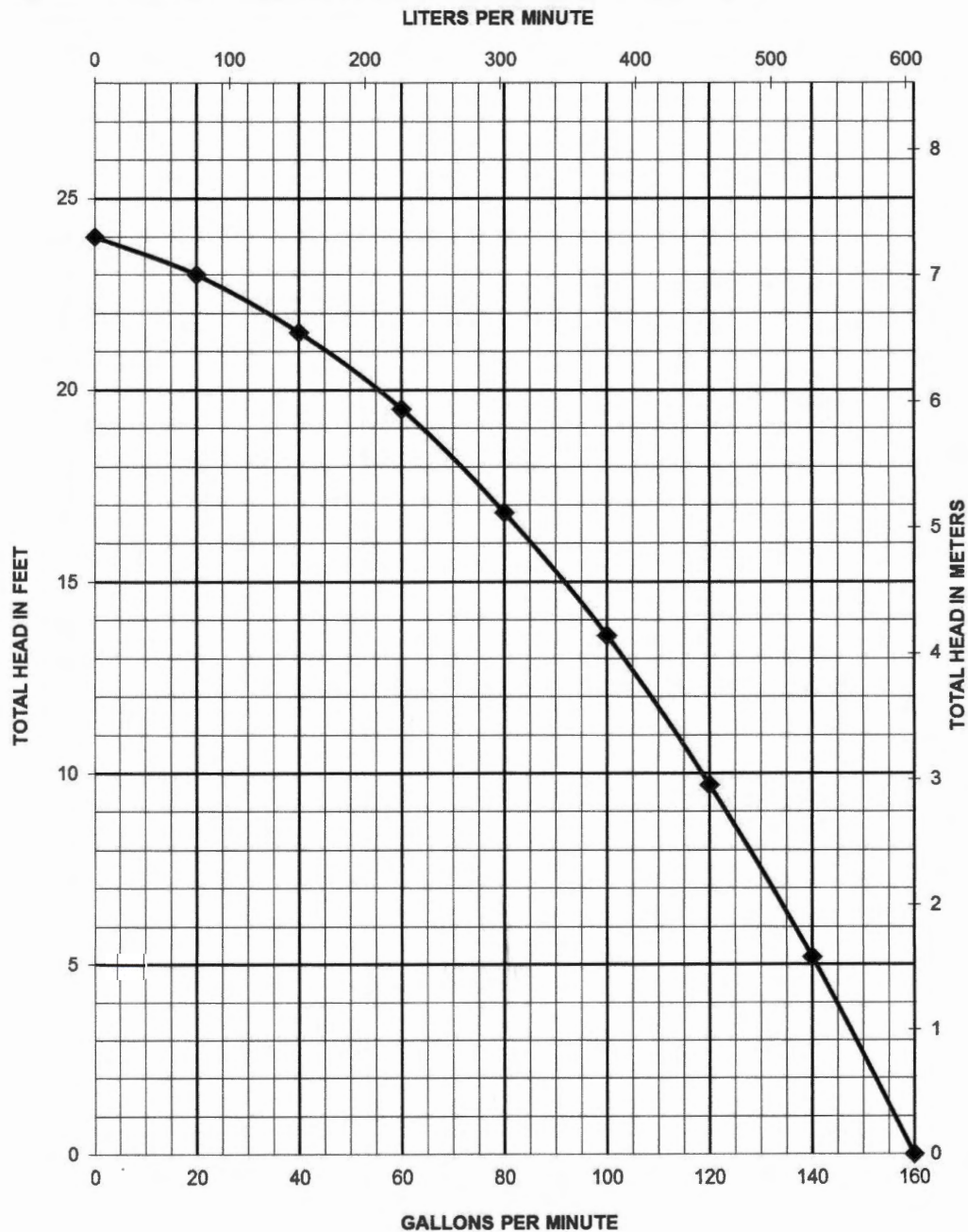
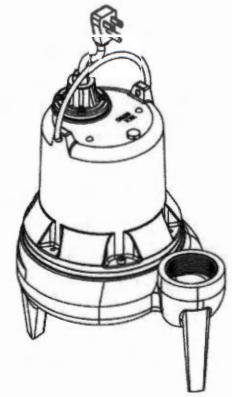
EQUALIZATION TANK 3000 GAL PUMP TANK
VOLUME = 34.5 GAL/IN

Liberty Pumps®

Pump Specifications

LE50 Series

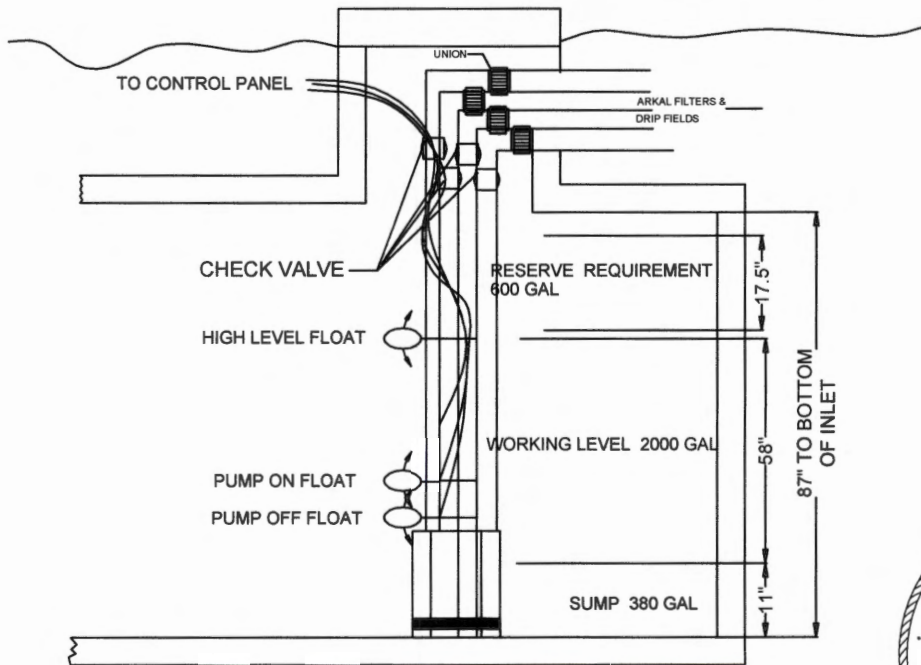
1/2 HP Submersible Sewage Pump



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

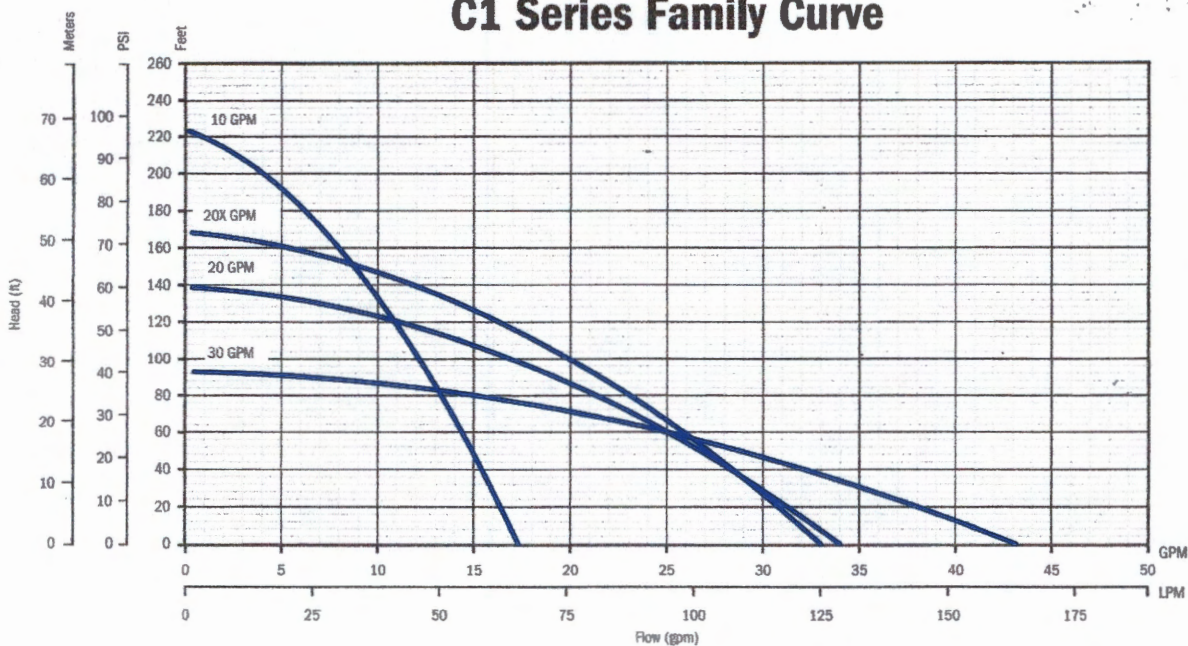


FINAL TANK 3000 GAL PUMP TANK
VOLUME = 34.5 GAL/IN



FL585
05/03/19

C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

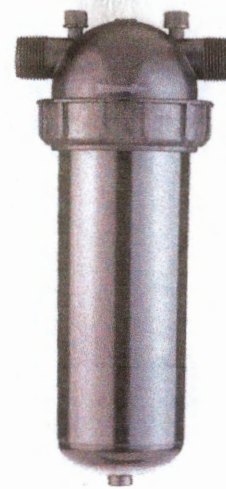
Note: All units have 10 foot long SJ00W leads.

Arkal 1" Super Filter

Catalog No. 1102 0 _ _ _

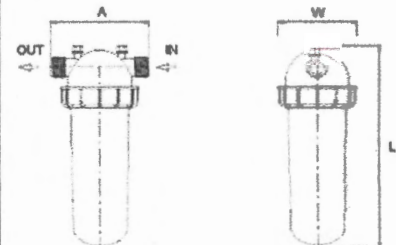
Features

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



Technical Data

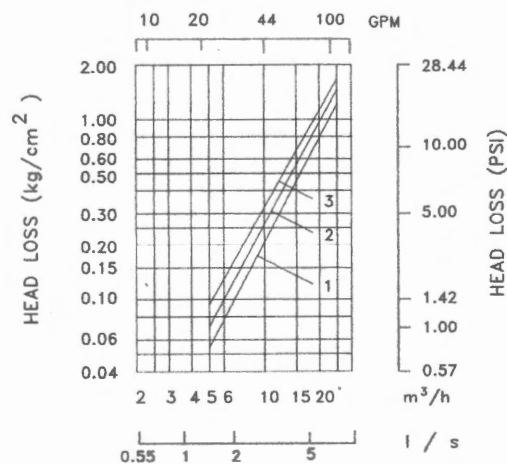
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter	
	33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m ³ /h (1.7 l/sec)	35 gpm
General filtration area	500 cm ²	77.5 in ²
Filtration volume	600 cm ³	37 in ³
Filter length L	340 mm	13 13/32"
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)

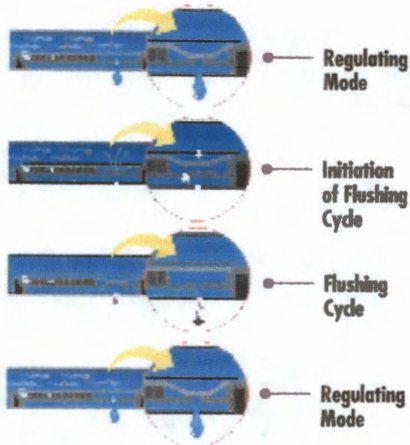
Head Loss Chart



NETAFIM™

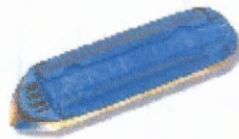
Bioline® Dripperline

Pressure Compensating Dripperline for Wastewater



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

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



Product Advantages

The Proven Performer

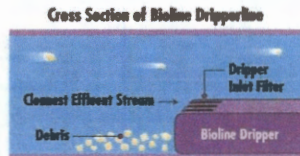
- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for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

Quality Manufacturing with Specifications Designed to Meet Your Needs

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

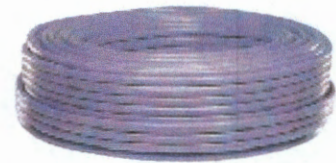
Long-Term Reliability

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



Root Safe

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



Applications

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

Specifications

Wall thickness (mil): 45*

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

Common spacings: 12", 18", 24"*

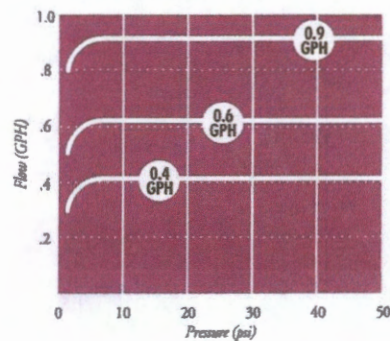
Recommended filtration: 120 mesh

Inside diameter: .570*

Color: Purple tubing indicates non-potable source

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

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

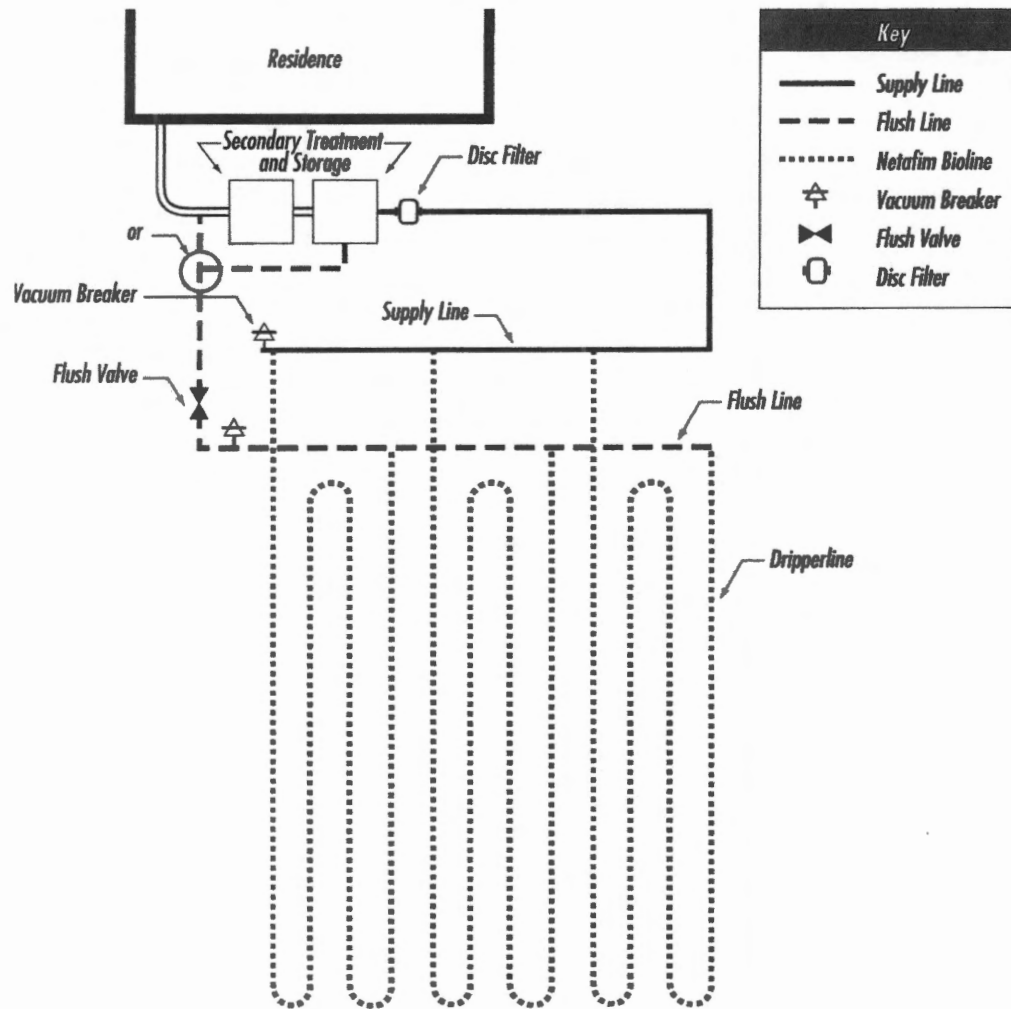
NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

SAMPLE DESIGNS

SINGLE TRENCH LAYOUT

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

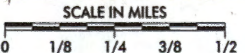
- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as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



355



CONTINUED ON MAP 356



**CCEO
COPY**



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 11/26/2019 ** Permit Number: 108173

Location Description: 10018 STARTZ RD
CANYON LAKE, TX 78133
Subdivision: AJ Baird Survey 432, Abstract 30
Unit:
Lot:
Block:
Acreage: 2.4400

Type of System: Aerobic
Surface Irrigation

Issued to: DiMeo Investments, LLC

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority

Comal County Environmental Health

OS0034792

ENVIRONMENTAL HEALTH INSPECTOR

OS0007722

ENVIRONMENTAL HEALTH COORDINATOR

** See attached special permit conditions.

CCEO

REVISED

9:57 am, Nov 26, 2019

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

COPY

Date May 2, 2019

Permit # 108173

Owner Name DIMEO INVESTMENTS, LLC Agent Name GREG W. JOHNSON, P.E.
Mailing Address c/o 23011 FM 306 Agent Address 170 HOLLOW OAK
City, State, Zip CANYON LAKE, TX 78133 City, State, Zip NEW BRAUNFELS, TX 78132
Phone# Phone # (830) 905-2778
Email Email gregjohnsonpe@yahoo.com

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

Subdivision Name Unit/Phase/Section Lot Block
Acreage/Legal A.J. BAIRD SURVEY NO. 432, A-30, BEING 2.437 ACRES
Street Name/Address 10018 STARTZ ROAD 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

CCEO COPY

[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 RESTAURANT

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants

Restaurants, Lounges, Theaters - Indicate Number of Seats 85 SEAT RESTAURANT

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

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Estimated Cost of Construction: \$ EXISTING (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 May 2, 2019

**CCEO
COPY**

REVISED

9:58 am, Nov 26, 2019

#108173

EXISTING TANK LAYOUT:

- A = 1500 GAL. TRASH TANK
- B = 3000 GAL. AERATION TANK
- C = 1500 gpd ATU'S
- D = 3000 GAL PUMP TANK W/ DUAL PUMPS
- E = 2500 GAL GREASE TRAP

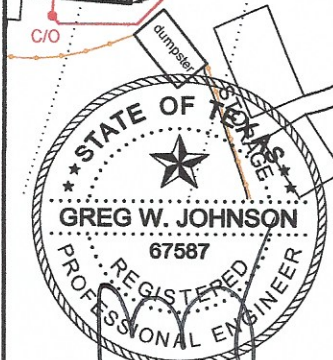
SEE PERMIT #93125

- C = ADDING 2 NEW 1500 gpd ATU'S
- E = ADDING NEW 2500 GAL GREASE TRAP
- F = ADDING NEW 3000 GAL. EQ TANK W/ AERATOR

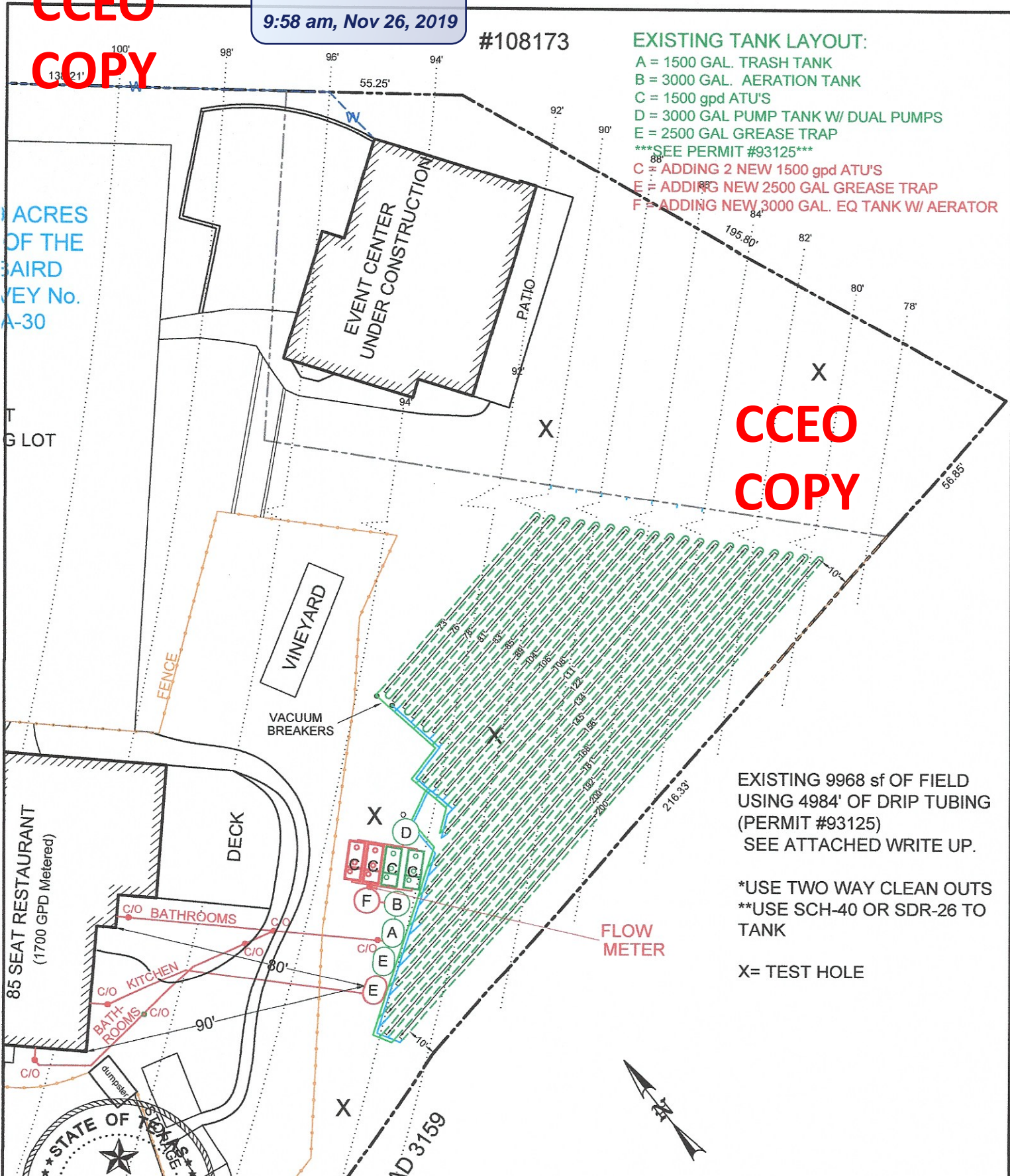
ACRES
OF THE
BAIRD
VEY No.
A-30

T
G LOT

85 SEAT RESTAURANT
(1700 GPD Metered)



OWNER:	DIMEO INVESTMENTS, LLC	DRAWN BY:	GWJ / EJS III
STREET ADDRESS:	10018 STARTZ ROAD		
LEGAL DESC:	A.J. BAIRD SURVEY No. 432, A-30	ACREAGE:	2.439
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=40'
		DATE:	4/26/2019
		REVISED:	11/25/2019



**CCEO
COPY**

EXISTING 9968 sf OF FIELD
USING 4984' OF DRIP TUBING
(PERMIT #93125)
SEE ATTACHED WRITE UP.

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

X= TEST HOLE

**CCEO
COPY**

REVISED

9:58 am, Nov 26, 2019

#108173



2.439 ACRES
OUT OF THE
A.J. BAIRD
SURVEY No.
432, A-30

ASPHALT
PARKING LOT

EVENT CENTER
UNDER CONSTRUCTION

X

X

VINEYARD

VACUUM
BREAKERS

85 SEAT RESTAURANT
(1700 GPD Metered)

DECK

X

FLOW
METER

EXISTING 9968 sf OF FIELD
USING 4984' OF DRIP TUBING
(PERMIT #93125)
SEE ATTACHED WRITE UP.

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

X= TEST HOLE

STARTZ ROAD

GRAVEL
PARKING LOT

F.M. ROAD 37159

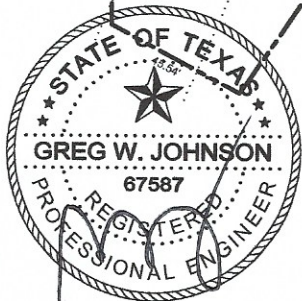
CONCRETE
DRIVE

STORAGE

EXISTING TANK LAYOUT:

- A = 1500 GAL. TRASH TANK
- B = 3000 GAL. AERATION TANK
- C = 1500 gpd ATU'S
- D = 3000 GAL PUMP TANK W/ DUAL PUMPS
- E = 2500 GAL GREASE TRAP
- ***SEE PERMIT #93125***
- C = ADDING 2 NEW 1500 gpd ATU'S
- E = ADDING NEW 2500 GAL GREASE TRAP
- F = ADDING NEW 3000 GAL. EQ TANK W/ AERATOR

**CCEO
COPY**



OWNER:	DIMEO INVESTMENTS, LLC	DRAWN BY:	GWJ / EJS III
STREET ADDRESS:	10018 STARTZ ROAD		
LEGAL DESC:	A.J. BAIRD SURVEY No. 432, A-30	ACREAGE:	2.439
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'
		DATE:	4/26/2019
		REVISED:	11/25/2019

15/ITC/JJM/1945814 -WIM

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 WITH VENDORS LIEN

Date: January 3, 2020

Grantor: Dan G. Townsend and wife, Connie Townsend

Grantors' Mailing Address (including county):

1214 Janet Drive
Canyon Lake, Texas 78133
Comal County

Grantee: **Di Meo Investments, LLC**, a Texas limited liability company

Grantee's Mailing Address (including County):

991 Lake Island Drive
Canyon Lake, Texas 78133
Comal County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of NINE HUNDRED FORTY THOUSAND FOURTEEN AND 00/100 (\$940,014.00) DOLLARS and is executed by Grantee, payable to the order of JEFFERSON BANK. The note is secured by a vendor's lien retained in favor of JEFFERSON BANK in this deed and by a deed of trust of even date, from Grantee to Danny B. Butler, Trustee.

JEFFERSON BANK at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of JEFFERSON BANK and are transferred to JEFFERSON BANK without recourse on Grantor.

Property (including any improvements):

Being 4.210 acres of land, out of a 6.190 acre tract of land out of the J. Baird Survey No. 432, Abstract No. 30, Comal County, Texas and being the same 4.210 acres conveyed to Dan Townsend and Connie Townsend in Deed dated February 11, 2005, recorded in

County Clerk's File No. 200506006563, Official Public Records; SAVE AND EXCEPT the 0.459 acre tract conveyed TO DiMeo Investments, LLC, a Texas limited liability company, in Deed dated July 14, 2017, recorded in County Clerk's File No. 201706035008, Official Public Records, Comal County, Texas.

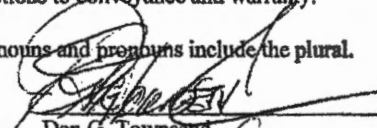
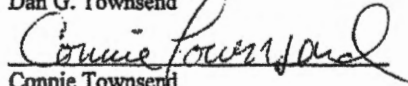
Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

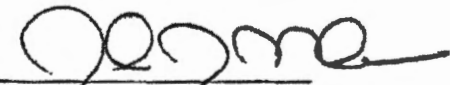

Dan G. Townsend

Connie Townsend

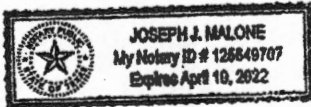
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on this 3rd day of January 2020 by Dan G. Townsend and Connie Townsend.


Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/13/2020 12:25:05 PM
CHRISTY 2 Pages(s)
202006001402



Bobbie Koepp

3



201606027606 07/11/2016 04:34:57 PM 1/4

4/M

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

Date: June 14, 2016

Grantor: Armando's Italian Grill, Inc., a Texas Corporation

Grantor's Mailing Address (including county):

991 Lake Island Drive
Canyon Lake, Texas 78133-3221
Comal County

Grantee: Di Meo Investments, LLC, a Texas Limited Liability Company

Grantee's Mailing Address (including county):

991 Lake Island Drive
Canyon Lake, Texas 78133-3221
Comal County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property (including any improvements):

Being 1.980 acres of land, more or less, out of the A.J. Baird Survey Number 432, Abstract 30, in Comal County, Texas, and being that same property conveyed in Deed recorded in Document Number 200106011070, Official Public Records, Comal County, Texas, said 1.980 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

Armando's Italian Grill, Inc., a Texas Corporation

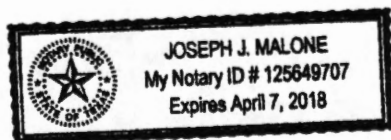
By: 
Gennaro Di Meo, President

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on this 14th day of ~~April~~ June 2017 by Gennaro Di Meo, President of Armando's Italian Grill, Inc., a Texas Corporation, on behalf of said corporation.




Notary Public, State of Texas

Exhibit A

METES AND BOUNDS

Being 1.980 acres of land, more or less, out of the A.J. Baird Survey Number 432, Abstract 30, in Comal County, Texas, and being that same property conveyed in Deed recorded in Document Number 200106011070; Official Records of Comal County, Texas, said 1.980 acres being more particularly described by metes and bounds as follows:

BEGINNING at a concrete Right-of-Way Monument found for the lower southwest corner of this 1.980 acres, same being at the intersection of the northwest Right-of-Way line of F. M. Road 3159 and the southeast Right-of-Way line of Startz Road (also known as Cranes Mills Road), same also being the **POINT OF BEGINNING**;

THENCE along the southeast Right-of-Way line of said Startz Road the following courses and distances:

North 22 degrees 35 minutes 18 seconds West (called North 22 degrees 45 minutes 47 seconds West), a distance of 45.15 feet (called 45.78 feet) to a concrete Right-of-Way Monument found for the upper southwest corner of this 1.980 acres;

North 39 degrees 39 minutes 55 seconds East (called North 39 degrees 49 minutes 30 seconds East), a distance of 248.94 feet (called 248.68 feet) to a 1/2 inch iron rod found for an angle corner;

North 35 degrees 20 minutes 21 seconds East (called North 35 degrees 20 minutes 24 seconds East), a distance of 123.18 feet (called 123.13 feet) to a 1/2 inch iron rod found for an angle corner;

North 37 degrees 45 minutes 17 seconds East (called North 37 degrees 41 minutes 55 seconds East), a distance of 98.43 feet (called 98.38 feet) to a 1/2 inch iron rod found for an angle corner;

North 41 degrees 23 minutes 52 seconds East (called North 41 degrees 31 minutes 53 seconds East), a distance of 26.87 feet to a 1/2 inch iron rod found for North corner of this 1.980 acres; same being the upper West corner of the Dan & Connie Townsend remainder of 6.178 acres (Document Number 200506006963),

THENCE along the line common to this 1.980 acres and said Townsend remainder of 6.178 acres the following courses and distances:

South 50 degrees 32 minutes 24 seconds East (called South 50 degrees 33 minutes 40 seconds East), a distance of 138.21 feet (called 138.17 feet) to a 1/2 inch iron rod found for the northeast corner of this 1.980 acres, same being the middle West corner of said Townsend remainder of 6.178 acres;

South 41 degrees 43 minutes 00 seconds West, a distance of 109.76 feet to a 1/2 inch iron rod set for the East interior corner of this 1.980 acres, same being the lower West corner of said Townsend remainder of 6.178 acres;

South 43 degrees 00 minutes 20 seconds East, a distance of 197.71 feet to a 1/2 inch iron rod found for the southeast corner of this 1.980 acres; same being the southwest corner of said Townsend remainder of 6.178 acres and in the northwest Right-of-Way line of said F. M. Road 3159;

THENCE along the northwest Right-of-Way line of said F. M. Road 3159 the following courses and distances:

South 79 degrees 18 minutes 24 seconds West (called South 79 degrees 18 minutes 15 seconds West), a distance of 216.33 feet (called 216.15 feet) to a concrete Right-of-Way Monument found for an angle corner;

South 72 degrees 36 minutes 35 seconds East (bearing basis), a distance of 258.62 feet (called 258.58 feet) to the POINT OF BEGINNING, and containing 1.980 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All iron rods set are 1/2 inch rebar. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.

Mark J. Ewald

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
January 14, 2011



Stevens + Malone LLP
PO Box 727
Wimberley TX. 78676

UNOFFICIAL

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
07/11/2016 04:34:57 PM
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201606027606



Bobbie Koepf



1412
CV 10WB
A/C

General Warranty Deed

Date: July 14, 2017

Grantor: Dan Townsend and Connie Townsend

Grantor's Mailing Address:

1214 Janet Dr., Canyon Lake, Texas 78133

Grantee: DiMeo Investments, LLC, a Texas Limited Liability Company

Grantee's Mailing Address:

991 Lake Island Dr., Canyon Lake, Texas 78133

Consideration:

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

Property (including any improvements):

Being a 0.459 acre tract, more or less, of the J. Baird Survey 432, Abstract No. 30, Comal County, Texas, and being a portion of the remainder of a called 6.178 acre tract, described in Document No. 200506006563, Official Public Records, Comal County, Texas, said 0.459 acre tract being more particularly described by metes and bounds in Exhibit 'A' attached hereto, and made a part hereof.

Reservations from Conveyance: None

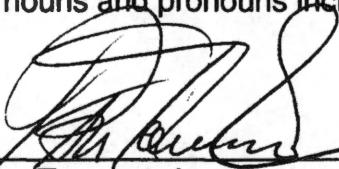
Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant

and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



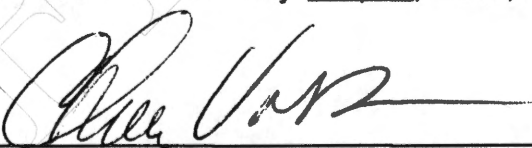
Dan Townsend

Connie Townsend

STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on July 14, 2017, by Dan Townsend ~~and Connie Townsend~~ 



Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Dwain W. Blaschke, P.L.L.C.
P.O. Box 1744
Canyon Lake, TX 78133
Tel: (830) 964-4442
Fax: (830) 964-4426

and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Dan Townsend

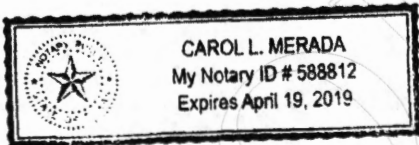
Connie Townsend

Connie Townsend

STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on July 24, 2017, by ~~Dan Townsend~~ and Connie Townsend



Carol L. Merada

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Dwain W. Blaschke, P.L.L.C.
P.O. Box 1744
Canyon Lake, TX 78133
Tel: (830) 964-4442
Fax: (830) 964-4426



410 N. Seguin Ave.
 New Braunfels, TX 78130
 HMTNB.COM
 830.625.8555 • FAX: 830.625.8556
 TBPLS FIRM 10153600

Exhibit "A"

**METES AND BOUNDS DESCRIPTION
 FOR A
 0.459 ACRE CUT OUT**

Being a 0.459 acre tract of the J. Baird Survey No. 432, Abstract No. 30, Comal County, Texas, and being a portion of the remainder of a called 6.178 acre tract, described in Document No. 200506006563, Official Public Records, Comal County, Texas, said 0.459 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron pin found at the Southeasterly corner of a called 1.980 acre tract, recorded in Document No. 201606027606, Official Public Records, Comal County, Texas, being found on the Northerly right-of-way line of Farm to Market Highway (F.M.) 3159, marking the Southwesterly corner of the herein described 0.459 acre tract;

THENCE along the Easterly line of said 1.980 acre tract, N 43° 28' 33" W a distance of 197.71 feet to an interior corner of said 1.980 acre tract, from which a 1/2" iron pin found bears N 58° 19' 08" W a distance of 0.73 feet;

THENCE along the Southeasterly line of said 1.980 acre tract, N 41° 14' 47" E a distance of 109.76 feet to a 1/2" iron pin found at the Easterly corner of said 1.980 acre tract;

THENCE across the aforementioned 6.178 acre tract, the following two (2) calls:

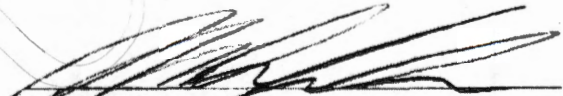
1. S 51° 01' 53" E a distance of 55.25 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
2. S 22° 59' 40" E a distance of 195.80 feet to a 1/2" iron pin (with cap stamped "HMT") set in the Southerly line of said 6.178 acre tract, common with the Northerly right-of-way line of F.M 3159;

THENCE along the Southerly line of said 6.178 acre tract common with the Northerly right-of-way line of F.M. 3159, S 78° 50' 05" W a distance of 56.85 feet to the POINT OF BEGINNING and containing 0.459 acres of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 21st day of June, 2017.

Reference survey of said 0.459 acre tract prepared this same date.


 Mark F. Conlan

Registered Professional Land Surveyor No. 6342

S:\Projects\Title Surveys\Baird, J - Comal\4.219 ac - 0 Startz Rd\
 17-0665 BNDY\~0.46 Ac Cut Out\17-0665 0_458 ACRE CUT OUT.doc



Filed and Recorded
 Official Public Records
 Bobbie Koepf, County Clerk
 Comal County, Texas
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 201706035008



Bobbie Koepf

5/1

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

To show
Subdivision
grandfathering

General Warranty Deed

Date: February 11, 2005

Grantor: Michael J. Jasinsky and Cordelia Jasinsky, husband and wife

Grantor's Mailing Address:

Michael J. Jasinsky and Cordelia Jasinsky
101 Granite Ct., #2
Ruidoso, NM 88345
Ruidoso County

Grantee: Dan Townsend and Connie Townsend, husband and wife

Grantee's Mailing Address:

Dan Townsend and Connie Townsend
1214 Janet
Canyon Lake, Texas 78133
Comal County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

A tract of land being 4.210 acres out of the A.J. Baird Survey 432, Abstract No. 30, Comal County, Texas, being described by Exhibit "A" attached hereto for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and

5/1

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

General Warranty Deed

Date: February 11, 2005

Grantor: Michael J. Jasinsky and Cordelia Jasinsky, husband and wife

Grantor's Mailing Address:

Michael J. Jasinsky and Cordelia Jasinsky
101 Granite Ct., #2
Ruidoso, NM 88345
Ruidoso County

Grantee: Dan Townsend and Connie Townsend, husband and wife

Grantee's Mailing Address:

Dan Townsend and Connie Townsend
1214 Janet
Canyon Lake, Texas 78133
Comal County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

A tract of land being 4.210 acres out of the A.J. Baird Survey 432, Abstract No. 30, Comal County, Texas, being described by Exhibit "A" attached hereto for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and

validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2005, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

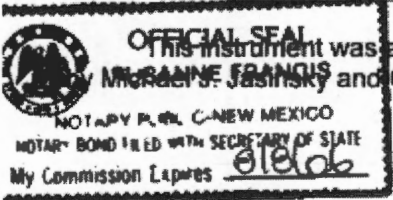
When the context requires, singular nouns and pronouns include the plural.

Michael J. Jasinsky
Michael J. Jasinsky

Cordelia Jasinsky
Cordelia Jasinsky

STATE OF NEW MEXICO)

COUNTY OF Lincoln)



This instrument was acknowledged before me on February 15, 2005, by Michael J. Jasinsky and Cordelia Jasinsky, husband and wife.

Myranda Francis
Notary Public, State of New Mexico

PREPARED IN THE OFFICE OF:

Dwain W. Blaschke
Attorney at Law
P.O. Box 1744
Canyon Lake, Texas 78130-1744
(830) 964-4442

AFTER RECORDING RETURN TO:

New Braunfels Title Company
1435 F.M. 2673
Canyon Lake, Texas 78133
(830) 907-3424

4.210 acres of land, out of a 6.190 acre of land out of the A. J. Baird Survey No. 432, Abstract No. 30, Comal County, Texas, and being all of that certain tract of land re-surveyed and found to contain under perimeter as monumented 6.190 acres of land conveyed by Roy E. Johnston to Luke Lindsey by Deed dated June 2, 1971 and recorded in Volume 186 on pages 736-737 of the Deed Records of Comal County, Texas, and described more particularly by metes and bounds as follows:

COMMENCING at a concrete monument in the North line of F. M. Road 3159 at a flare corner with Cranes Mill Road, (STARTZ RD);

THENCE with the North line of F. M. Road No. 3159 as follows:

North 72° 36'35" East, 258.58 feet

North 79° 18'15" East, 216.15 feet to the POINT OF BEGINNING of this tract;

THENCE North 42° 59'58" West, 197.57 feet to a 1/2 inch iron rod, for a corner of this tract;

THENCE South 41° 43'00" East, 109.76 feet to a 1/2 inch iron rod, for a corner of this tract;

THENCE North 50° 33'40" West, 138.17 feet to a set iron rod on the Southeast line of CRANES MILL ROAD, (STARTZ RD) for a corner of this tract;

THENCE with the Southeast line of Cranes Mill Road (STARTZ RD), North 41° 31'53" East, 297.04 feet to an iron pin and corner post, set for the North corner of this tract, which point is also on the Northeast line of said A. J. Baird Survey No. 432;

THENCE along the Northeast line of said A. J. Baird Survey and with the fence, South 45°24'37" East, 661.38 feet to an iron pin and corner post in the North line of F. M. Road 3159, set for the Southeast corner of this tract;

THENCE with North line of F. M. Road 3159 as follows:

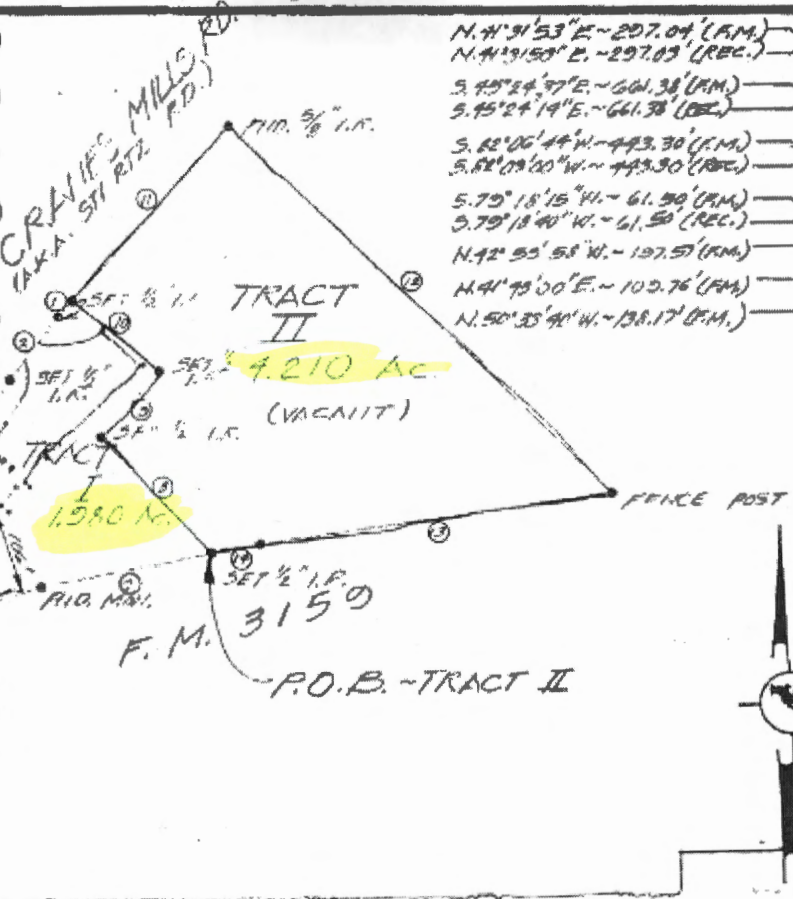
South 82° 06'44 West, 443.30 feet

South 79° 18'15" West, 61.50 feet to the POINT OF BEGINNING and containing 4.210 acres of land.

5-10-96

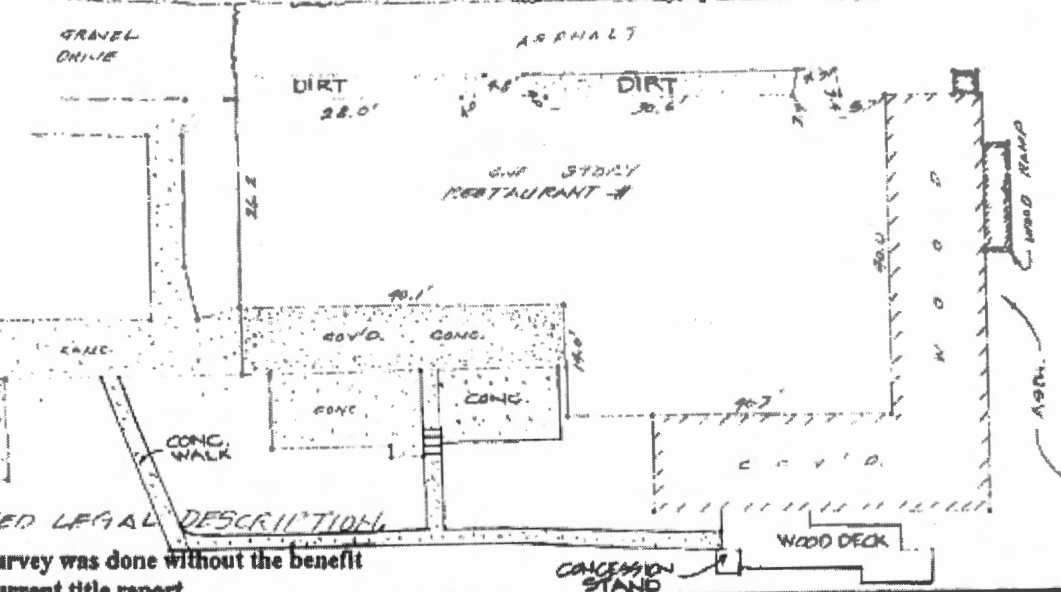
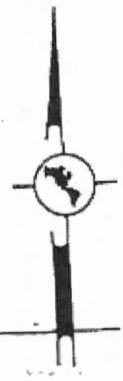
N. 41° 31' 53" E - 26.17' (F.M.) - ①
 N. 41° 31' 53" E - 26.77' (REC.)
 N. 37° 41' 55" E - 28.38' (F.M.) - ②
 N. 37° 41' 55" E - 28.38' (REC.)
 N. 35° 20' 24" E - 123.13' (F.M.) - ③
 N. 35° 20' 24" E - 123.13' (REC.)
 N. 99° 49' 30" E - 248.63' (F.M.) - ④
 N. 99° 49' 42" E - 249.29' (REC.)
 N. 22° 45' 47" W - 45.78' (F.M.) - ⑤
 N. 22° 25' 35" W - 45.71' (REC.)
 S. 72° 34' 35" W - 258.58' (F.M.) - ⑥
 S. 72° 34' 15" W - 259.14' (REC.)
 S. 79° 18' 15" W - 216.15' (F.M.) - ⑦
 S. 79° 18' 40" W - 215.91' (REC.)

N. 41° 31' 53" E - 207.04' (F.M.) - ⑧
 N. 41° 31' 53" E - 207.03' (REC.)
 S. 45° 24' 47" E - 661.38' (F.M.) - ⑨
 S. 45° 24' 19" E - 661.38' (REC.)
 S. 62° 06' 44" W - 443.30' (F.M.) - ⑩
 S. 62° 09' 20" W - 443.30' (REC.)
 S. 79° 18' 15" W - 61.50' (F.M.) - ⑪
 S. 79° 18' 40" W - 61.50' (REC.)
 N. 42° 55' 58" W - 127.51' (F.M.) - ⑫
 N. 41° 43' 00" E - 100.76' (F.M.) - ⑬
 N. 50° 33' 41" E - 138.17' (F.M.) - ⑭



P.O.B. - TRACT I
 ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭
 S. 42° 55' 58" E - 127.51' (F.M.) - ⑫
 S. 41° 43' 00" E - 100.76' (F.M.) - ⑬
 S. 50° 33' 41" E - 138.17' (F.M.) - ⑭

F.M. 3150
 P.O.B. - TRACT II



* SEE ATTACHED LEGAL DESCRIPTION.

NOTE: This survey was done without the benefit of a current title report.

LOT NO. BLOCK NO. N.C.B. ADDITION OR SUBDIVISION
 SECTION PHASE VOLUME PAGE DEED COMAL COUNTY TEXAS
 REFERENCE NAME STREET ADDRESS F.M. 3150



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Doc# 200506006563
Pages 5
02/18/2005 2:37PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$22.00



Joy Streater

Doc# 200506006563

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

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

To: paul swoyer septics, llc
10018 Startz Road
Canyon Lake, TX 78133

Printed: 8/13/2020
Site: 10018 Startz Road
Canyon Lake, TX 78133

Permit #: **110251**
Agency: Comal County
County: Comal County
Mfg / Brand: -

Sub: n/a

Customer ID: 1334
Contract Dates: 3/16/2020 - 3/16/2023
Scheduled Date: 11/16/2020 Inspection 2 of 9

GPS Coordinates - Latitude: 29.8394 Longitude: -98.2747

Service Type: Scheduled Inspection

Visit Date: 8/4/2020

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

Gate to system locked - no access

This counts as a type of "Scheduled Inspection"

Entered By: _

Service Completed

Insp ID #: 5368

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: paul swoyer septics, llc
10018 Startz Road
Canyon Lake, TX 78133

Printed: 8/12/2020
Site: 10018 Startz Road
Canyon Lake, TX 78133

Permit #: **110251**

Agency: Comal County
County: Comal County
Mfg / Brand: -

Sub: n/a

Customer ID: 1334

Contract Dates: 3/16/2020 - 3/16/2023

Scheduled Date: 7/16/2020

Inspection 1 of 9

GPS Coordinates - Latitude: 29.8394 Longitude: -98.2747

Service Type: Scheduled Inspection

Visit Date: 7/30/2020

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: .01

Sludge Levels

For Tank 1: 8

This counts as a type of "Scheduled Inspection"

Entered By: _

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

Insp ID #:5326

Provider: Christopher Ryan Seidensticker
PS Septic Supply & Service

License Info: MP0001708 Expires:

Technician: Christopher Ryan Seidensticker
PS Septic Supply & Service

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: Home Owner
10018 Startz Road
Canyon Lake, TX 78133

Printed: 11/20/2020
Site: 10018 Startz Road
Canyon Lake, TX 78133

Permit #: **110251**

Agency: Comal County
County: Comal County
Mfg / Brand: -

Sub: n/a

Customer ID: 1334

Contract Dates: 3/16/2020 - 3/16/2023

Scheduled Date: 11/16/2020

Inspection 3 of 9

GPS Coordinates - Latitude: 29.8394 Longitude: -98.2747

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 11/19/2020

Entered By: _

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 1

Irrigation Pumps: Operational

For Tank 2: N/A

Disinfection Device: Operational

For Tank 3: 2

Chlorine Residual: N/A

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 #:6723

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: Home Owner
10018 Startz Road
Canyon Lake, TX 78133

Printed: 3/31/2021
Site: 10018 Startz Road
Canyon Lake, TX 78133

Permit #: **110251**

Agency: Comal County
County: Comal County
Mfg / Brand: -

Sub: n/a

Customer ID: 1334

Contract Dates: 3/16/2020 - 3/16/2023

Scheduled Date 3/16/2021

Inspection 4 of 9

GPS Coordinates - Latitude: 29.8394 Longitude: -98.2747

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 3/30/2021

Entered By: _

Method: Grab

Technician: Nick Zigalo

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 3

Irrigation Pumps: Operational

Disinfection Device: Operational

For Tank 3: 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: 1" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Service Completed

Owner signature: _____

Insp ID #: 8777

Provider: Christopher Ryan Seidensticker
PS Septic Supply & Service

License Info: MP0001708 Expires:

License Info: MT0002016 Expires: 12/31/2023

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

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

To: Home Owner
10018 Startz Road
Canyon Lake, TX 78133

Printed: 7/20/2021
Site: 10018 Startz Road
Canyon Lake, TX 78133

Permit #: **110251**

Agency: Comal County

County: Comal County

Mfg / Brand: -

Sub: n/a

Customer ID: 1334

Contract Dates: 3/16/2020 - 3/16/2023

Scheduled Date 7/16/2021

Inspection 5 of 9

GPS Coordinates - Latitude: 29.8394 Longitude: -98.2747

Service Type: Scheduled Inspection

Visit Date: 7/19/2021

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 3

For Tank 2: 2

This counts as a type of "Scheduled Inspection"

Entered By: _

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 #: 10952

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: Home Owner
10018 Startz Road
Canyon Lake, TX 78133

Printed:12/1/2021
Site: 10018 Startz Road
Canyon Lake, TX 78133

Permit #: **110251** Customer ID: 1334
Agency: Comal County Contract Dates: 3/16/2020 - 3/16/2023
County: Comal County Sub: n/a Scheduled Date: 11/16/2021 Inspection 6 of 9
Mfg / Brand: -

GPS Coordinates - Latitude: 29.8394 Longitude: -98.2747

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 11/30/2021

Entered By: _

Method: Grab

Technician: Ryan Seidensticker

Maint. Provider: Ryan Seidensticker

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

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

Alarm: Operational

Comments
Cleaned filters
Backflushed fields

Service Completed

Owner signature: _____

Insp ID #:13301

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: Jerry Grimes
10018 Startz Road
Canyon Lake, TX 78133

Printed:3/1/2022
Site: 10018 Startz Road
Canyon Lake, TX 78133
(281) 620-9097

Permit #: **110251** Customer ID: 1334
Agency: Comal County Contract Dates: 3/16/2020 - 3/16/2023
County: Comal County Sub: n/a Scheduled Date: 3/16/2022 Inspection 7 of 9
Mfg / Brand: -

GPS Coordinates - Latitude: 29.8394 Longitude: -98.2747

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 2/28/2022

Entered By: Michelle Irvin

Method: Grab

Technician: Chris Zigalo

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 18

Irrigation Pumps: Operational

For Tank 2: 6

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 #:15812

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

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023



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

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

PROPERTY LEGAL DESCRIPTION:

Customer: Gennaro's Dimeo

Site Address: 10018 Startz Road

City/State: Canyon Lake, Tx **Zip:** 78133

County: Comal **Permit#:** 110251

Phone Number: 281-620-9097

E-mail: lodonley@gmail.com

I. General: This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between Gennaro's Dimeo (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.

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

Date of License to Operate: 03/16/2020 Last Date of Service: 03/16/2024

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

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 \$0.00, 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: 

Contractor: 

V. Client's Responsibilities: Client is responsible for each and all of the following:

1. To maintain chlorinator and provide proper chlorine supply, if OSSF is so equipped.
2. To provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor ready access to all parts of the OSSF.
3. To maintain a current license to operate, and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities from the State and local regulatory agency.
4. To maintain the OSSF in accordance with manufacturer's recommendations.
5. To immediately notify Contractor and Agency of any and all problems with, the OSSF, including failure thereof.
6. Upon receipt of any written notification of required services from Contractor, to contact Contractor and authorize the required service. If Client elects a different contractor to perform the required service, Client is responsible for ensuring the substitute contractor holds the proper license (Installer II) and is certified by the manufacturer. Additionally, Client shall be responsible for ensuring proper notification is given to the appropriate regulatory authority, as required by the State and/or local regulatory authority rules.
7. To provide Contractor with water usage records, upon request, for evaluation by Contractor of the OSSF performance.
8. To pay required sampling charges for samples collected for testing (e.g. Biological Oxygen Demand/Total Suspended Solids ("BOD/TSS")) that may be required on the OSSF.
9. To prevent backwash from water treatment or water conditioning equipment to enter the OSSF.
10. To provide, at Client's expense, for pumping of tanks as needed.
11. To maintain site drainage sufficient to prevent adverse effects on the OSSF.
12. To promptly and fully pay Contractor's bills, fees, or invoices as described herein.

VI. Access by Contractor: Client agrees to allow Contractor, or personnel authorized by the Contractor, to enter the property at reasonable times without prior notice for the purpose of performing the Services described herein. Such entry shall include access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by the manufacturer, and/or regulatory authority rules. If such manways or risers are not in place, Client shall allow and be responsible for payment of required excavation, including labor and materials, necessary to allow access to the OSSF or any required components. Such excavation shall be billed at the rate of \$75.00 per hour for labor, plus materials billed at list price. Contractor shall make only those efforts reasonable under the circumstances to replace excavated soil.

VII. Application or Transfer of Payment: The fees paid for this agreement may transfer to any subsequent owner(s) of the property on which the OSSF is located. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the above-described Services, and accepting Client's responsibilities. The replacement Agreement must 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, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to termination of the agreement by Contractor

VIII. Termination of Agreement: This agreement may be terminated by either party with 30 days written notice. If this agreement is so terminated by Client, Contractor shall be paid at the rate of \$75.00 per hour for any worked performed or required, but not yet paid. If terminated by Contractor, all amounts outstanding shall be due within thirty days of termination. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.

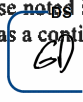
IX. Limitation of Liability: In no event shall Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for direct damages exceed payments by the Client under this Agreement.

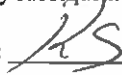
X. Severability and Reformation: If any provision in this Agreement shall be held to be invalid or unenforceable for any reason, it shall be reformed to the minimum extent necessary to effect the intent of the Parties. If any provision is such that it cannot reasonably be reformed, it shall be struck from this Agreement and the remaining provisions shall continue to be valid and enforceable.

XI. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions: (1) Contractor receiving a fully executed original copy of this agreement. (2) Contractor receiving payment in full of the fee(s) described herein. If the above conditions are not met, then Contractor is from any obligation to perform any portion of this agreement.

XII. Modification. This Agreement may not be changed or modified except by an instrument in writing, signed by both Contractor and Client.

XIII. Waiver. Except as otherwise noted in this Agreement, the waiver by other party of a breach of any provision of this Agreement shall not operate or be construed as a continuing waiver or as a consent to or waiver of any subsequent breach hereof.

Client: 

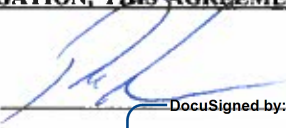
Contractor: 

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: _____



DocuSigned by:

MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER

Approved by Client: _____

Gennaro's Dimco

74DC7E257E724AD

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.

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: _____



INVOICE



Ferguson & Sons Septic

fergusonseptics@gmail.com
830-431-6104

Gennaros Trattoria

Bill to

Gennaros Trattoria

Invoice details

Invoice no.: 1761
Invoice date: 03/16/2023
Terms: Due on receipt
Due date: 03/16/2023

Product or service		Amount
1. Services	17500 x \$0.45	\$7,875.00
Service date: 03/15/2023		
Pump out the restaurant		
2. Services		\$275.00
CC FEE		

Total \$8,150.00

Overdue 03/16/2023

Ways to pay



Note to customer

Your welcomed to wave the cc fee and mail a check to 31843 oak ridge pkwy. Bulverde Tx. 78163

How'd we do? Let others know why you chose us, your feedback helps to improve our operations for you and future customers like you.

Google: <https://g.page/r/CQ-C9k0n5MbcEBM/review>

<https://www.facebook.com/Ferguson-Sons-Septic-100252059262461>

Pay invoice

Customer Profile with Inspections

Wednesday, March 22, 2023
8:33:41 AM

Gennaro's Dimeo
10018 Startz Road
Canyon Lake TX 78133

Customer ID: 1334

Page 1 of 3

Mailing Address: 10018 Startz Road
Canyon Lake
TX 78133

Subdivision: n/a

County: Comal County

Legal Desc:

Email: ejdimeo57@yahoo.com

Main Phone: (281) 620-9097 Work: (830) 899-2800 Cell: (210) 956-3731
Alternate Cell:

Reference:

Installer:

Maint Co: PS Septic Supply & Service

MFG:

Builder:

Agency: Comal County

Permit No: 110251

Permit Date:

Installed:

Authorization:

Warranty Ends:

System Information

Serial Numbers

Install Dates

✓ Residential

Commercial

Multi-Hookup

System Brand:

Aerator:

Discharge:

Treatment:

Disposal:

Disinf:

Maintenance ✓ Active Service

Date of Last Service Payment:

Alarm Monitoring Information

Active Monitoring

Contract Ends: 3/16/2023

Inspector adds chlorine:

Monitoring Agreement Date: 3/16/2023

Next Insp:

Date of Next Chlorine:

Date of Last Monitoring Payment:

Inspections/year: 3

Days between chlorine: 0

3/15/2023	Scheduled Inspection	Not Assigned	\$0.00	Paid	Tank Levels	FeCol: 0	Disp Area
Aerators: <u>Op</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0			Tank 1 Sludge: 0		Gravity
Filters: <u>Op</u>	Disinfection Device: <u>Op</u>	Electric Circuits: <u>Op</u>			Tank 2 Sludge: 0		SBT
Irrigation Pumps: <u>Op</u>	Chlorine Supply: <u>N/A</u>	Distribution System: <u>Op</u>			Tank 3 Sludge: 0		Pressurized
Diffusers Changed: 1	Autodialer: <u>N/A</u>	Sprayfield Vegetation: <u>Op</u>			Tank 4 Sludge: 0	Chlorine Amount: 0	
# Changed: 0	PSI: 0	Chlorine Residual:			Insp Port Plug: <u>Secured</u>	CFM Reading: 0	
	Surge Weir Seal: <u>N/A</u>	Diffuser Condition: <u>N/A</u>			Tank Lid: <u>Secured</u>	Battery: <u>N/A</u>	
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Aerator Reading: <u>N/A</u>			Alarm: <u>Op</u>	PhotocellTest: <u>N/A</u>	
Color: <u>N/A</u>	Odor: <u>N/A</u>	Air Filter: <u>N/A</u>			Timer: <u>N/A</u>	DripBack wash: <u>N/A</u>	
Turbidity: <u>N/A</u>		Squirt Height: 0			Floats: <u>N/A</u>	Probe: <u>N/A</u>	
Inspection 9 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>				Chlorinator: <u>N/A</u>	

Cleaned drip filters, backflushed drip fields. System is being pumped and cleaned 3-15-2023 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - ✓ Service Completed
Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 3/15/2023. - The Agency was emailed a PDF Copy on 3/15/2023.

12/5/2022	Scheduled Inspection	Not Assigned	\$0.00	Paid	Tank Levels	FeCol: 0	Disp Area
Aerators: <u>Op</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0			Tank 1 Sludge: 0		Gravity
Filters: <u>Op</u>	Disinfection Device: <u>Op</u>	Electric Circuits: <u>Op</u>			Tank 2 Sludge: 0		SBT
Irrigation Pumps: <u>Op</u>	Chlorine Supply: <u>N/A</u>	Distribution System: <u>Op</u>			Tank 3 Sludge: 0		Pressurized
Diffusers Changed: 1	Autodialer: <u>N/A</u>	Sprayfield Vegetation: <u>Op</u>			Tank 4 Sludge: 0	Chlorine Amount: 0	
# Changed: 0	PSI: 0	Chlorine Residual:			Insp Port Plug: <u>N/A</u>	CFM Reading: 0	
	Surge Weir Seal: <u>N/A</u>	Diffuser Condition: <u>N/A</u>			Tank Lid: <u>N/A</u>	Battery: <u>N/A</u>	
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Aerator Reading: <u>N/A</u>			Alarm: <u>Op</u>	PhotocellTest: <u>N/A</u>	
Color: <u>N/A</u>	Odor: <u>N/A</u>	Air Filter: <u>N/A</u>			Timer: <u>N/A</u>	DripBack wash: <u>N/A</u>	
Turbidity: <u>N/A</u>		Squirt Height: 0			Floats: <u>N/A</u>	Probe: <u>N/A</u>	
Inspection 8 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>				Chlorinator: <u>N/A</u>	

Cleaned drip filters, backflushed drip fields - Copy emailed to the customer on 3/15/2023. ✓ Service Completed

7/6/2022	Scheduled Inspection	Not Assigned	\$0.00	Paid	Tank Levels	FeCol: 0	Disp Area
Aerators: <u>N/A</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0			Tank 1 Sludge: 0		Gravity
Filters: <u>N/A</u>	Disinfection Device: <u>N/A</u>	Electric Circuits: <u>N/A</u>			Tank 2 Sludge: 0		SBT
Irrigation Pumps: <u>N/A</u>	Chlorine Supply: <u>N/A</u>	Distribution System: <u>N/A</u>			Tank 3 Sludge: 0		Pressurized
Diffusers Changed: 1	Autodialer: <u>N/A</u>	Sprayfield Vegetation: <u>N/A</u>			Tank 4 Sludge: 0	Chlorine Amount: 0	
# Changed: 0	PSI: 0	Chlorine Residual:			Insp Port Plug: <u>N/A</u>	CFM Reading: 0	
	Surge Weir Seal: <u>N/A</u>	Diffuser Condition: <u>N/A</u>			Tank Lid: <u>Secured</u>	Battery: <u>N/A</u>	
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Aerator Reading: <u>N/A</u>			Alarm: <u>N/A</u>	PhotocellTest: <u>N/A</u>	
Color: <u>N/A</u>	Odor: <u>N/A</u>	Air Filter: <u>N/A</u>			Timer: <u>N/A</u>	DripBack wash: <u>N/A</u>	
Turbidity: <u>N/A</u>		Squirt Height: 0			Floats: <u>N/A</u>	Probe: <u>N/A</u>	
Inspection 8 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>				Chlorinator: <u>N/A</u>	

cleaned filters - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 3/15/2023. ✓ Service Completed

Customer Profile with Inspections

Wednesday, March 22, 2023
8:33:41 AM

Gennaro's Dimeo
10018 Startz Road
Canyon Lake TX 78133

Customer ID: 1334

Page 2 of 3

2/28/2022 Scheduled Inspection Chris Zigalo \$0.00 Paid

Aerators: <u>Op</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0	<u>Tank Levels</u>	FeCol: 0	Disp Area
Filters: <u>Op</u>	Disinfection Device: <u>Op</u>	Electric Circuits: <u>Op</u>	Tank 1 Sludge: <u>18</u>		Gravity
Irrigation Pumps: <u>Op</u>	Chlorine Supply: <u>N/A</u>	Distribution System: <u>Op</u>	Tank 2 Sludge: <u>6</u>		SBT
Diffusers Changed: <input type="checkbox"/>	Autodialer: <u>N/A</u>	Sprayfield Vegetation: <u>Op</u>	Tank 3 Sludge: <u>2</u>		Pressurized
# Changed: 0	PSI: 0	Chlorine Residual:	Tank 4 Sludge:	Chlorine Amount: <u>0</u>	
	Surge Weir Seal: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Insp Port Plug: <u>N/A</u>	CFM Reading: <u>0</u>	
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Aerator Reading: <u>N/A</u>	Tank Lid: <u>Secured</u>	Battery: <u>N/A</u>	
Color: <u>Good</u>	Odor: <u>Good</u>	Air Filter: <u>N/A</u>	Alarm: <u>Op</u>	PhotocellTest: <u>N/A</u>	
Turbidity: <u>N/A</u>		Squirt Height: <u>0</u>	Timer:	DripBack wash: <u>Good</u>	
Inspection 7 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>	Floats:	Probe: <u>N/A</u>	
Scum = 3" - Technician Secured the Tank Lid and/or Riser prior to leaving location. - The Agency was emailed a PDF Copy on 3/1/2022. - Copy emailed to the customer on 3/15/2023.				Chlorinator: <u>N/A</u>	✓ Service Completed

11/30/2021 Scheduled Inspection Ryan Seidensticker \$0.00 Paid

Aerators: <u>Op</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0	<u>Tank Levels</u>	FeCol: 0	Disp Area
Filters: <u>Op</u>	Disinfection Device: <u>Op</u>	Electric Circuits: <u>Op</u>	Tank 1 Sludge: <u>N/A</u>		Gravity
Irrigation Pumps: <u>Op</u>	Chlorine Supply: <u>N/A</u>	Distribution System: <u>Op</u>	Tank 2 Sludge: <u>N/A</u>		SBT
Diffusers Changed: <input type="checkbox"/>	Autodialer: <u>N/A</u>	Sprayfield Vegetation: <u>Op</u>	Tank 3 Sludge: <u>N/A</u>		Pressurized
# Changed: 0	PSI: 0	Chlorine Residual:	Tank 4 Sludge:	Chlorine Amount: <u>0</u>	
	Surge Weir Seal: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Insp Port Plug: <u>N/A</u>	CFM Reading: <u>0</u>	
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Aerator Reading: <u>N/A</u>	Tank Lid: <u>Secured</u>	Battery: <u>N/A</u>	
Color: <u>N/A</u>	Odor: <u>N/A</u>	Air Filter: <u>N/A</u>	Alarm: <u>Op</u>	PhotocellTest: <u>N/A</u>	
Turbidity: <u>N/A</u>		Squirt Height: <u>0</u>	Timer:	DripBack wash: <u>N/A</u>	
Inspection 6 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>	Floats:	Probe: <u>N/A</u>	
Cleaned filters				Chlorinator: <u>N/A</u>	✓ Service Completed
Backflushed fields - The Agency was emailed a PDF Copy on 12/1/2021. - Customer Declined technician request to secure the tank lid. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 3/15/2023.					

7/19/2021 Scheduled Inspection Chris Zigalo \$0.00 Paid

Aerators: <u>Op</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0	<u>Tank Levels</u>	FeCol: 0	Disp Area
Filters: <u>Op</u>	Disinfection Device: <u>Op</u>	Electric Circuits: <u>Op</u>	Tank 1 Sludge: <u>3</u>		Gravity
Irrigation Pumps: <u>Op</u>	Chlorine Supply: <u>N/A</u>	Distribution System: <u>Op</u>	Tank 2 Sludge: <u>2</u>		SBT
Diffusers Changed: <input type="checkbox"/>	Autodialer: <u>N/A</u>	Sprayfield Vegetation: <u>Op</u>	Tank 3 Sludge: <u>0</u>		Pressurized
# Changed: 0	PSI: 0	Chlorine Residual:	Tank 4 Sludge:	Chlorine Amount: <u>0</u>	
	Surge Weir Seal: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Insp Port Plug: <u>N/A</u>	CFM Reading: <u>0</u>	
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Aerator Reading: <u>N/A</u>	Tank Lid: <u>Secured</u>	Battery: <u>N/A</u>	
Color: <u>Good</u>	Odor: <u>Good</u>	Air Filter: <u>N/A</u>	Alarm: <u>Op</u>	PhotocellTest: <u>N/A</u>	
Turbidity: <u>N/A</u>		Squirt Height: <u>0</u>	Timer:	DripBack wash: <u>Good</u>	
Inspection 5 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>	Floats:	Probe: <u>N/A</u>	
Scum on pretreatment 0" - Technician Secured the Tank Lid and/or Riser prior to leaving location. - The Agency was emailed a PDF Copy on 7/20/2021. - Copy emailed to the customer on 3/15/2023.				Chlorinator: <u>N/A</u>	✓ Service Completed

3/30/2021 Scheduled Inspection Nick Zigalo \$0.00 Paid

Aerators: <u>Op</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0	<u>Tank Levels</u>	FeCol: 0	Disp Area
Filters: <u>Op</u>	Disinfection Device: <u>Op</u>	Electric Circuits: <u>Op</u>	Tank 1 Sludge: <u>3</u>		Gravity
Irrigation Pumps: <u>Op</u>	Chlorine Supply: <u>N/A</u>	Distribution System: <u>Op</u>	Tank 2 Sludge: <u>0</u>		SBT
Diffusers Changed: <input type="checkbox"/>	Autodialer: <u>N/A</u>	Sprayfield Vegetation: <u>Op</u>	Tank 3 Sludge: <u>3</u>		Pressurized
# Changed: 0	PSI: 0	Chlorine Residual:	Tank 4 Sludge:	Chlorine Amount: <u>0</u>	
	Surge Weir Seal: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Insp Port Plug: <u>N/A</u>	CFM Reading: <u>0</u>	
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Aerator Reading: <u>N/A</u>	Tank Lid: <u>Secured</u>	Battery: <u>N/A</u>	
Color: <u>Good</u>	Odor: <u>Good</u>	Air Filter: <u>N/A</u>	Alarm: <u>Op</u>	PhotocellTest: <u>N/A</u>	
Turbidity: <u>N/A</u>		Squirt Height: <u>0</u>	Timer:	DripBack wash: <u>Good</u>	
Inspection 4 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>	Floats:	Probe: <u>N/A</u>	
Scum on pretreatment: 1" - Technician Secured the Tank Lid and/or Riser prior to leaving location. - The Agency was emailed a PDF Copy on 3/31/2021. - Copy emailed to the customer on 3/15/2023.				Chlorinator: <u>N/A</u>	✓ Service Completed

11/19/2020 Scheduled Inspection Ryan Seidensticker \$0.00 Paid

Aerators: <u>Op</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0	<u>Tank Levels</u>	FeCol: 0	Disp Area
Filters: <u>Op</u>	Disinfection Device: <u>Op</u>	Electric Circuits: <u>Op</u>	Tank 1 Sludge: <u>1</u>		Gravity
Irrigation Pumps: <u>Op</u>	Chlorine Supply: <u>N/A</u>	Distribution System: <u>Op</u>	Tank 2 Sludge: <u>N/A</u>		SBT
Diffusers Changed: <input type="checkbox"/>	Autodialer: <u>N/A</u>	Sprayfield Vegetation: <u>Op</u>	Tank 3 Sludge: <u>2</u>		Pressurized
# Changed: 0	PSI: 0	Chlorine Residual:	Tank 4 Sludge:	Chlorine Amount: <u>0</u>	
	Surge Weir Seal: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Insp Port Plug: <u>N/A</u>	CFM Reading: <u>0</u>	
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Aerator Reading: <u>N/A</u>	Tank Lid: <u>Secured</u>	Battery: <u>N/A</u>	
Color: <u>Good</u>	Odor: <u>Good</u>	Air Filter: <u>N/A</u>	Alarm: <u>Op</u>	PhotocellTest: <u>N/A</u>	
Turbidity: <u>N/A</u>		Squirt Height: <u>0</u>	Timer:	DripBack wash: <u>Good</u>	
Inspection 3 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>	Floats:	Probe: <u>N/A</u>	
Scum on pretreatment: 0" - Technician Secured the Tank Lid and/or Riser prior to leaving location. - The Agency was emailed a PDF Copy on 11/20/2020. - Copy emailed to the customer on 3/15/2023.				Chlorinator: <u>N/A</u>	✓ Service Completed

Customer Profile with Inspections

Wednesday, March 22, 2023
8:33:41 AM

Gennaro's Dimeo
10018 Startz Road
Canyon Lake TX 78133

Customer ID: 1334

Page 3 of 3

8/4/2020	Scheduled Inspection	Not Assigned	\$0.00	<input type="checkbox"/> Paid	<u>Tank Levels</u>	FeCol: 0	Disp Area
Aerators: <u>Op</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0	Tank 1 Sludge: 0	Tank 2 Sludge: 0	Tank 3 Sludge: 0	Tank 4 Sludge: 0	Gravimetry
Filters: <u>Op</u>	Disinfection Device: <u>Op</u>	Electric Circuits: <u>Op</u>	Distribution System: <u>Op</u>	Sprayfield Vegetation: <u>Op</u>	Chlorine Residual: <u>N/A</u>	Insp Port Plug: <u>N/A</u>	SBT
Irrigation Pumps: <u>Op</u>	Chlorine Supply: <u>N/A</u>	Sprayfield Vegetation: <u>Op</u>	Chlorine Residual: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Tank Lid: <u>N/A</u>	Alarm: <u>Op</u>	Pressurized
Diffusers Changed: <input type="checkbox"/>	Autodialer: <u>N/A</u>	Chlorine Residual: <u>N/A</u>	Aerator Reading: <u>N/A</u>	Air Filter: <u>N/A</u>	Timer: <u>N/A</u>	Floats: <u>N/A</u>	Chlorine Amount: 0
# Changed: 0	PSI: 0	Surge Weir Seal: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Odor: <u>N/A</u>	Squirt Height: 0	OKSystemLight: <u>N/A</u>	CFM Reading: 0
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Odor: <u>N/A</u>	Chlorine Residual: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Aerator Reading: <u>N/A</u>	Battery: <u>N/A</u>
Color: <u>N/A</u>	Odor: <u>N/A</u>	Surge Weir Seal: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Odor: <u>N/A</u>	Aerator Reading: <u>N/A</u>	Air Filter: <u>N/A</u>	PhotoCellTest: <u>N/A</u>
Turbidity: <u>N/A</u>	Inspection 2 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>	Chlorine Residual: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Aerator Reading: <u>N/A</u>	DripBack wash: <u>N/A</u>
Gate to system locked - no access - The Agency was emailed a PDF Copy on 8/13/2020. - Customer Declined technician request to secure the tank lid. - Copy emailed to the customer on 3/15/2023.							Probe: <u>N/A</u>
							Chlorinator: <u>N/A</u>
							✓ Service Completed

7/30/2020	Scheduled Inspection	Ryan Seidensticker	\$0.00	<input type="checkbox"/> Paid	<u>Tank Levels</u>	FeCol: 0	Disp Area
Aerators: <u>Op</u>	Recirculation Pumps: <u>N/A</u>	Water Meter: 0	Tank 1 Sludge: 8	Tank 2 Sludge: 0	Tank 3 Sludge: 0	Tank 4 Sludge: 0	Gravimetry
Filters: <u>Op</u>	Disinfection Device: <u>Op</u>	Electric Circuits: <u>Op</u>	Distribution System: <u>Op</u>	Sprayfield Vegetation: <u>Op</u>	Chlorine Residual: <u>01</u>	Insp Port Plug: <u>N/A</u>	SBT
Irrigation Pumps: <u>Op</u>	Chlorine Supply: <u>Op</u>	Sprayfield Vegetation: <u>Op</u>	Chlorine Residual: <u>01</u>	Diffuser Condition: <u>N/A</u>	Tank Lid: <u>Secured</u>	Alarm: <u>Op</u>	Pressurized
Diffusers Changed: <input type="checkbox"/>	Autodialer: <u>N/A</u>	Chlorine Residual: <u>01</u>	Aerator Reading: <u>N/A</u>	Air Filter: <u>N/A</u>	Timer: <u>N/A</u>	Floats: <u>N/A</u>	Chlorine Amount: 0
# Changed: 0	PSI: 0	Surge Weir Seal: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Odor: <u>Good</u>	Squirt Height: 0	OKSystemLight: <u>N/A</u>	CFM Reading: 0
Effluent Filter: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Odor: <u>Good</u>	Chlorine Residual: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Aerator Reading: <u>N/A</u>	Battery: <u>N/A</u>
Color: <u>Good</u>	Odor: <u>Good</u>	Surge Weir Seal: <u>N/A</u>	Effluent Elevation: <u>N/A</u>	Odor: <u>Good</u>	Aerator Reading: <u>N/A</u>	Air Filter: <u>N/A</u>	PhotoCellTest: <u>N/A</u>
Turbidity: <u>N/A</u>	Inspection 1 of 9 for the contract year	N/A	OKSystemLight: <u>N/A</u>	Chlorine Residual: <u>N/A</u>	Diffuser Condition: <u>N/A</u>	Aerator Reading: <u>N/A</u>	DripBack wash: <u>Good</u>
Scum on pretreatment: 0" - Technician Secured the Tank Lid and/or Riser prior to leaving location. - The Agency was emailed a PDF Copy on 8/12/2020. - Copy emailed to the customer on 3/15/2023. - Copy emailed to the customer on 3/15/2023.							Probe: <u>N/A</u>
							Chlorinator: <u>N/A</u>
							✓ Service Completed

Service Calls: 10

Total Fees: \$0.00

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

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

Printed: 3/22/2023

Insp ID #: 26674

Permit #: **110251**

To: Gennaro's Dimeo
10018 Startz Road
Canyon Lake, TX 78133

Main Phone: (281) 620-9097
Work: (830) 899-2800
Cell Phone: (210) 956-3731
Alt Cell:

Customer ID: 1334

Contract Dates: 3/16/2020 - 3/16/2023

Scheduled Date:

Agency: Comal County
County: Comal County
Mfg / Brand: -

Sub: n/a

GPS Coordinates: Latitude: 29.8394 Longitude: -98.2747

Service Type: Repair

Visit Date: 3/22/2023

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Entered By: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

✓ **Service Completed**

Comments

Strong odor coming from unit:
replaced 2 faulty spray pumps, one dosing control panel, complete system pumping
system functioning properly at this time
odor should subside.

Site: 10018 Startz Road, Canyon Lake, TX 78133

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

License Info: MP0001708 Expires:

CENTRAL TEXAS AEROBICS, INC.

2918 Dauer Ranch Rd. New Braunfels, Texas 78130

Phone (830)303-4065

Info@SepticTex.com www.SepticTex.com

On-Going State Maintenance and Inspection Agreement (COMMERCIAL)

General

(Gennaro's Trattoria)

This contract (herein referred to as this "Agreement") is entered into by Dimeo Investments, LLC (hereinafter referred to as the "Customer") located at 10018 Startz Rd. Canyon Lake, Texas 78133 COMAL County and Central Texas Aerobics, Inc. By this agreement Central Texas Aerobics, Inc. agrees to render professional service, as described herein, and the Customer agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service on your **Enviroflo Biorobix & Maxx Aire** Aerobic DRIP Treatment System. The policy will include the following:

1. 12 inspections a year (with expanded maintenance - at least one every month), for a total of 12 over the one-year period including inspection, adjustment, and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspection of the control panel, air pumps, air filter, diffuser, and operation.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors. A chlorine residual and pH test will be taken and reported as necessary.
3. If any improper operation is observed that cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date and cost of correction.
4. Any additional visits, inspections, or sample collections required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be an additional cost.
5. Pumping of sludge build-up is not covered by this contract and will result in additional charges. Replacing parts due to misuse/abuse will not be covered under this contract. The Owner assumes full responsibility for the cost of parts and labor.
6. With STATE MAINTENANCE the customer is responsible for the chlorine tablets. They must be filled before the service visit. If not, the service representative will add them and you will be charged. The use of improper chlorine (such as swimming pool tablets) will VOID all warranties. The **Enviroflo Biorobix & Maxx Aire** Owner's Manual must be strictly followed or warranties are subject to invalidation. (No Annual fee - Price included in the expanded maintenance)
Initials of Central Texas Aerobics, Inc. X WJ Initials of Owner GD
7. If choosing *EXPANDED CHLORINE PLACEMENT POLICY we will add necessary chlorine tablets and clean filters at each monthly service visit. If payments are not made on this policy, service will be suspended and Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of this termination.
Initials of Central Texas Aerobics, Inc. WJ Initials of Owner GD
8. At the conclusion of the initial service policy, our Company will make available for purchase on an annual basis, a continuing service policy to cover normal inspections, maintenance, and repair or an Expanded Chlorine Placement Policy. According to state law, ALL OWNERS OF COMMERCIAL AEROBIC SEPTIC SYSTEMS MUST maintain a factory-authorized service provider for the lifetime of the system.

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

PAYMENT FOR SERVICES

STATE MAINTENANCE is included in the expanded maintenance contract.

EXPANDED CHLORINE PLACEMENT POLICY: The Owner will pay Central Texas Aerobics, Inc. **\$3,600.00** (Three thousand six hundred dollars annually) or **\$300.00** (three hundred dollars per month).

Please INITIAL here for this service X *JD*

Payments not received within 30 days of the due date will be subject to a \$20.00 late penalty or 15% per month carrying charge, whichever is greater.

TERMINATION OF AGREEMENT:

This agreement may be terminated by either party with ten days' written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this agreement is so terminated, Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY:

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

DISPUTE RESOLUTION:

If a dispute between the Customer and Central Texas Aerobics, Inc. arises that cannot be settled in good faith negotiations, then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

ENTIRE AGREEMENT:

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

SEVERABILITY:

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

OWNER(S)

Gennaro's Trattoria
Dimeo Investments, LLC
10018 Startz Rd
Canyon Lake, Texas 78133

[Signature] 3-20-23
Signature of Owner(s) Date

SERVICE PROVIDER

Central Texas Aerobics, Inc.
2918 Dauer Ranch Rd.
New Braunfels, Tx 78130
830-303-4065

W.M. Kyle Johnson
WM. KYLE JOHNSON Installer #MP0001058 Date

SYSTEM INFORMATION

Brand: (2) 1500 Enviroflo Biorobix & (2) 1500 Maxx Aire DRIP Grease Trap, Lift Station
CTS Installation: No COUNTY: COMAL County
PERMIT# 110251 Date Installed: 9-5-2018

EFFECTIVE DATE: 3/16/2023 EXPIRATION DATE: 3/16/2024

TEXAS  STATE
UNIVERSITY
The rising STAR of Texas

Date of Final Report: 4/11/23

Water Analysis Report

Sample #: 171242

Bob Bagley
bob@septictex.com
512-212-0107

Bob Bagley

EARDC Laboratory received (1) sample on 4/5/23 for the analysis presented in the following report.

This final report provides results only to the sample(s) as received for the above referenced lab sample numbers. The EARDC laboratory certifies that the results are NELAP compliant, unless otherwise noted, and in accordance with the referenced methods. This document contains (3) pages.

The Case narrative provides explanations for any deviations from, additions to or exclusions from the methods and defines any abbreviations. The EARDC Laboratory will not reproduce this report without written authorization from the client.

Thank you for selecting the EARDC laboratory for your analytical needs. If you have any questions regarding these results, please contact us at (512)245-2329. We look forward to assisting you again.

Sincerely,


Technical Director or Deputy



**TEXAS  STATE
UNIVERSITY**

The rising STAR of Texas

Water Analysis Report

Bob Bagley
bob@septicetx.com
 512-212-0107

Lab Sample # 171242

Date Sampled:	4/4/23	Time Sampled:	12:30p	Sample ID: Gennaro's Tratorina
Date Received (by lab):	4/5/23	Time Received:	11:07a	
Date Reported:	4/11/23	Sample Description: non -potable		Sample Type: Grab

Parameter	Results	MDL	LOQ	Units	Date Analyzed	Time Analyzed	Analyst	Method	Qualifier
BOD	23	2.6	---	mg/L	4/5/23	1:30P	CF/NR	M5210B-2016	L,B
Total Suspended Solids	6	5	---	mg/L	4/11/23	9:00a	CF/MA	M2540D-2016	L,F

Case Narrative

Bob Bagley
bob@septictex.com
512-212-0107

Sample #: 171242

MDL= Method Detection Limit

LOQ = Limit of Quantitation

mg/L = milligrams per liter

M= Standard Methods for the Examination of Water and Wastewater

E = Environmental Protection Agency

N - EARDC not NELAP accredited for this analysis

A- Not available for accreditation

B- Analyte detected in blank (negative control) but concentration is not greater than 1/10 sample concentration

F- QC parameter failed

S -Spike Recovery or Spike RPD failed. All other QC passed, so recovery problem judged to be either matrix or solution related not system related. Results reported and QC Flagged.

I - Results invalidated due Quality Control (QC) failure

H - Holding time exceeded

V - Value above Quantitative Range

L - LOQ is multiplied by dilution Factor

SC - subcontracted

* please send results asap



EDWARDS AQUIFER RESEARCH
AND DATA CENTER LABORATORY
601 University Drive
San Marcos, Texas 78666-4684

Telephone: 512/245-2329

FAX: 512/245-2669

E-mail: jg13@txstate.edu

CHAIN-OF-CUSTODY & ANALYSIS REQUEST

Client/Project Name: <i>Bennard's Tractorina</i>			Sampler: (signature) <i>Bob Bayley</i>				
Field Sample ID	Start Date/Time	End Date/Time	Sample Type (Grab/Comp.)	Sample Description (Drinking Water or Non-Potable)	Analysis, Containers and Sample Preservation	Sample Temp. (°C) CF= °C	Lab ID#
<i>Bennard's</i>	<i>4/1/23 12:45 PM</i>		<i>Grab</i>		<i>BOD/TSS</i>	<i>-5.1°C</i>	<i>140734 17742</i>
Relinquished by: (print & sign) <i>Bob Bayley Bob Bayley</i>			Date <i>4/5/23</i>	Received by: (print & sign)		Date	Time
Relinquished by: (print & sign)			Date	Received by: (print & sign)		Date	Time
Relinquished by: (print & sign)			Date	Received by: (print & sign)		Date	Time
Relinquished by: (print & sign)			Date	Received for EARDC Laboratory: (print & sign) <i>Walter Bunsler</i>		Date <i>4/5/23</i>	Time <i>11:07 A</i>
Sample Disposal Method:			Disposed of by: (signature)			Date	Time
CODES P-Plastic L-Liter G-Glass mL-Milliliters H ₂ SO ₄ -Sulfuric Acid HNO ₃ -Nitric Acid HCl-Hydrochloric Acid	Client Address and Phone #: (Required) <i>512-212-0107</i> <i>Bob@septic.tex.com</i>		Temp. taken with <i>Vialcool</i>		General Comments:		
			Cooling process has begun <i>Y</i> (Y/N)		COC emailed: _____ Date/initials		
			pH strips CIN _____		Sample on board: _____ Date/initials		
					Sample to be subcontracted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

WORK ORDER

Aerobic Services of South Texas
 15188 FM 306
 Canyon Lake, TX 78133
 (830) 964-2365
 www.aerobicservices.com



Customer ID		Scheduled		Serviced	
160130		8/19/22		08-19-22	
Customer Name and SITE Address			Contact		Customer Email Address
Gennaro's 10018 Startz Road Canyon Lake, TX Mailing: 10018 Startz Road, Canyon Lake TX 78133			Gennaro's		Main Phone
			Secondary Phone		(830) 899-2800
			(281) 620-9097		
System Permit #	Brand of System				
	Nu water 1000				
Work Order Type	Assigned Technician		HEALTH DEPT		
Pump Out	Mark		Comal		
DESCRIPTION OF THE WORK ORDER (REASON OF CALL)					
Pump Tank AND Trash Tank especially need pumping. Contact manager otw - will pay check on site. 210-956-3731 (Roy to follow to finish)					
RESULTS OF THE WORK ORDER					
Pumped out 1700 gallons from pump tank					
DIRECTIONS OR INSTRUCTIONS TO THE TECHNICIAN					

Mark A. Roy

Date: 8/19/22

Customer's Signature

Employee's Signature

Central Texas Aerobics, Inc.

2918 Dauer Ranch Rd.
New Braunfels, TX 78130

(830) 303-4065
www.septicex.com
info@septicex.com

Printed:1/5/2024

Permit: 110251

Site: 10018 Startz Rd, Canyon Lake, TX 78133

Main Phone: 8308892800
Cell Phone: 2103814284

Gennaro's Trattoria - Dimeo Investments

10018 Startz Rd
Canyon Lake, TX 78133

Alt Cell: 2103814284

Agency: Comal County Office of Environmental Health
Comal County Office of Enviro

System Info: MFG: (2)Enviroflo BioRobix B1500(2) MAXX AirM1500,GT PT Brand: E Customer ID: 1251
Treatment Type: Aerobic Disposal Type: Absorption Insp ID: 18789
Installed: 1/21/2020 Warranty Expiration: 1/21/2022

Visit Details ←-----→

Visit Date: 7/13/2023 Entered By: Chasity Schneider
Scheduled Date: 7/16/2023 Time In: Contract Starts: 3/16/2023
Entered On: Contract Ends: 3/16/2024 Agency Emailed: 1/5/2024

Visit Results

Service Type: Scheduled Inspection Added Chlorine
Count: Inspection 1 of 3 Technician is responsible for adding Chlorine
Method: Visual License # Expires
Technician: Not Assigned
Provider: Wm. Kyle Johnson #MP1058 MP0001058 12/31/2023 Service Completed

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1

Chloring Amount Added: 0.2mg/L

Floats: OP

Timer: OP

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

- STATE MAINTENANCE INSPECTION

C1=(GRAB) STRIP/DPD C12 - - Technician Secured the Tank Lid and/or Riser prior to leaving location. - All tanks @ normal levels. System working properly at the time of service. - The Agency was emailed a PDF Copy on 7/14/2023.

Provider: *Wm. Kyle Johnson*

Wm. Kyle Johnson
Central Texas Aerobics, Inc.

License: Number: MP0001058 Exp: 12/31/2023

CENTRAL TEXAS AEROBICS, INC.

2918 Dauer Ranch Rd. New Braunfels, Texas 78130

Phone (830)303-4065

Info@SepticTex.com www.SepticTex.com

On-Going State Maintenance and Inspection Agreement (COMMERCIAL)

General

(Gennaro's Trattoria)

This contract (herein referred to as this "Agreement") is entered into by Dimco Investments, LLC (hereinafter referred to as the "Customer") located at 10018 Startz Rd. Canyon Lake, Texas 78133 COMAL County and Central Texas Aerobics, Inc. By this agreement Central Texas Aerobics, Inc. agrees to render professional service, as described herein, and the Customer agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service on your **Enviroflo Biorobix & Maxx Aire** Aerobic DRIP Treatment System. The policy will include the following:

1. 12 inspections a year (with expanded maintenance - at least one every month), for a total of 12 over the one-year period including inspection, adjustment, and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspection of the control panel, air pumps, air filter, diffuser, and operation.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors. A chlorine residual and pH test will be taken and reported as necessary.
3. If any improper operation is observed that cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date and cost of correction.
4. Any additional visits, inspections, or sample collections required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be an additional cost.
5. Pumping of sludge build-up is not covered by this contract and will result in additional charges. Replacing parts due to misuse/abuse will not be covered under this contract. The Owner assumes full responsibility for the cost of parts and labor.

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Initials of Central Texas Aerobics, Inc. X WKG Initials of Owner ELG

7. If choosing*EXPANDED CHLORINE PLACEMENT POLICY we will add necessary chlorine tablets and clean filters at each monthly service visit. If payments are not made on this policy, service will be suspended and Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of this termination.
Initials of Central Texas Aerobics, Inc. WKG Initials of Owner EPD

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Please INITIAL here for this service **X** 9/2

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OWNER(S)

Gennaro's Trattoria
Dimeo Investments,LLC
10018 Stariz Rd
Canyon Lake, Texas 78133

X Ethen Dimeo
Signature of Owner(s)

1/24/2024
Date

SERVICE PROVIDER

Central Texas Aerobics, Inc.
2918 Dauer Ranch Rd.
New Braunfels, Tx 78130
830-303-4065

W.M. Kyle Johnson
WM. KYLE JOHNSON Installer #MP0001058

SYSTEM INFORMATION

Brand: (2) 1500 Enviroflo Biorobix & (2) 1500 Maxx Aire DRIP Grease Trap, Lift Station
CTS Installation: No COUNTY: COMAL County
PERMIT# 110251 Date Installed: 9-5-2018

EFFECTIVE DATE: 3/16/2024

EXPIRATION DATE: 3/16/2025