



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **12/20/2022** Permit Number: **111243**

Location Description: 18819 FM 2252
SAN ANTONIO, TX 78266

Subdivision: V. Micheli Survey No. 114, Abst. 383

Unit:

Lot:

Block:

Acreage: 10.4000

Type of System: Aerobic
Surface Irrigation

Issued to: ADA Enterprises, 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

OS0037176

ENVIRONMENTAL HEALTH INSPECTOR

Assistant
OS0034792

ENVIRONMENTAL HEALTH COORDINATOR

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:		Address:					
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)				
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)				

Inspector Notes:

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

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						

11/23/20 WAM - Building 12 is not attached on either line. Line on the north side of building 12 has cleanouts too far apart. Lines going from atu to building 13 and 14 are not to spec. Line Y's off in between buildings and attaches on the sides near the east sides of the buildings, not on the west sides. Line going from building 13 and 14 will need and additional clean out or an adjustment made so the are 100' apart or less. Building 16 is not in place. Building 17 is not in the location according to plan. Building 17 will need clean out added or adjusted to be 100' apart or less. Building 17 need additional cleanout where 2' line goes to 3" line. Building 12 will need to have water line sleeved and visually verified do not cover this portion. Tank location is not per plan. Spray area is not per Plan. **Need revision for all above comments.**

11/30/22: Spoke with installer and discussed all issues needing attention. Waiting for next inspection to verify changes and review site.

12/19/22: All sleeving has been verified, Brush has been trimmed down, and the system is ready to be covered.

12/20/22: All issued resolved. LTO issued.



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: 111243
Issued This Date: 09/14/2020
This permit is hereby given to: ADA Enterprises, LLC

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

18819 FM 2252
SAN ANTONIO, TX 78266

Subdivision: V. Micheli Survey No. 114, Abst. 383

Unit:

Lot:

Block:

Acreage: 10.4000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface 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: _____ OSSF Installer #: _____

1st Inspection Date: _____ 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: _____ Inspector Name: _____ Inspector Name: _____

Permit#: _____ Address: _____

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7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Preliminary Inspection

08-25-2020 BMO

See attached Inspector Copy
of Design

* * * **COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH**
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED
 1:07 pm, Aug 11, 2022

Date _____ Permit # _____

Owner Name	<u>ADA Enterprises, LLC</u>	Agent Name	<u>Douglas R. Dowlearn</u>
Mailing Address	<u>18819 FM 2252, Bldg 2</u>	Agent Address	<u>703 Oak Drive</u>
City, State, Zip	<u>San Antonio, TX 78266</u>	City, State, Zip	<u>Blanco, TX 78606</u>
Phone #	<u>210.383.7310</u>	Phone #	<u>210.240.2101</u>
Email	<u>rudy@renownauto.com</u>	Email	<u>txseptic@gmail.com</u>

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

Subdivision Name _____ Unit _____ Lot _____ Block _____
 Acreage/Legal 10.4 acres out of the Vincenti Micheli Survey No. 114, Abstract 383
 Street Name/Address 18819 FM 2252 City San Antonio Zip 78266

Type of Development:

Single Family Residential
 Type of Construction (House, Mobile, RV, Etc.) _____
 Number of Bedrooms _____
 Indicate Sq Ft of Living Area _____

Non-Single Family Residential
 (Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
 Type of Facility _____ **Offices/Karate school**
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____ **Offices - 23, Karate school - 20**
 Restaurants, Lounges, Theaters - Indicate Number of Seats _____
 Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
 Travel Trailer/RV Parks - Indicate Number of Spaces _____
 Miscellaneous _____

Estimated Cost of Construction: \$ 18,000.00 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
 Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well

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

By signing this application, I certify that:
 - The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
 - 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 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 7-7-20

* **COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH** *
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED

1:06 pm, Aug 11, 2022

Planning Materials & Site Evaluation as Required Completed By Douglas R. Dowlearn

System Description Aerobic Treatment with spray distribution

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

Tank Size(s) (Gallons) 800 gpd Absorption/Application Area (Sq Ft) 5188 Sq. Ft Required

Gallons Per Day (As Per TCEQ Table III) 332

(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 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 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? Yes No

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

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

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

(If yes, the R.S. or P.E. 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 No

Edwards Aquifer Transition Zone

If yes, indicate the city: _____

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

12/4/20

Date

Page 2 of 2



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COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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, give 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 owners 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.

RECEIVED
AUG 20 2020

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):

10.4 acres out of the Vincenti Micheli Survey No. 114, Abstract No. 383

COUNTY ENGINEER

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

ADA Enterprises, 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 OSSF may be obtained from Comal County Engineer's Office.

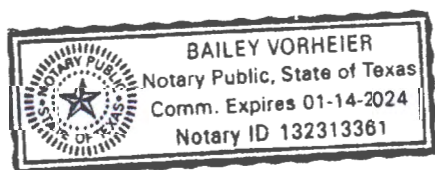
WITNESS BY HAND(S) ON THIS 7th DAY OF July, 2020

[Signature]
Owner(s) signature(s)

[Signature]
(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7th DAY OF July, 2020

[Signature]
Notary Public, State of Texas
Notary's Printed Name: Bailey Vorheier
My Commission Expires: 01/14/2024



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
07/10/2020 02:32:09 PM
CAITLIN 1 Page(s)
202006027443
[Signature]

RECEIVED
AUG 20 2020

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

COUNTY ENGINEER

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

Permit/License Number _____
Customer ADA Enterprises, LLC c/o Rudy Quinones
Site Address 18819 FM 2252
City San Antonio Zip 78266
Mailing Address Same as above
County Comal Map # _____
Phone 210.383.7310
Email rudy@renownauto.com

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

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

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

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

V. Disinfection:


Customer's Initials



RC

Contractor's Initials

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

RECEIVED

AUG 20 2020

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

COUNTY ENGINEER

VII. Performance of Agreement:

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

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

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

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

VIII. Customer's Responsibilities:

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

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

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

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

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

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

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

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

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

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

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

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

IX. Access by Contractor:

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

X. Limit of Liability:

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

XI. Indemnification:

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


Customer's Initials



RC

Contractor's Initials

RECEIVED

AUG 20 2020

COUNTY ENGINEER

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

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

XII. Severability:

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

XIII. Fee for Services:

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

XIV. Payment:

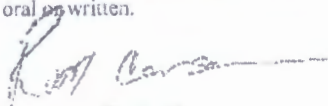
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the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

XV. Application or Transfer of payment:

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

XVI. Entire Agreement:

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


Rudy Carson

Block Creek Aerobic Services, L.L.C.
Contractor
MP# 0002036


Customer Signature

8-20-20
Date


Customer's Initials

© 11/20/04
copyright
all rights reserved

RC
Contractor's Initials

OSSF SOIL EVALUATION REPORT INFORMATION

REVISED

1:10 pm, Aug 11, 2022

Date: 6/9/22

Applicant Information:

Name: ADA Enterprises, LLC c/o Rudy Quinones

Address: 18819 FM 2252, Building 2

City, State & Zip Code: San Antonio, TX 78266

Phone: 210.383.7310

Email: rudy@renownauto.com

Site Evaluator Information:

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 Fax: (866)260-7687

Email: txseptic@gmail.com

Property Location:

Legal: 10.4 acres out of the Vincenti Micheli Survey No.

114, Abstract 383

Street/Road Address: 18819 FM 2252

City: San Antonio

Zip: 78266

Additional Info: Comal County/10.4 Acres

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone: Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: Buildings labeled 12 - 20 in the attached site plan. Building 12 is a karate school with no food service for 20 persons(20 people x 12 gpd/person = 240 gpd); Building 13 is a storage warehouse and office for 4 people(4 people x 4 gpd/person = 16 gpd); Building 14 is a storage warehouse and office for 1 person(1 person x 4 gpd/person = 4 gpd); Buildings 15 through 17 are storage warehouses with 4 person office each(12 people x 4 gpd/person = 48 gpd); Buildings 18 - 20 are 2 person offices(6 people x 4 gpd/person = 24 gpd)

332 Gallons per day required

An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.

5188 sq. ft. disposal area required

800 gallon/day aerobic tank required

Calculations: Absorption Area: Q/RA= 332/0.064= 5188 Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: YES

Existing or proposed water well in nearby area: YES

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 – Exp. 6/30/2023

TDH: #2432 – Exp. 2/28/2023

Signature:



The installation site is on 10.4 acres of the Vincenti Micheli Survey No. 114, Abstract 383 in Comal County, TX. The proposed OSSF will treat the wastewater from buildings labeled 12 - 20 in the attached site plan. Building 12 is a karate school with no food service for 20 persons(20 people x 12 gpd/person = 240 gpd); Building 13 is a storage warehouse and office for 4 people(4 people x 4 gpd/person = 16 gpd); Building 14 is a storage warehouse and office for 1 person(1 person x 4 gpd/person = 4 gpd); Buildings 15 through 17 are storage warehouses with 4 person office each(12 people x 4 gpd/person = 48 gpd); Buildings 18 - 20 are 2 person offices(6 people x 4 gpd/person = 24 gpd). The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from buildings 12 - 20 to a pre-treatment tank, which flows into an 800 gpd aerobic treatment plant. The aerobic tank effluent flows to an 854 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 3 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 31 feet at <40 psi. Each sprinkler will spray 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

- Daily Waste Flow: 332 gpd
- Application rate: 0.064
- Application area required: $332/.064 = 5188$ ft. sq.
- Application area utilized: 9052 sq. ft.
- Pump tank reserve capacity: 111 gal minimum



SYSTEM COMPONENTS:

- SCH 40 PVC sewer line
- 1" purple PVC supply line
- 800 gpd aerobic treatment plant with manual controls set to spray on demand
- Liquid chlorinator
- 3 K-Rain Gear Driven Pop-up Sprinkler
- Pre-tank and 854 gallon pump tank

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

REVISED
10:26 am, Dec 06, 2022



Douglas R. Dowlearn

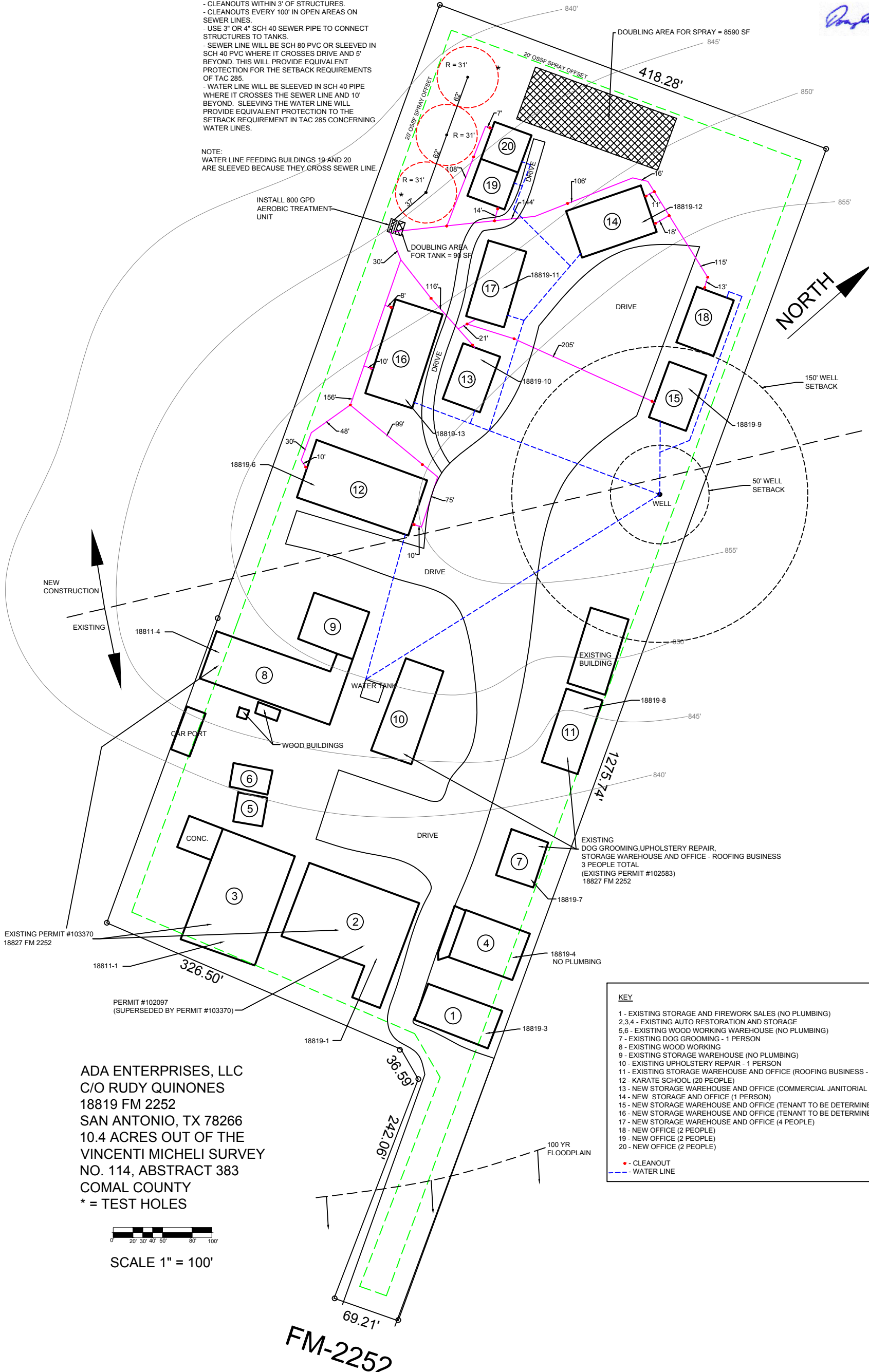
NOTES:
 - 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - TOTAL SPRAY AREA = 9052 SF.
 - TOTAL DOUBLING AREA = 8590 SF.
 - CLEANOUTS WITHIN 3' OF STRUCTURES.
 - CLEANOUTS EVERY 100' IN OPEN AREAS ON SEWER LINES.
 - USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANKS.
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED IN SCH 40 PVC WHERE IT CROSSES DRIVE AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. SLEEVED WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENT IN TAC 285 CONCERNING WATER LINES.

NOTE:
 WATER LINE FEEDING BUILDINGS 19 AND 20 ARE SLEEVED BECAUSE THEY CROSS SEWER LINE.

INSTALL 800 GPD AEROBIC TREATMENT UNIT

DOUBLING AREA FOR TANK = 94 SF

DOUBLING AREA FOR SPRAY = 8590 SF



EXISTING PERMIT #103370
18827 FM 2252

PERMIT #102097
(SUPERSEDED BY PERMIT #103370)

ADA ENTERPRISES, LLC
 C/O RUDY QUINONES
 18819 FM 2252
 SAN ANTONIO, TX 78266
 10.4 ACRES OUT OF THE
 VINCENTI MICHELI SURVEY
 NO. 114, ABSTRACT 383
 COMAL COUNTY
 * = TEST HOLES

SCALE 1" = 100'

KEY	
1	- EXISTING STORAGE AND FIREWORK SALES (NO PLUMBING)
2,3,4	- EXISTING AUTO RESTORATION AND STORAGE
5,6	- EXISTING WOOD WORKING WAREHOUSE (NO PLUMBING)
7	- EXISTING DOG GROOMING - 1 PERSON
8	- EXISTING WOOD WORKING
9	- EXISTING STORAGE WAREHOUSE (NO PLUMBING)
10	- EXISTING UPHOLSTERY REPAIR - 1 PERSON
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17	- NEW STORAGE WAREHOUSE AND OFFICE (4 PEOPLE)
18	- NEW OFFICE (2 PEOPLE)
19	- NEW OFFICE (2 PEOPLE)
20	- NEW OFFICE (2 PEOPLE)
-	- CLEANOUT
-	- WATER LINE

FM-2252

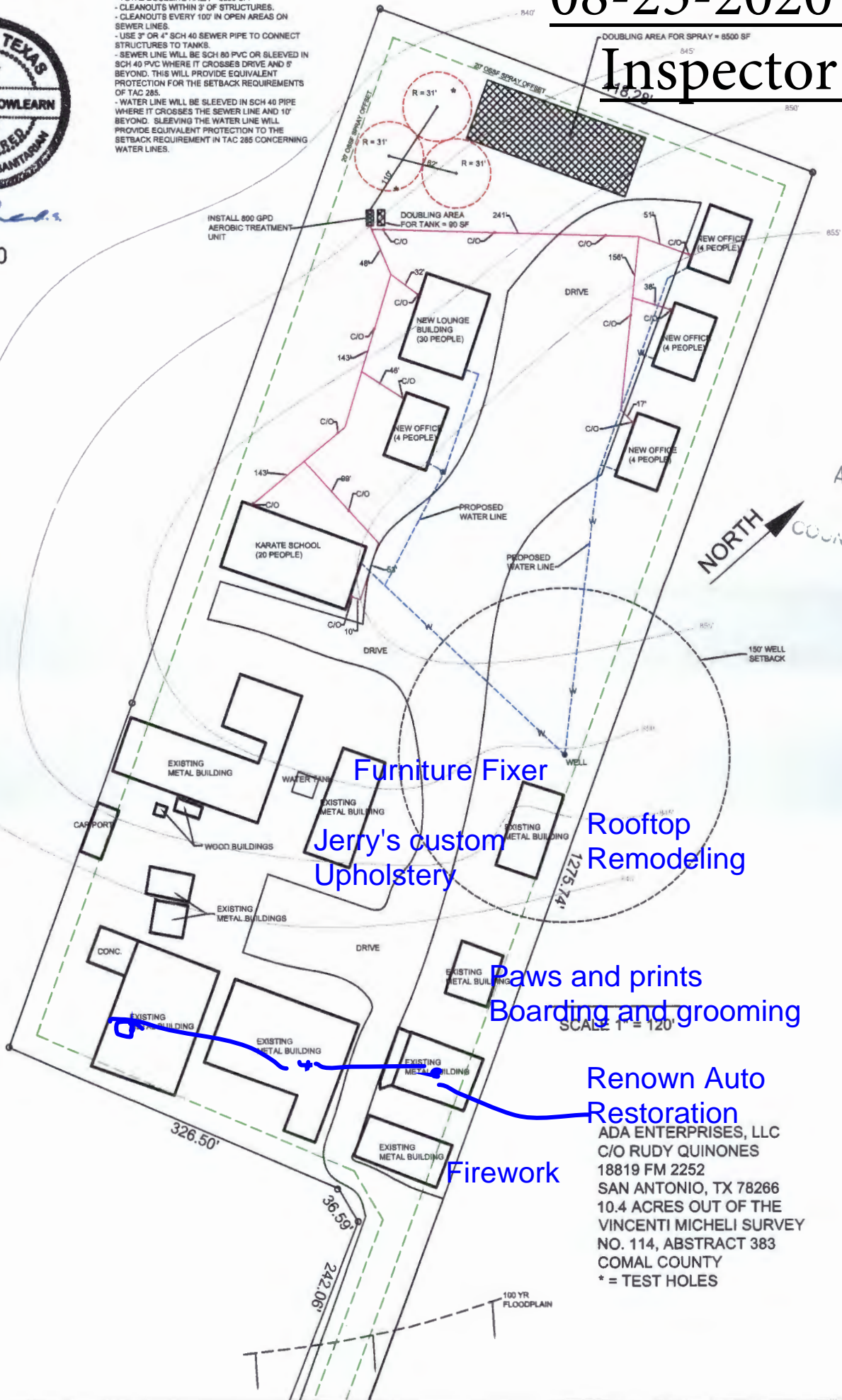
08-25-2020 BMO Inspector Copy



Douglas R. Dowlearn

6/24/20

- NOTES:
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - TOTAL SPRAY AREA = 9052 SF.
 - TOTAL DOUBLING AREA = 8500 SF.
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COUNTY ENGINEER



Furniture Fixer
Jerry's custom Upholstery
Rooftop Remodeling
Paws and prints Boarding and grooming
Renown Auto Restoration
Firework

ADA ENTERPRISES, LLC
C/O RUDY QUINONES
18819 FM 2252
SAN ANTONIO, TX 78266
10.4 ACRES OUT OF THE VINCENTI MICHELI SURVEY NO. 114, ABSTRACT 383 COMAL COUNTY
* = TEST HOLES

SCALE 1" = 120'

Assembly Details

OSSF

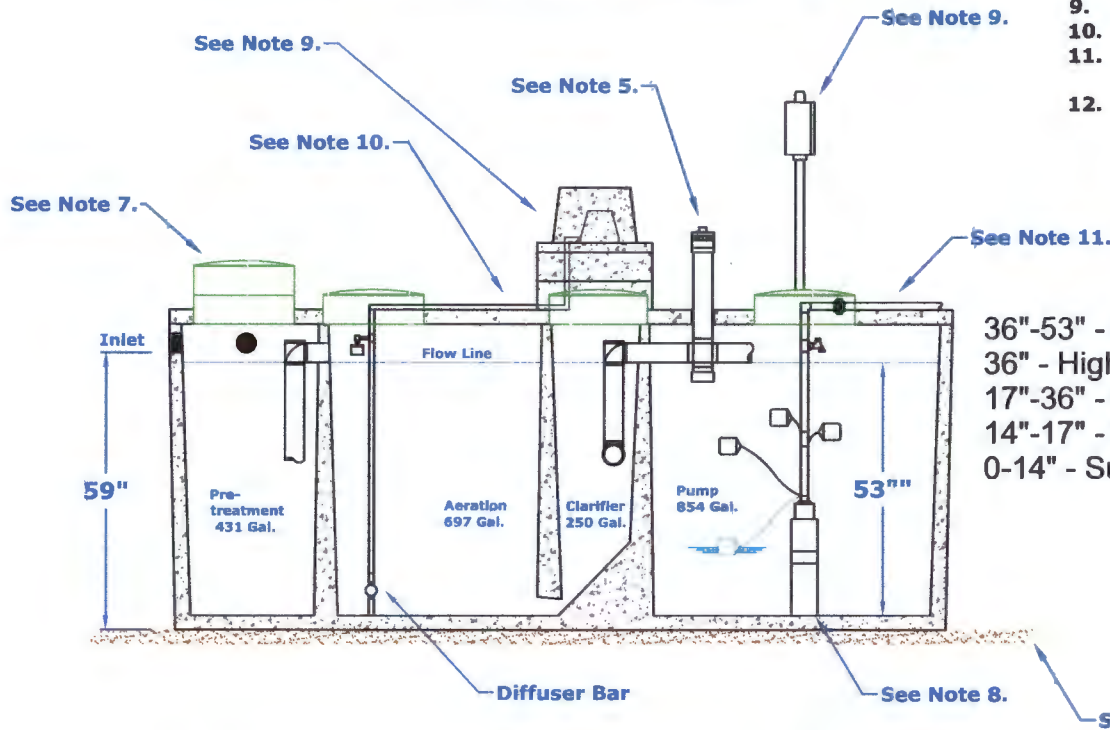
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AUG 20 2020
COUNTY ENGINEER

DIMENSIONS:

Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:

Width: 87"
Length: 177"

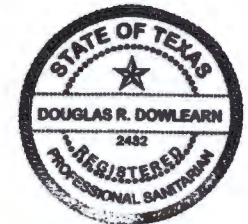


GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

16.1 Gallons per inch

- 36"-53" - Reserve - 274 Gallons
- 36" - High Water Alarm
- 17"-36" - Working Level set on demand - 306 Gallons
- 14"-17" - On/Off Tether - 48 Gallons
- 0-14" - Sump - 226 Gallons



Douglas R. Dowlearn
8/12/20

**NuWater B-800
Aerobic Treatment Plant (Assembled)**

Model: B-800

March, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2

Advantage
Wastewater Solutions llc

Advantage Wastewater Solutions llc.
444 A Old Hwy No 9
Comfort, TX 78013
830-995-3189
fax 830-995-4051

REVISED
9:57 am, Nov 09, 2022

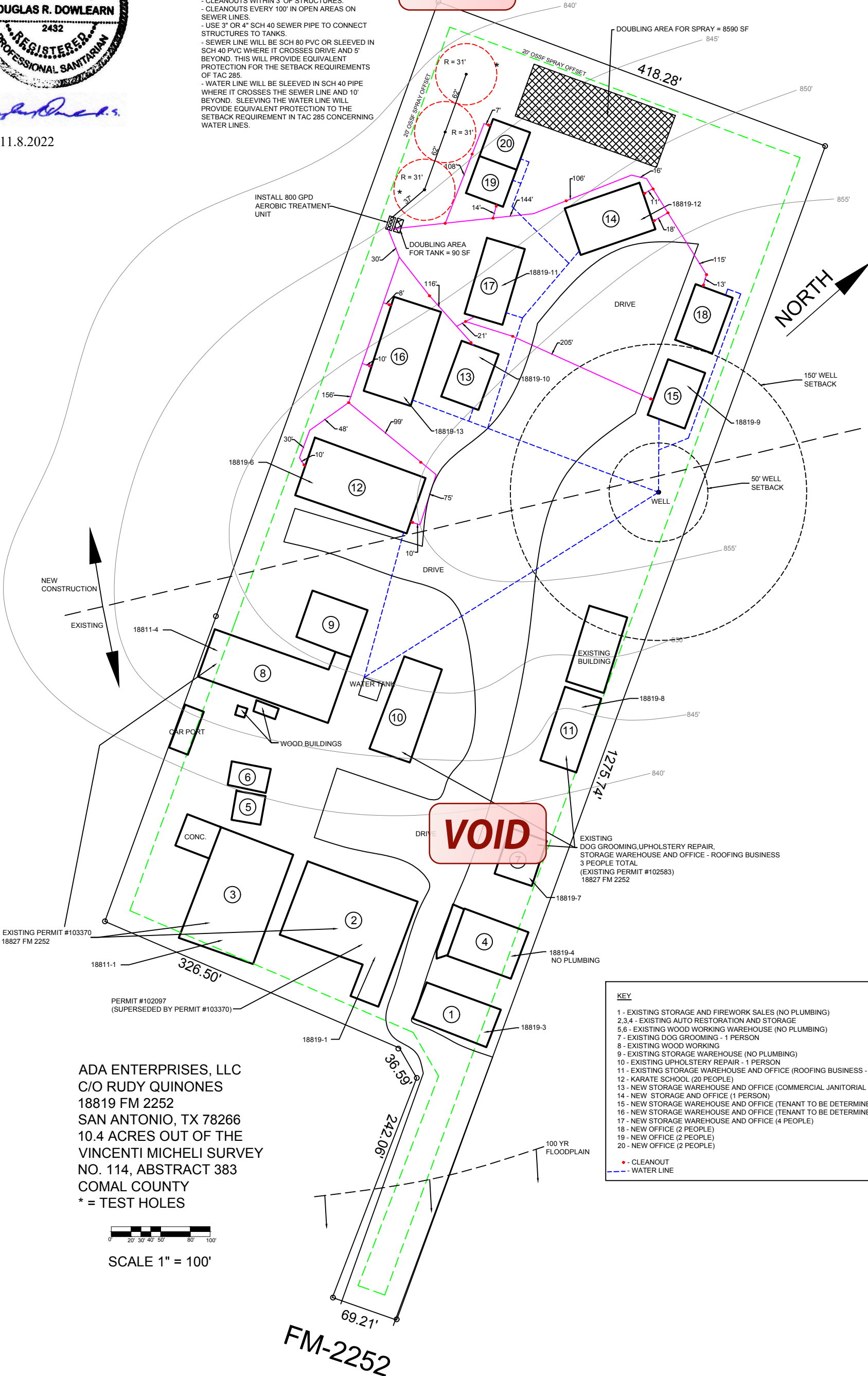


Douglas R. Dowlearn

11.8.2022

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VOID



KEY

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19	- NEW OFFICE (2 PEOPLE)
20	- NEW OFFICE (2 PEOPLE)

● - CLEANOUT
--- WATER LINE

ADA ENTERPRISES, LLC
C/O RUDY QUINONES
18819 FM 2252
SAN ANTONIO, TX 78266
10.4 ACRES OUT OF THE
VINCENTI MICHELI SURVEY
NO. 114, ABSTRACT 383
COMAL COUNTY
* = TEST HOLES

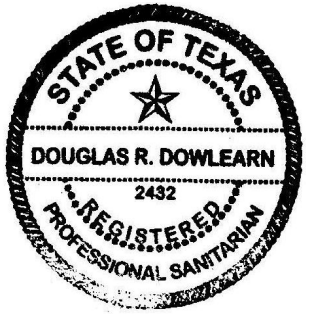


SCALE 1" = 100'

FM-2252

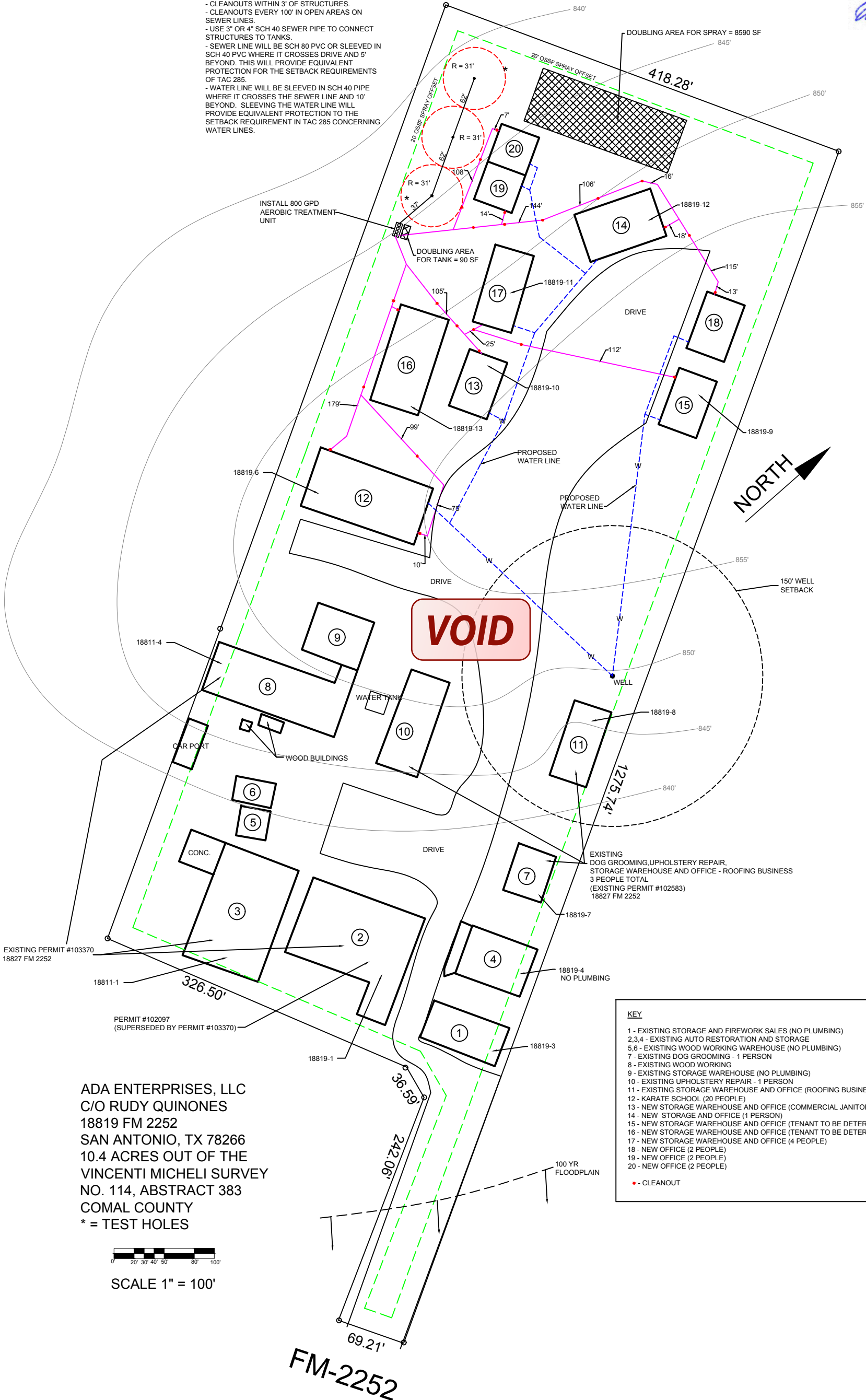
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REVISED
12:29 pm, Aug 11, 2022



Douglas R. Dowlearn

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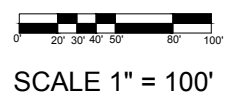
VOID



EXISTING PERMIT #103370
18827 FM 2252

PERMIT #102097
(SUPERSEDED BY PERMIT #103370)

ADA ENTERPRISES, LLC
C/O RUDY QUINONES
18819 FM 2252
SAN ANTONIO, TX 78266
10.4 ACRES OUT OF THE
VINCENTI MICHELI SURVEY
NO. 114, ABSTRACT 383
COMAL COUNTY
* = TEST HOLES



SCALE 1" = 100'


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•	CLEANOUT

FM-2252

From: [Ritzen, Brenda](#)
To: ["Lauren Dowlearn"](#)
Subject: Permit 111243
Date: Wednesday, August 10, 2022 3:34:00 PM
Attachments: [image001.png](#)
[Page from 111243.pdf](#)

Re: ADA Enterprises, LLC
10.4 Acres, 18819 FM 2252
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Lauren,

While reviewing the referenced permit file I found that clarification on the number of people is needed  on the OSSF permit application. Please have the owner update as needed and resubmit.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE TREATMENT SYSTEM AND LICENSE TO OPERATE

REVISED
9:08 am, Dec 07, 2020

VOID

Date _____

Permit # _____

Owner Name ADA Enterprises, LLC
Mailing Address 18819 FM 2252, Bldg 2
City, State, Zip San Antonio, TX 78266
Phone # 210.383.7310
Email rudy@renownauto.com

Agent Name Douglas R. Dowlearn
Agent Address 703 Oak Drive
City, State, Zip Blanco, TX 78606
Phone # 210.240.2101
Email txseptic@gmail.com

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

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acreage/Legal 10.4 acres out of the Vincenti Micheli Survey No. 114, Abstract 383

Street Name/Address 18819 FM 2252 City San Antonio Zip 78266

Type of Development:

Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

Non-Single Family Residential

(Planning materials must show adequate land area for do not know land needed for treatment units and disposal area)

Type of Facility Offices/Lounge Building/Karate school

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 36 32

Restaurants, Lounges, Theaters - Indicate Number of Seats 30

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 18,000.00 (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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 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 7-7-20

Page 1 of 2

REVISED

3:34 pm, Oct 20, 2021

**** * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

VOID

Planning Materials & Site Evaluation as Required Completed By Douglas R. Dowlearn

System Description Aerobic Treatment with spray distribution

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

Tank Size(s) (Gallons) 800 gpd Absorption/Application Area (Sq Ft) 6625 required

Gallons Per Day (As Per TCEQ Table III) 424

(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 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 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? Yes No

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

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

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

(If yes, the R.S. or P.E. 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 No **Edwards Aquifer Transition Zone**

If yes, indicate the city: _____

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.

Douglas R. Dowlearn

Signature of Designer

12/4/20

Date

OSSF SOIL EVALUATION REPORT INFORMATION

REVISED
11:24 am, Apr 27, 2021

VOID

Date: 4/26/21
Applicant Information:
Name: ADA Enterprises, LLC c/o Rudy Quinones
Address: 18819 FM 2252, Building 2
City, State & Zip Code: San Antonio, TX 78266
Phone: 210.383.7310
Email: rudy@rownauto.com

Site Evaluator Information:
Name: Douglas R. Dowlearn
Company: D.A.D. Services, Inc.
Address: 703 Oak Drive
City, State & Zip: Blanco, TX 78606
Phone: (210)240-2101 **Fax:** (866)260-7687
Email: txseptic@gmail.com

Property Location:

Legal: 10.4 acres out of the Vincenti Micheli Survey No. 114, Abstract 383
Street/Road Address: 18819 FM 2252
City: San Antonio **Zip:** 78266
Additional Info: Comal County/10.4 Acres

Installer Information:

Name:
Company:
Address:
City, State & Zip:
Phone: Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	VOID Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064
 OSSF is designed for: 4 offices (no kitchen) with 4 persons per office@4 gpd = 64 gpd; 1 lounge building – 15 persons@8 gpd = 120 gpd; Karate school (no food service) with 20 persons@12gpd = 240 gpd
 424 Gallons per day required
 An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.
 6625 sq. ft. disposal area required
 800 gallon/day aerobic tank required
 Calculations: Absorption Area: $Q/RA = 424/0.064 = 6625$ Sq. Ft.


FEATURES OF SITE AREA

Presence of 100-year flood zone: YES
 Existing or proposed water well in nearby area: YES
 Presence of adjacent ponds, streams, water impoundments: NO
 Presence of upper water shed: NO
 Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:
NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 – Exp. 6/30/2023
TDH: #2432 – Exp. 2/28/2023

Signature: 

D.A.D SERVICES, INC.

REVISED
11:23 am, Apr 27, 2021

703 OAK DRIVE, WACO, TX 78606
Designed for: ADA Enterprises, LLC c/o Rudy Quinones



The installation site is on 10.4 acres of the Vincenti Micheli Survey No. 114, Abstract 383 in Comal County, TX. The proposed OSSF will treat the wastewater from 4 office buildings with 4 persons each (no food service); 1 lounge building for 15 persons; and Karate school for 20 persons (no food service). The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the buildings to a pre-treatment tank, which flows into an 800 gpd aerobic treatment plant. The aerobic tank effluent flows to an 854 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 3 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 31 feet at <40 psi. Each sprinkler will spray 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:



- Daily Waste Flow: 424 gpd
- Application rate: 0.064
- Application area required: $424 / .064 = 6625$ ft. sq.
- Application area utilized: 9052 sq. ft.
- Pump tank reserve capacity: 212 gal minimum



Douglas R. Dowle
4/26/21

SYSTEM COMPONENTS:

- SCH 40 PVC sewer line
- 1" purple PVC supply line
- 800 gpd aerobic treatment plant with manual controls set to spray on demand
- Liquid chlorinator
- 3 K-Rain Gear Driven Pop-up Sprinkler
- Pre-tank and 854 gallon pump tank

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

NOTES:

- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- TOTAL SPRAY AREA = 9052 SF.
- TOTAL DOUBLING AREA = 8590 SF.
- CLEANOUTS WITHIN 3' OF STRUCTURES.
- CLEANOUTS EVERY 100' IN OPEN AREAS ON SEWER LINES.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANKS.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED IN SCH 40 PVC WHERE IT CROSSES DRIVE AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. SLEEVED WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENT IN TAC 285 CONCERNING WATER LINES.

REVISED
11:24 am, Apr 27, 2021

SCALE 1" = 70'

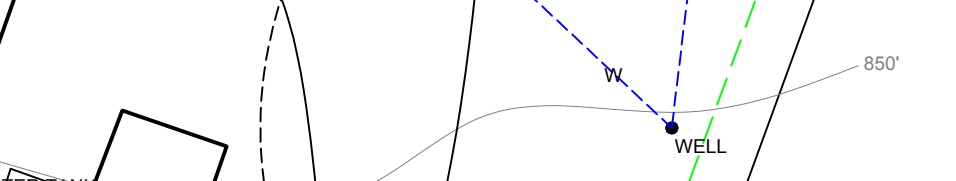
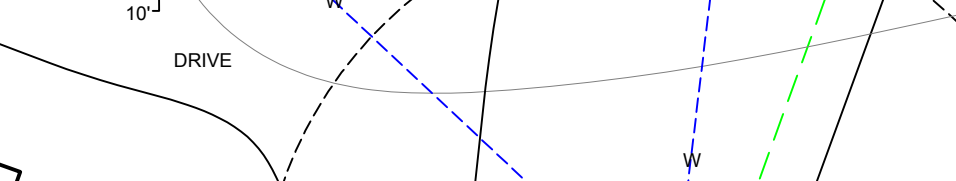
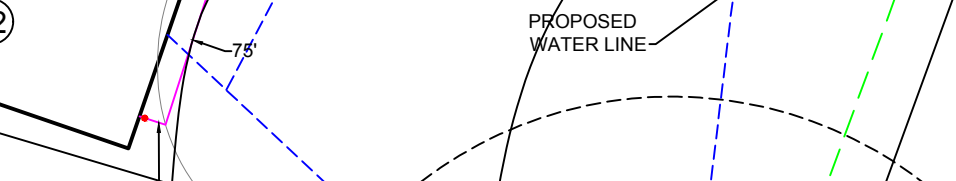
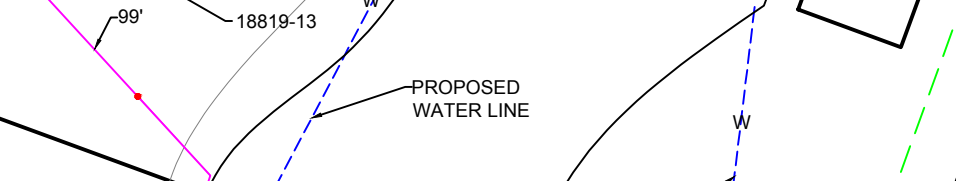
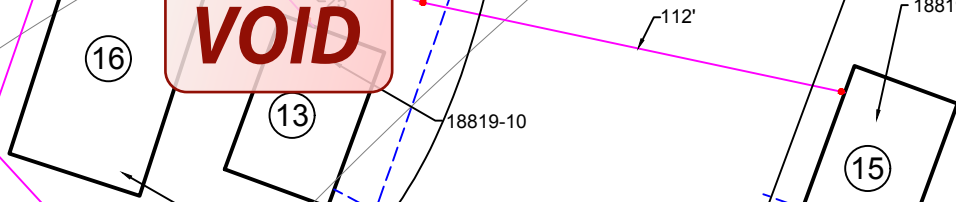
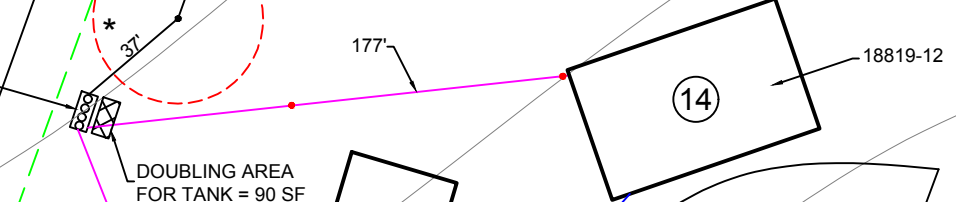
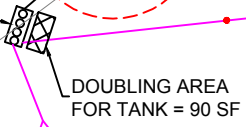
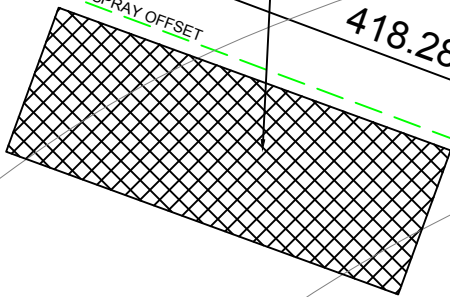
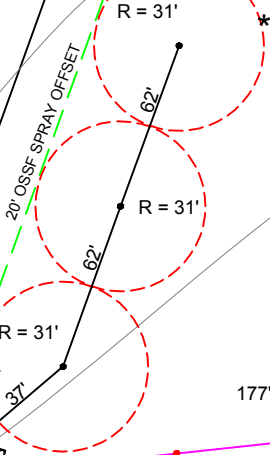
INSTALL 800 GPD AEROBIC TREATMENT UNIT



Douglas R. Dowlearn
4/26/21

VOID

VOID



PROPOSED WATER LINE

PROPOSED WATER LINE

WELL

WATER TANK

DRIVE

DRIVE

NORTH

18819-12

18819-11

18819-9

18819-10

18819-13

18819-6

855'

850'

18819-8

840'

845'

418.28'

20' OSSF SPRAY OFFSET

20' OSSF SPRAY OFFSET

R = 31'

R = 31'

R = 31'

177'

DOUBLING AREA FOR TANK = 90 SF

105'

112'

179'

99'

PROPOSED WATER LINE

PROPOSED WATER LINE

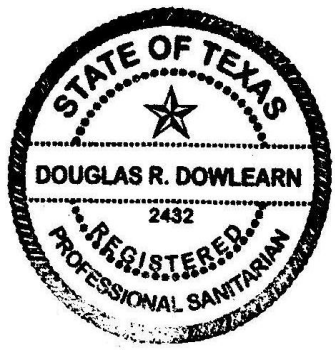
75'

10'

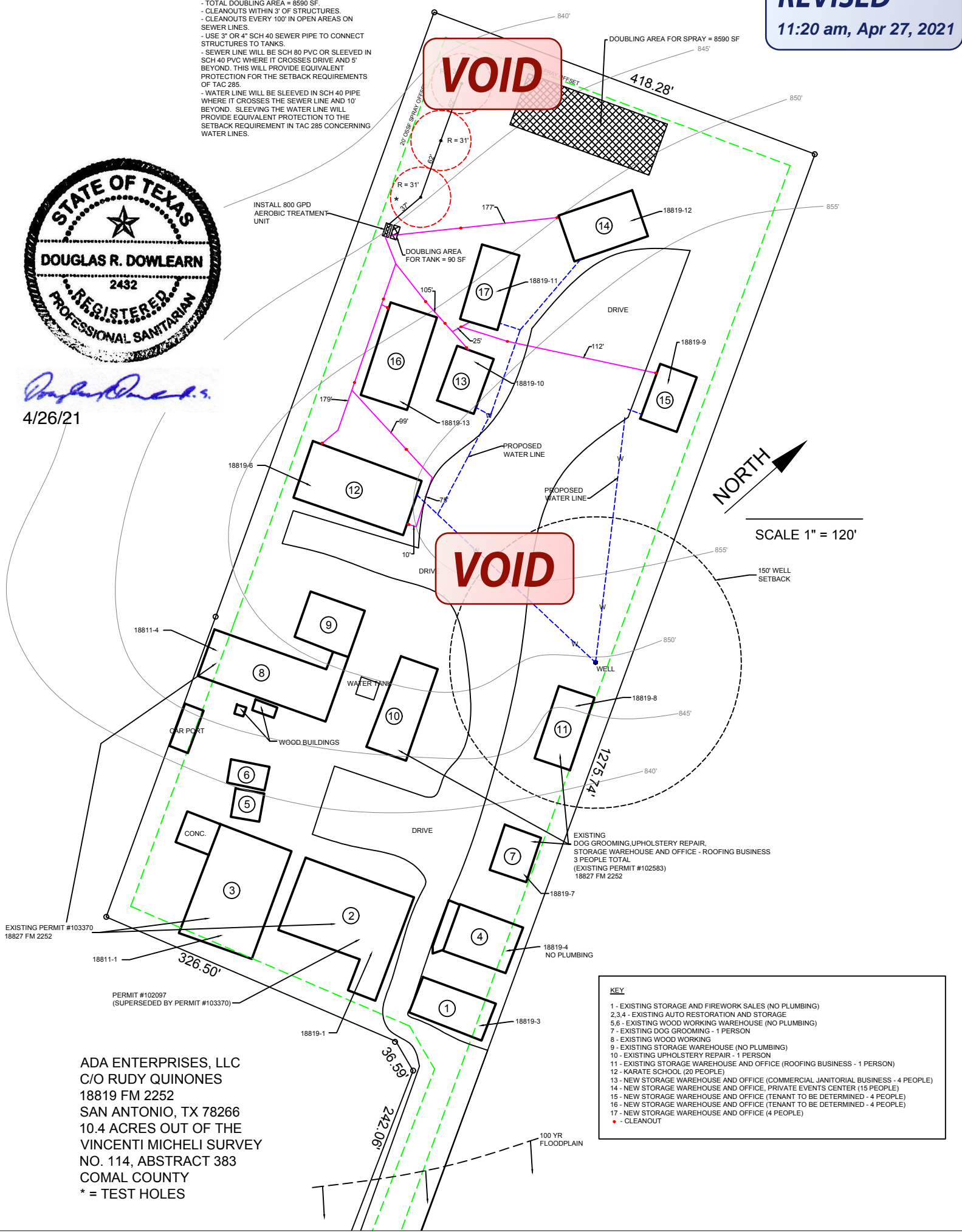
9

8

NOTES:
 - 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - TOTAL SPRAY AREA = 9052 SF.
 - TOTAL DOUBLING AREA = 8590 SF.
 - CLEANOUTS WITHIN 3' OF STRUCTURES.
 - CLEANOUTS EVERY 100' IN OPEN AREAS ON SEWER LINES.
 - USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANKS.
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED IN SCH 40 PVC WHERE IT CROSSES DRIVE AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. SLEEVED WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENT IN TAC 285 CONCERNING WATER LINES.



Douglas R. Dowlearn
4/26/21



SCALE 1" = 120'

EXISTING PERMIT #103370
18827 FM 2252

PERMIT #102097
(SUPERSEDED BY PERMIT #103370)

ADA ENTERPRISES, LLC
 C/O RUDY QUINONES
 18819 FM 2252
 SAN ANTONIO, TX 78266
 10.4 ACRES OUT OF THE
 VINCENTI MICHELI SURVEY
 NO. 114, ABSTRACT 383
 COMAL COUNTY
 * = TEST HOLES

KEY	
1	- EXISTING STORAGE AND FIREWORK SALES (NO PLUMBING)
2,3,4	- EXISTING AUTO RESTORATION AND STORAGE
5,6	- EXISTING WOOD WORKING WAREHOUSE (NO PLUMBING)
7	- EXISTING DOG GROOMING - 1 PERSON
8	- EXISTING WOOD WORKING
9	- EXISTING STORAGE WAREHOUSE (NO PLUMBING)
10	- EXISTING UPHOLSTERY REPAIR - 1 PERSON
11	- EXISTING STORAGE WAREHOUSE AND OFFICE (ROOFING BUSINESS - 1 PERSON)
12	- KARATE SCHOOL (20 PEOPLE)
13	- NEW STORAGE WAREHOUSE AND OFFICE (COMMERCIAL JANITORIAL BUSINESS - 4 PEOPLE)
14	- NEW STORAGE WAREHOUSE AND OFFICE, PRIVATE EVENTS CENTER (15 PEOPLE)
15	- NEW STORAGE WAREHOUSE AND OFFICE (TENANT TO BE DETERMINED - 4 PEOPLE)
16	- NEW STORAGE WAREHOUSE AND OFFICE (TENANT TO BE DETERMINED - 4 PEOPLE)
17	- NEW STORAGE WAREHOUSE AND OFFICE (4 PEOPLE)
•	- CLEANOUT

From: [Ritzen, Brenda](#)
To: ["Cody Rathmell"](#)
Cc: [Doug Dowlearn](#)
Subject: RE: 18819 FM 2252 - Permit #111243 AS BUILT
Date: Tuesday, April 27, 2021 11:37:00 AM
Attachments: [image001.png](#)
[111243.pdf](#)

Doug, Cody,

The gpd and system information on the attached 2nd page of the application must be updated to match your latest revision.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Cody Rathmell <codyrathmell@gmail.com>
Sent: Monday, April 26, 2021 8:54 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Cc: Doug Dowlearn <txseptic@gmail.com>
Subject: Re: 18819 FM 2252 - Permit #111243 AS BUILT

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Brenda,

Sorry about that previous email; it sent before I was finished. Lets try this again.

Attached - find AS BUILT for the subject property, along with updated spec sheet and soil evaluation. Note the following changes:

- Building #14 went from 30 people to 15 people.

*** COMAL COUNTY OF TEXAS ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

VOID

REVISED
9:08 am, Dec 07, 2020

Planning Materials & Site Evaluation as Required Completed By Douglas R. Dowlearn

System Description Aerobic Treatment with spray distribution

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

Tank Size(s) (Gallons) 800 gpd Absorption/Application Area (Sq Ft) 8250 Required

Gallons Per Day (As Per TCEQ Table III) 528

(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 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 No

VOID

(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? Yes No

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

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

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

(If yes, the R.S. or P.E. 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 No

Edwards Aquifer Transition Zone

If yes, indicate the city: _____

VOID

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

12/4/20

Date

Page 2 of 2

OSSF SOIL EVALUATION REPORT INFORMATION

REVISED
9:08 am, Dec 07, 2020

VOID

Date: 12/4/20
Applicant Information:
Name: ADA Enterprises, LLC c/o Rudy Quinones
Address: 18819 FM 2252, Building 2
City, State & Zip Code: San Antonio, TX 78266
Phone: 210.383.7310
Email: rudy@renownauto.com

Site Evaluator Information:
Name: Douglas R. Dowlearn
Company: D.A.D. Services, Inc.
Address: 703 Oak Drive
City, State & Zip: Blanco, TX 78606
Phone: (210)240-2101 **Fax:** (866)260-7687
Email: txseptic@gmail.com

Property Location:
Legal: 10.4 acres out of the Vincenti Micheli Survey
No. 114, Abstract 383
Street/Road Address: 18819 FM 2252
City: San Antonio **Zip:** 78266
Additional Info: Comal County/10.4 Acres

Installer Information:
Name:
Company:
Address:
City, State & Zip:
Phone: **Fax:**

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

VOID

Application Rate (RA): 0.064
OSSF is designed for: 3 offices (no kitchen) with 4 persons@4 gpd = 16 gpd; 1 lounge building – 30 persons@8 gpd = 240 gpd; Karate school (no food service) with 20 persons@12gpd = 240 gpd
528 Gallons per day required
An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.
8250 sq. ft. disposal area required
800 gallon/day aerobic tank required
Calculations: Absorption Area: Q/RA= 528/0.064= 8250 Sq. Ft.


FEATURES OF SITE AREA

Presence of 100-year flood zone: YES
Existing or proposed water well in nearby area: YES
Presence of adjacent ponds, streams, water impoundments: NO
Presence of upper water shed: NO
Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:
NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 – Exp. 6/30/2023
TDH: #2432 – Exp. 2/28/2021

Signature: 

VOID

SERVICES, INC.
DOWLEARN
 703 OAK DRIVE, BLANCO, TX 78606

Designed for: ADA Enterprises, LLC c/o Rudy Quinones

The installation site is on 10.4 acres of the Vincenti Micheli Survey No. 114, Abstract 383 in Comal County, TX. The proposed OSSF will treat the wastewater from 3 office buildings with 4 persons each (no food service); 1 lounge building for 30 persons; and Karate school for 20 persons (no food service). The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the buildings to a pre-treatment tank, which flows into an 800 gpd aerobic treatment plant. The aerobic tank effluent flows to an 854 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 3 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 31 feet at <40 psi. Each sprinkler will spray 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 528 gpd
 Application rate: 0.064
 Application area required: $528/0.064 = 8250$ ft. sq.
 Application area utilized: 9052 sq. ft.
 Pump tank reserve capacity: 264 gal minimum

VOID

Douglas R. Dowlearn

12/4/20

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
 1" purple PVC supply line
 800 gpd aerobic treatment plant with manual controls set to spray on demand
 Liquid chlorinator
 3 K-Rain Gear Driven Pop-up Sprinkler
 Pre-tank and 854 gallon pump tank

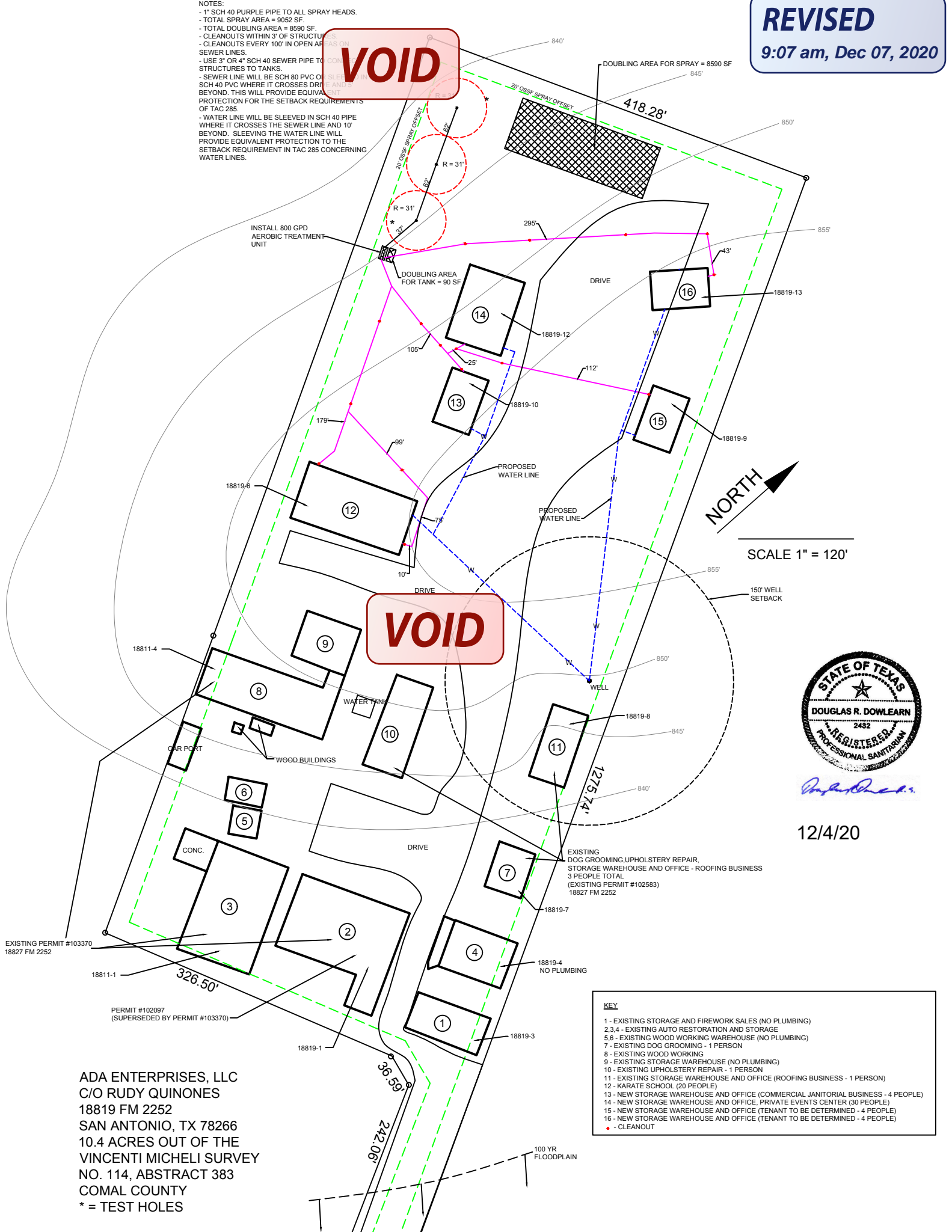
LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

NOTES:
 - 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
 - TOTAL SPRAY AREA = 9052 SF.
 - TOTAL DOUBLING AREA = 8590 SF.
 - CLEANOUTS WITHIN 3' OF STRUCTURES.
 - CLEANOUTS EVERY 100' IN OPEN AREAS ON SEWER LINES.
 - USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANKS.
 - SEWER LINE WILL BE SCH 80 PVC OR SLEEVED SCH 40 PVC WHERE IT CROSSES DRIVE AND BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENT IN TAC 285 CONCERNING WATER LINES.

VOID

VOID



Douglas R. Dowlearn

12/4/20

EXISTING PERMIT #103370
18827 FM 2252

PERMIT #102097
(SUPERSEDED BY PERMIT #103370)

ADA ENTERPRISES, LLC
 C/O RUDY QUINONES
 18819 FM 2252
 SAN ANTONIO, TX 78266
 10.4 ACRES OUT OF THE
 VINCENTI MICHELI SURVEY
 NO. 114, ABSTRACT 383
 COMAL COUNTY
 * = TEST HOLES

KEY

- 1 - EXISTING STORAGE AND FIREWORK SALES (NO PLUMBING)
- 2,3,4 - EXISTING AUTO RESTORATION AND STORAGE
- 5,6 - EXISTING WOOD WORKING WAREHOUSE (NO PLUMBING)
- 7 - EXISTING DOG GROOMING - 1 PERSON
- 8 - EXISTING WOOD WORKING
- 9 - EXISTING STORAGE WAREHOUSE (NO PLUMBING)
- 10 - EXISTING UPHOLSTERY REPAIR - 1 PERSON
- 11 - EXISTING STORAGE WAREHOUSE AND OFFICE (ROOFING BUSINESS - 1 PERSON)
- 12 - KARATE SCHOOL (20 PEOPLE)
- 13 - NEW STORAGE WAREHOUSE AND OFFICE (COMMERCIAL JANITORIAL BUSINESS - 4 PEOPLE)
- 14 - NEW STORAGE WAREHOUSE AND OFFICE, PRIVATE EVENTS CENTER (30 PEOPLE)
- 15 - NEW STORAGE WAREHOUSE AND OFFICE (TENANT TO BE DETERMINED - 4 PEOPLE)
- 16 - NEW STORAGE WAREHOUSE AND OFFICE (TENANT TO BE DETERMINED - 4 PEOPLE)
- - CLEANOUT

NOTES:

- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- TOTAL SPRAY AREA = 9052 SF.
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- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. SLEEVED WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENT IN TAC 285 CONCERNING WATER LINES.

REVISED
9:08 am, Dec 07, 2020

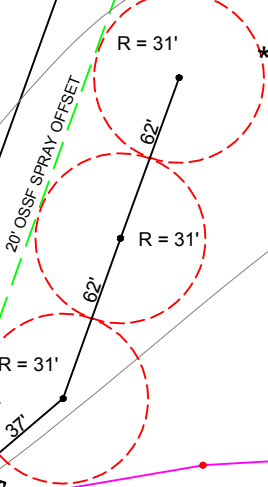
VOID

SCALE 1" = 70'

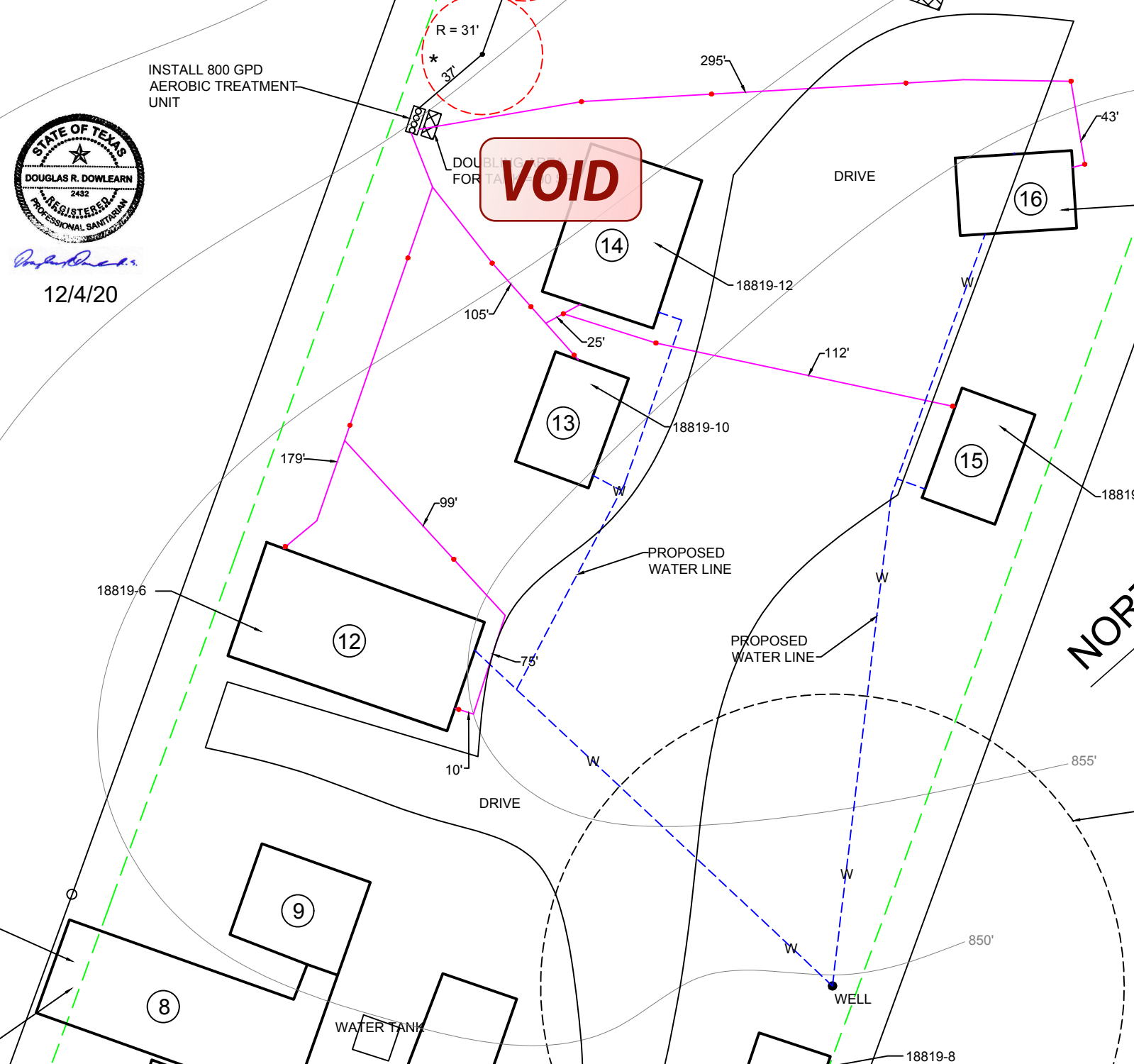
INSTALL 800 GPD AEROBIC TREATMENT UNIT



12/4/20



VOID



NORTH

From: [redacted]
To: "doug dowlearn" <dowlearn@comalcountytx.us>
Subject: [redacted] 2252 [redacted]
Date: [redacted] 4/22/2020 5:00 AM
Attachments: [redacted]
[redacted]

Sandra,

It appears that the description of the use of the structures on the attached pages should be updated to match the latest revision.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: doug dowlearn <txseptic@gmail.com>
Sent: Friday, December 4, 2020 9:57 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>; Rudy Quinones <rudy@renownauto.com>; Maria Oranday <hillcountryseptics@gmail.com>; Maria Oranday <mariaoranday7@gmail.com>; Cody Rathmell <codyrathmell@gmail.com>
Subject: 18819 FM 2252 - 111243

This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
- Comal IT

Please find attached the "as built" design for the subject permit.

Sandra Ginder
Office Manager
D.A.D. Services, Inc.

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE TREATMENT SYSTEM AND LICENSE TO OPERATE

VOID

Date _____

Permit # 111243

Owner Name ADA Enterprises, LLC
Mailing Address 18819 FM 2252, Bldg 2
City, State, Zip San Antonio, TX 78266
Phone # 210.383.7310
Email rudy@renownauto.com

Agent Name Douglas R. Dowlearn
Agent Address 703 Oak Drive
City, State, Zip Blanco, TX 78606
Phone # 210.240.2101
Email txseptic@gmail.com

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

Subdivision Name _____ Unit _____ Lot _____ Block _____

Acreage/Legal 10.4 acres out of the Vincenti Micheli Survey No. 114, Abstract 383

Street Name/Address 18819 FM 2252 City San Antonio Zip 78266

Type of Development:

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) _____
Number of Bedrooms _____
Indicate Sq Ft of Living Area _____

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COUNTY ENGINEER

Non-Single Family Residential
(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)
Type of Facility Offices/Lounge Building/Karate school
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 36
Restaurants, Lounges, Theaters - Indicate Number of Seats 30
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____
Travel Trailer/RV Parks - Indicate Number of Spaces _____
Miscellaneous _____

Estimated Cost of Construction: \$ 18,000.00

VOID

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?
 Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well

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

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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 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]
Signature of Owner

7-7-20
Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 6/24/20
Applicant Information:
Name: ADA Enterprises, LLC c/o Rudy
Address: 18819 FM 2252, Building
City, State & Zip Code: San Antonio, TX 78266
Phone: 210.383.7310
Email: rudy@renownauto.com



Site Evaluator Information:
Name: Douglas R. Dowlearn
Company: D.A.D. Services, Inc.
Address: 703 Oak Drive
City, State & Zip: Blanco, TX 78606
Phone: (210)240-2101 **Fax:** (866)260-7687
Email: txseptic@gmail.com

Property Location:
Legal: 10.4 acres out of the Vincenti Micheli Survey
No. 114, Abstract 383
Street/Road Address: 18819 FM 2252
City: San Antonio **Zip:** 78266
Additional Info: Comal County/10.4 Acres

Installer Information:
Name:
Company:
Address:
City, State & Zip:
Phone: Fax:

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 AUG 20 2020
 COUNTY ENGINEER

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Limestone	Blocky	<30% Gravel	12"+ Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064
 OSSF is designed for: 4 offices (no kitchen) with 4 persons per office@4 gpd = 64 gpd; 1 lounge building - 30 persons@8 gpd = 240 gpd; Karate school (no food service) with 20 persons@12gpd = 240 gpd
 544 Gallons per day required
 An aerobic treatment/spray disposal system is to be utilized based on the site evaluation.
 8500 sq. ft. disposal area required
 800 gallon/day aerobic tank required
 Calculations: Absorption Area: $Q/RA = 544/0.064 = 8500$ Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: YES
 Existing or proposed water well in nearby area: YES
 Presence of adjacent ponds, streams, water impoundments: NO
 Presence of upper water shed: NO
 Organized sewage service available to lot: NO



I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:
NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 - Exp. 6/30/2023
TDH: #2432 - Exp. 2/28/2021

Signature:

* * * **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 Douglas R. Dowlearn

System Description Aerobic Treatment with spray

VOID

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

Tank Size(s) (Gallons) 800 gpd Absorption/Application Area (Sq Ft) 8500 Required

Gallons Per Day (As Per TCEQ Table III) 544

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

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Is the property located over the Edwards Recharge Zone? Yes No

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

AUG 20 2020

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

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

COUNTY ENGINEER

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

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

Is the property located over the Edwards Contributing Zone? Yes No

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

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

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

(If yes, the R.S. or P.E. 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 No

Edwards Aquifer Transition Zone

If yes, indicate the city: _____

VOID

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.

Douglas R. Dowlearn

Signature of Designer

6/24/20
Date

Page 2 of 2

D.A.D SERVICES, INC.

DOUG DOWLEARN

703 OAK LAKE LN, WACO, TX 78606

Designed for: ADI Enterprises, LLC c/o Rudy Quinones



The installation site is on 10.4 acres of the Vincenti Micheli Survey No. 114, Abstract 383 in Comal County, TX. The proposed OSSF will treat the wastewater from 4 office buildings with 4 persons each (no food service); 1 lounge building for 30 persons; and Karate school for 20 persons (no food service). The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

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AUG 20 2020

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PROPOSED SYSTEM:

A 4" PVC pipe will discharge from the buildings to a pre-treatment tank, which flows into an 800 gpd aerobic treatment plant. The aerobic tank effluent flows to an 854 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 3 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 31 feet at <40 psi. Each sprinkler will spray 360 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

- Daily Waste Flow: 544 gpd
- Application rate: 0.064
- Application area required: $544 / .064 = 8500$ ft. sq.
- Application area utilized: 9052 sq. ft.
- Pump tank reserve capacity: 272 gal minimum



Douglas R. Dowlearn
6127120

SYSTEM COMPONENTS:



- SCH 40 PVC sewer line
- 1" purple PVC supply line
- 800 gpd aerobic treatment plant with manual controls set to spray on demand
- Liquid chlorinator
- 3 K-Rain Gear Driven Pop-up Sprinkler
- Pre-tank and 854 gallon pump tank

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must be covered with a ground cover such as grass seed or sod prior to the final inspection. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

NOTES:

- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- TOTAL SPRAY AREA = 9052 SF.
- TOTAL DOUBLING AREA = 8590 SF.
- CLEANOUTS WITHIN 3' OF STRUCTURES.
- CLEANOUTS EVERY 100' IN OPEN AREAS ON SEWER LINES.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURES TO TANKS.
- SEWER LINE WILL BE SCH 80 PVC OR SLEEVED SCH 40 PVC WHERE IT CROSSES DRIVE AND 5' BEYOND. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE SEWER LINE AND 10' BEYOND. SLEEVED WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENT IN TAC 285 CONCERNING WATER LINES.

REVISED

10:11 am, Dec 04, 2020

VOID

SCALE 1" = 70'

INSTALL 800 GPD AEROBIC TREATMENT UNIT



12/4/20

DOUBLING AREA FOR TANK = 90 SF

DOUBLING AREA FOR SPRAY = 8590 SF

20' OSSF SPRAY OFFSET

20' OSSF SPRAY OFFSET

418.28'

R = 31'

62'

R = 31'

R = 31'

31'

295'

43'

DRIVE

14

16

105'

13

18819-12

112'

179'

18819-10

99'

15

18819

PROPOSED WATER LINE

18819-6

12

PROPOSED WATER LINE

VOID

DRIVE

NORTH

10'

855'

9

850'

8

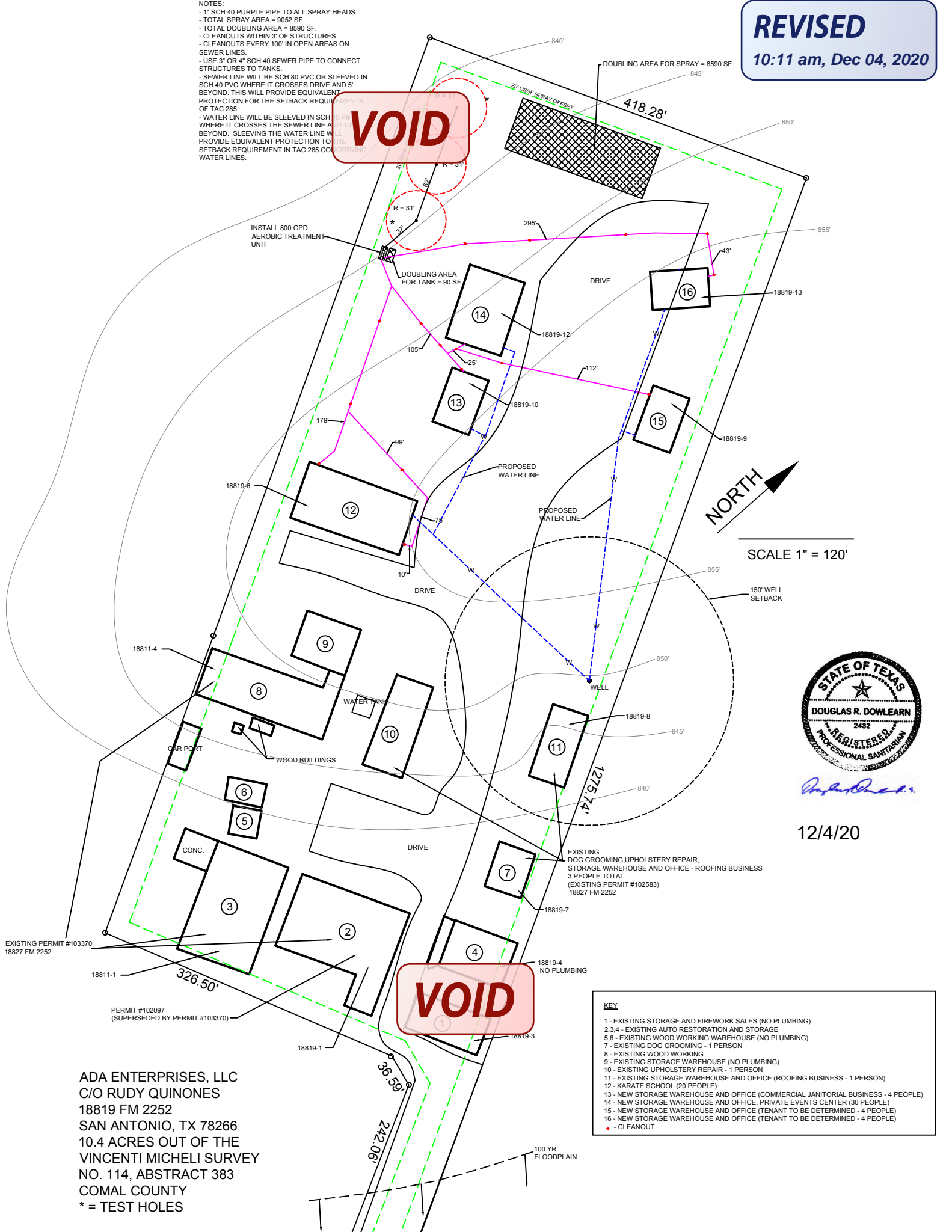
WATER TANK

WELL

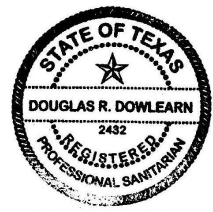
18819-8

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VOID



SCALE 1" = 120'



Douglas R. Dowlearn

12/4/20

EXISTING PERMIT #103370
18827 FM 2252

PERMIT #102097
(SUPERSEDED BY PERMIT #103370)

ADA ENTERPRISES, LLC
 C/O RUDY QUINONES
 18819 FM 2252
 SAN ANTONIO, TX 78266
 10.4 ACRES OUT OF THE
 VINCENTI MICHELI SURVEY
 NO. 114, ABSTRACT 383
 COMAL COUNTY
 * = TEST HOLES

VOID

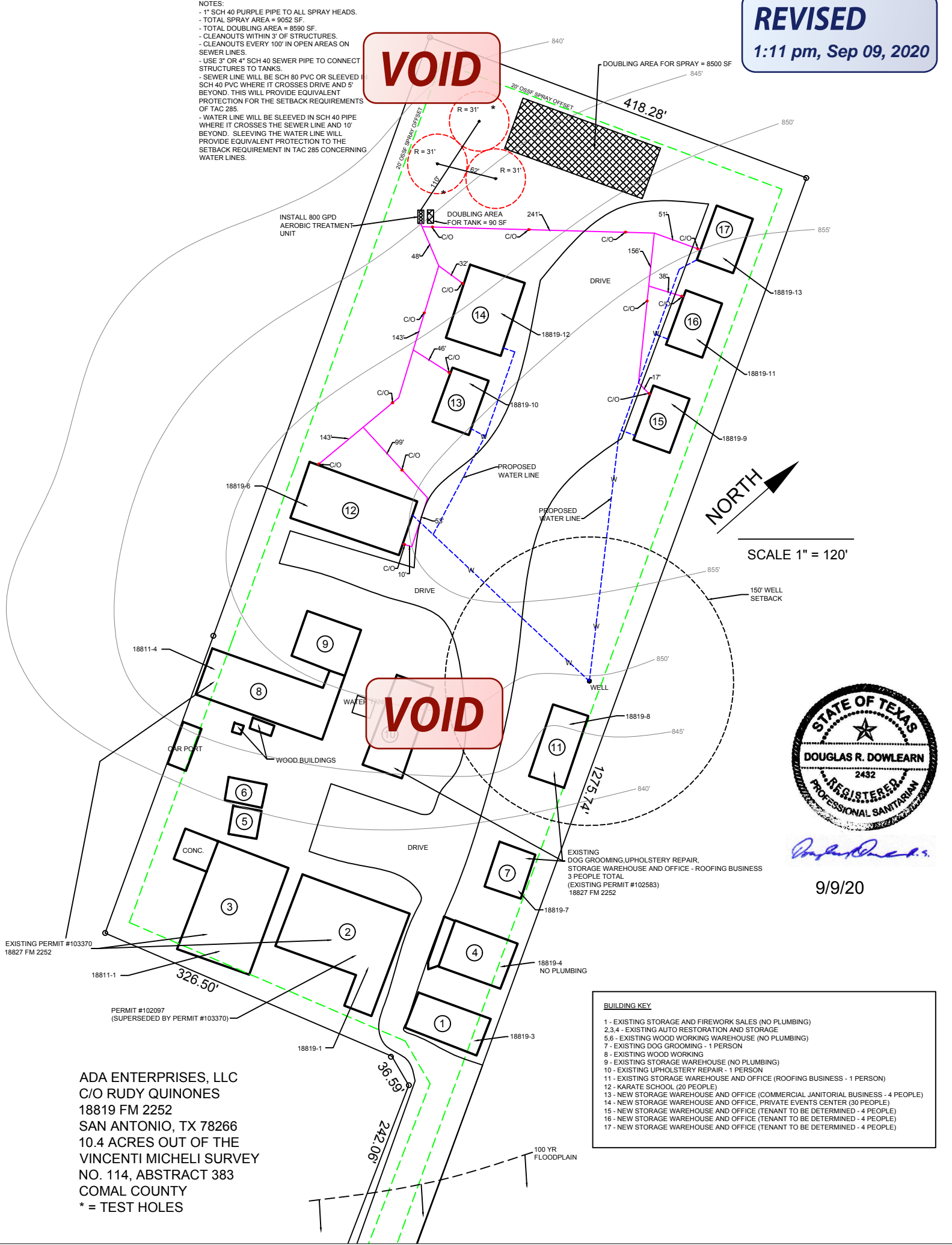
KEY

- 1 - EXISTING STORAGE AND FIREWORK SALES (NO PLUMBING)
- 2,3,4 - EXISTING AUTO RESTORATION AND STORAGE
- 5,6 - EXISTING WOOD WORKING WAREHOUSE (NO PLUMBING)
- 7 - EXISTING DOG GROOMING - 1 PERSON
- 8 - EXISTING WOOD WORKING
- 9 - EXISTING STORAGE WAREHOUSE (NO PLUMBING)
- 10 - EXISTING UPHOLSTERY REPAIR - 1 PERSON
- 11 - EXISTING STORAGE WAREHOUSE AND OFFICE (ROOFING BUSINESS - 1 PERSON)
- 12 - KARATE SCHOOL (20 PEOPLE)
- 13 - NEW STORAGE WAREHOUSE AND OFFICE (COMMERCIAL JANITORIAL BUSINESS - 4 PEOPLE)
- 14 - NEW STORAGE WAREHOUSE AND OFFICE, PRIVATE EVENTS CENTER (30 PEOPLE)
- 15 - NEW STORAGE WAREHOUSE AND OFFICE (TENANT TO BE DETERMINED - 4 PEOPLE)
- 16 - NEW STORAGE WAREHOUSE AND OFFICE (TENANT TO BE DETERMINED - 4 PEOPLE)
- - CLEANOUT

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VOID

VOID



SCALE 1" = 120'



Douglas R. Dowlearn

9/9/20

BUILDING KEY

1	- EXISTING STORAGE AND FIREWORK SALES (NO PLUMBING)
2,3,4	- EXISTING AUTO RESTORATION AND STORAGE
5,6	- EXISTING WOOD WORKING WAREHOUSE (NO PLUMBING)
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ADA ENTERPRISES, LLC
 C/O RUDY QUINONES
 18819 FM 2252
 SAN ANTONIO, TX 78266
 10.4 ACRES OUT OF THE
 VINCENTI MICHELI SURVEY
 NO. 114, ABSTRACT 383
 COMAL COUNTY
 * = TEST HOLES

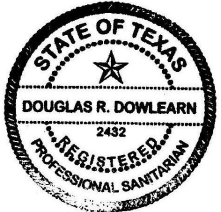
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REVISED
 1:11 pm, Sep 09, 2020

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SCALE 1" = 70'



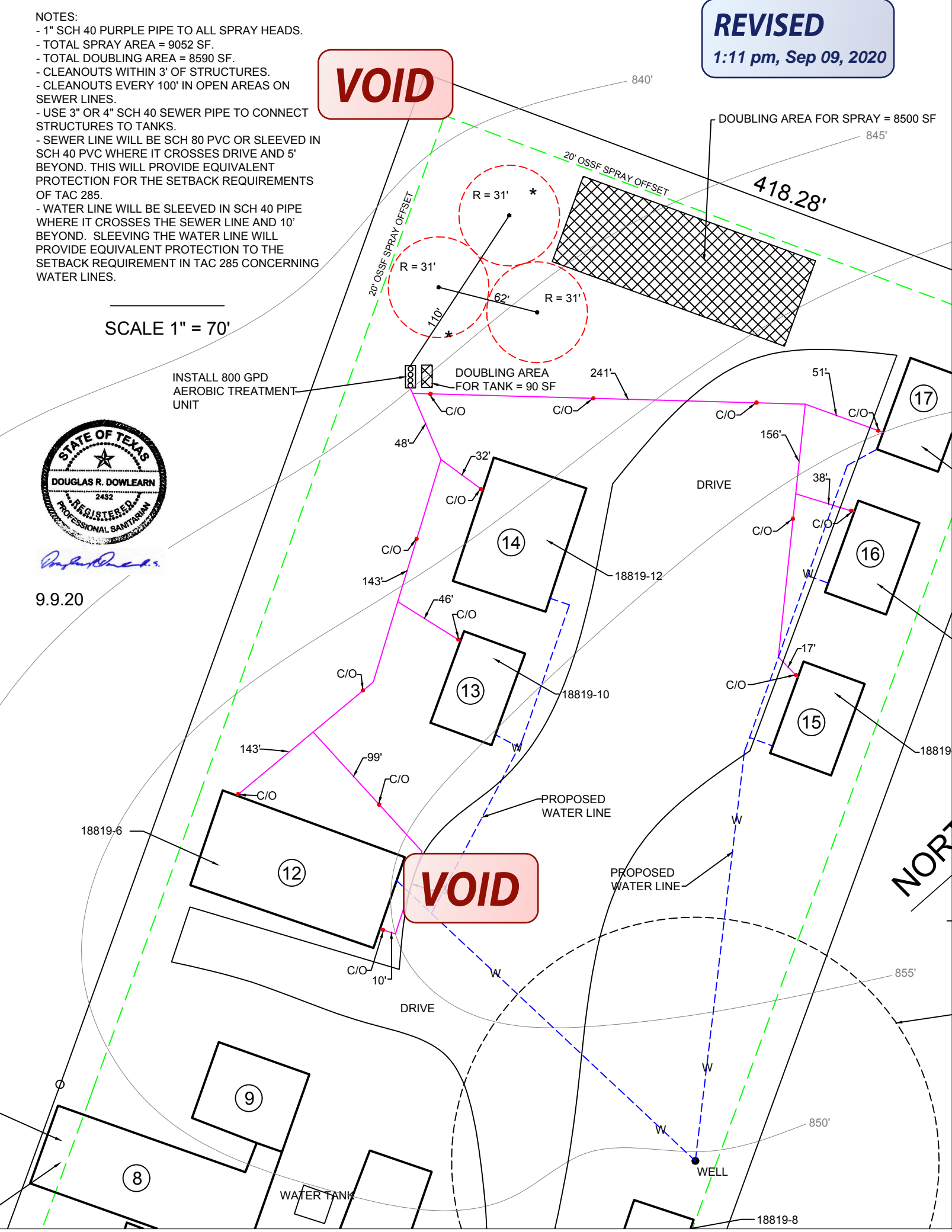
Douglas R. Dowlearn

9.9.20

INSTALL 800 GPD AEROBIC TREATMENT UNIT

DOUBLING AREA FOR TANK = 90 SF

DOUBLING AREA FOR SPRAY = 8500 SF




From: [REDACTED]
To: "[rud@re.com](#)"
Cc: "[d@ce.com](#)"
Subject: [REDACTED] 24
Date: [REDACTED] 25 22 [REDACTED]

Re: ADA Enterprises, LLC
10.4 acres, 18819 FM 2252
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Dear Property Owner & Agent,

The following information is needed before I can continue processing the referenced permit submittal:

- 1  Identify the existing improvements and OSSF's on the design.
2. Revise as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org



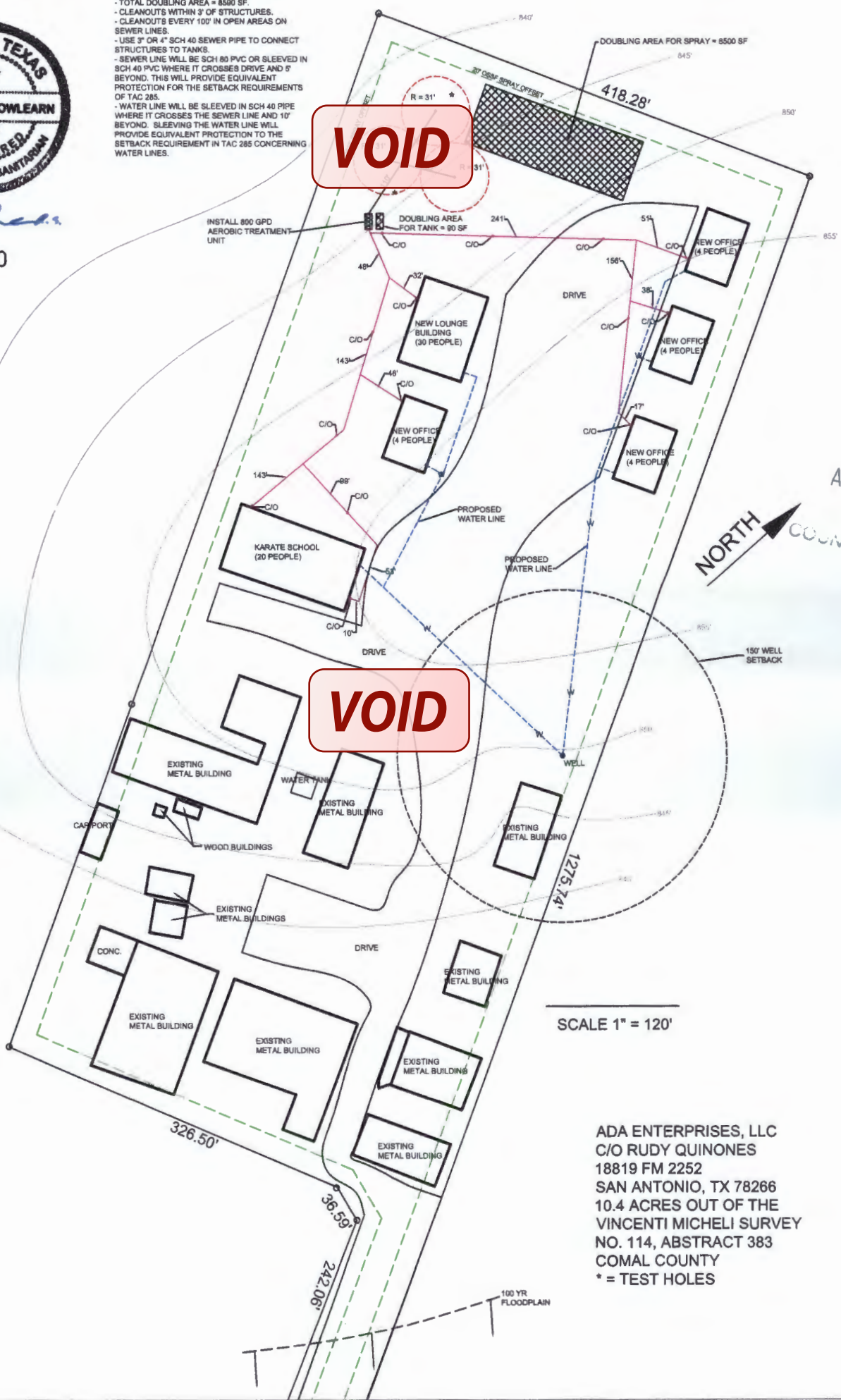
Douglas R. Dowlearn

6/24/20

- NOTES:
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SCALE 1" = 120'

ADA ENTERPRISES, LLC
C/O RUDY QUINONES
18819 FM 2252
SAN ANTONIO, TX 78266
10.4 ACRES OUT OF THE
VINCENTI MICHELI SURVEY
NO. 114, ABSTRACT 383
COMAL COUNTY
* = TEST HOLES

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AUG 20 2020

DOUBLING AREA FOR SPRAY = 8500
COUNTY ENGINEER

418.28'

SCALE 1" = 70'

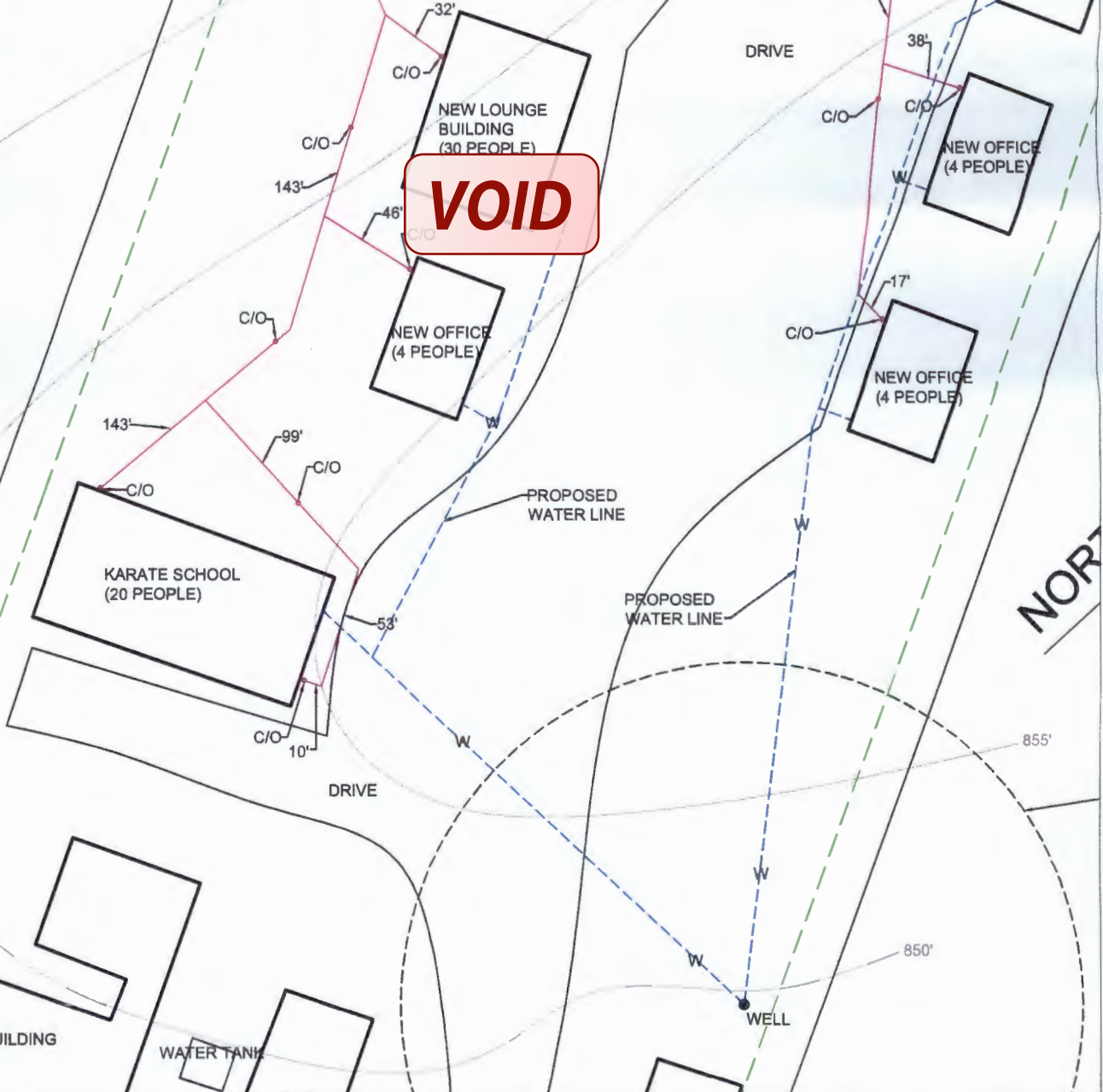
INSTALL 800 GPD AEROBIC TREATMENT UNIT

DOUBLING AREA FOR TANK = 90 SF

VOID



6/24/20



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AUG 20 2020

Independence Title Company
GF# 1732993-SHA

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

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.

DATE: November 17, 2017

GRANTOR: Grumpy Abdoh Azzoz, who acquired title as Abdoh M. Azzoz and Tammy J. Azzoz

GRANTOR'S MAILING ADDRESS: 528 Wayward Pass, Schertz, TX 78154

GRANTEE: ADA Enterprises, LLC

GRANTEE'S MAILING ADDRESS: 18819 FM 2252 Building 2, San Antonio, TX 78264

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$2,125,000.00, and is executed by Grantee, payable to the order of Branch Banking and Trust Company. The note is secured by a vendor's lien retained in favor of Branch Banking and Trust Company in this deed and by a deed of trust of even date from Grantee to Steve Sprecher, Heather Morton, Lisa M. Tragemann and Scott A. Asmus, Trustee.

PROPERTY (including any improvements):

TRACT I: A tract or parcel of land containing 10.400 acres, more or less, out of the Vincenti Micheli Survey No. 114, Abstract No. 383, Comal County, Texas, being out of a 19.349 acre tract described in County Clerk's File No. 200206028095, Official Public Records, Comal County, Texas. Said 10.00 acres being more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof.

TRACT II: Non-exclusive easement estate appurtenant to Tract I for drain fields, leach fields or soil absorption fields over and across the 2.279 acre parcel described in that Easement and Indemnity Agreement by and between Grumpy Abdoh Azzoz, Tammy J. Azzoz and ADA Enterprises, LLC, a Texas limited liability company recorded in Document No. DF Evln 0411, Official Public Records, Comal County, Texas.

TRACT III: Non-exclusive easement estate appurtenant to Tract I for access and parking over and across the 2.279 acre parcel described in that as created in that Cross Access and Parking Agreement by and between Grumpy Abdoh Azzoz, Tammy J. Azzoz and ADA Enterprises, LLC, a Texas limited liability company recorded in Document No. 07-2111-0011, Official Public Records, Comal County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:


This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2018 and subsequent years.

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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.

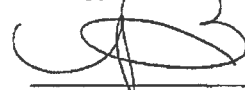
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

Branch Banking and Trust Company, at Grantee's request, has 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 Branch Banking and Trust Company and are transferred to that party.



Grumpy Abdoh Azzoz



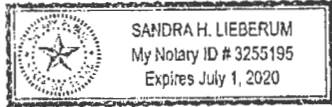
Tammy J. Azzoz

RECEIVED
AUG 20 2020
COMAL COUNTY CLERK

Acknowledgement

State of Texas
County of Madaluzo

This instrument was acknowledged before me on the 17 day of November, 2017, by Grumpy Abdoh Azzoz and Tammy J. Azzoz.



Sandra H. Lieberum
Notary Public, State of Texas

RECEIVED
AUG 20 2020
COURT

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 1732993

After Recording Return To:
ITC
4017 FM 3000, St 100
Schertz, TX 78154

Dn2993-fw

Exhibit "A"

Field notes of a 10.040 acre tract of land situated in Comal County, Texas and being out of the Vicenti Miceli Survey No. 114, Abstract 383, and being part of that 10.000 acre tract and that 2.279 acre tract, both conveyed to Abdou M. Azza and Tammy J. Azza and described in deed recorded as Document No. 200606026813 and Document No. 200706037708, Official Public Records of Comal County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin with cap (4028) found in the northwest line of Farm to Market Road 2252 at the east corner of said 10.000 acre tract and this tract, being the south corner of a 9.345 acre tract described in deed recorded in Document No. 201506021395.

Thence S 88° 27' 57" W. 69.21 feet along the northwest line of Farm to Market Road 2252 to a 1/2" iron pin set at a south corner of this tract.

Thence N 29° 19' 54" W. 242.06 feet to a P.K. nail set in asphalt at an angle point.

Thence N 80° 53' 50" W. 36.59 feet to a P.K. nail set in asphalt at an angle point.

Thence S 63° 08' 16" W. 326.50 feet to a 1/2" iron pin set in the south line of said 2.279 acre tract, being the north line of a 10.036 acre tract described in Document No. 200006025504, being a south corner of this tract.

Thence with fence along the southwest line of said 2.279 acre tract and the southwest line of said 10.000 acre tract, being the northeast line of said 10.036 acre tract and a 3.545 acre tract described in Document No. 200006025504, as follows:

N 38° 26' 43" W. 339.97 feet to a 1/2" iron pin found at the west corner of said 2.279 acre tract, being a south corner of said 10.000 acre tract, the north corner of said 10.036 acre tract, and the east corner of said 3.545 acre tract.

N 34° 26' 05" W. 658.32 feet to a 1/2" iron pin found in the southeast line of a 64.225 acre tract described in Document No. 201206034170, being the west corner of said 10.000 acre tract and this tract, and being the north corner of said 3.545 acre tract.

Thence N 59° 08' 05" E. 418.28 feet along the northwest line of said 10.000 acre tract, being the southeast line of said 64.225 acre tract, to a 1/2" iron pin found at the north corner of said 10.000 acre tract and this tract, being the west corner of said 9.345 acre tract.

Thence S 38° 27' 13" E. 1275.74 feet along the northeast line of said 10.000 acre tract, being the southwest line of said 9.345 acre tract, to the place of Beginning and containing 10.040 acres of land according to a survey made on the ground.

RECEIVED

AUG 20 2020

COUNTY ENGINEER

RECEIVED
AUG 20 2020
COUNTY ENGINEER

Being all that certain tract, place or parcel of land lying and being situated in Comal County, Texas, being 2.378 acres of land out of the Vincent Michals Survey No. 114, and being 2.378 acres of land out of that certain 191 acre tract of land conveyed by Alfred Burkhardt et ux to Erwin Burkhardt, by deed dated October 31, 1958, and recorded in Volume 114, Pages 618-630, Comal County, Texas Deed Records, said 2.378 acre tract described more particularly by notes and bounds as follows:

FROM an iron pin found at a corner post in the Southeast line of a called 110 acre tract of land conveyed by Otto Bergmann, et al to Ottomar Timmermann by deed dated June 7, 1941, and recorded in Volume 73, Pages 628-631 of the Deed Records of Comal County, Texas, for the North corner of the above described called 171 acre tract, for the West corner of a 19.2 acre tract of land conveyed by Alfred Burkhardt, et ux to Gilbert Burkhardt by deed dated November 7, 1953, and recorded in Volume 161, Pages 644-648 of the Deed Records of Comal County, Texas;

THENCE with the fence, the Southwest line of the said Gilbert Burkhardt 19.2 acre tract, the Northeast line of the called 191 acre tract, S. 30° 36' 00" E., 1,368.14 feet to a corner post in the Northwest line of F.M. Road No. 2252;

THENCE with the Northwest line of F.M. Road No. 2252 as follows;

S. 69 deg 45' 41" W., 272.73 feet;
S. 61 deg 30' 36" W., 285.04 ft;
S. 62 deg 43' 28" W., 509.25 feet;
S. 59 deg 23' 28" W., 599.16 feet;
S. 59 deg 12' 31" W., 553.95 feet;

And S. 89° 12' 16" W., 508.98 feet to an iron rod found for the Southeast corner and POINT OF BEGINNING of the heretofore described 2.378 acre tract;

THENCE with the Northwest line of F.M. Road No. 2252, S. 59 deg 12' 16" W., 160.08 feet to an iron rod set for the Southeast corner of the Ron Travis Subdivision, a 3.248 acre tract and also being a part of a 18.036 acre tract of land conveyed by the Estate of Erwin Burkhardt, et al to Travis Properties a Texas Partnership, by deed dated March 14, 1988, and recorded in Volume 623, Page 298-311, of the Official Public Records of Comal County, Texas, for the southwest corner of this tract;

THENCE with the Northeast line of said Ron Travis Subdivision, N. 29 deg 41' 38" W., 622.20 feet to an iron rod found for the Northeast corner of said 18.036 acre tract, the Northwest corner of this tract;

THENCE N. 60 deg 31' 59" E., 189.32 feet to an iron rod found for the Northeast corner of this tract;

THENCE S. 29 deg 41' 54" E. 618.49 feet to THE POINT OF BEGINNING and containing 2.378 acres of land, more or less.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/05/2017 11:52:24 AM
CSCHUL 5 Pages(s)
201706052625



Bobbie Koepf

Exhibit B.



COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials

Permit Number

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COUNTY ENGINEER

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 Refused)
--

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

*Email
copy*

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

To: Rudy Quinones
18819 FM 2252
San Antonio, TX 78266

Printed: 6/10/2023 Main Phone: (210) 383-7310
Insp ID #: 141648 Work:
Cell Phone:
Alt Cell:

Permit #: **111243**
Agency: Comal County
County: Bexar
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: B5780
Disposal: Surface Application

Customer ID: 8382
Contract Dates: 1/19/2023 - 1/19/2025
Scheduled Date: 5/19/2023 Inspection 1 of 6
Installed: 11/2/2020
Warranty End: 11/2/2022
GPS Coordinates: Latitude: 29.61782 Longitude: -98.31692

Service Type: Scheduled Inspection

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

Visit Date: **6/10/2023** Time In: 1135 Out: 1150

Method: Grab
Technician: Alejandro Gonzalez
Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: .6

Sludge Levels
For Tank 1: 6"
For Tank 2: 12"
For Tank 3: 0"

Floats: OP
Timer: OP

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

Tank Lid / Riser: Secured

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - Scum in pretreatment is 10"
Spray pump and sprinklers working properly

Service Completed

Site: 18819 FM 2252, San Antonio, TX 78266

Provider: **Rudy Carson**

Technician: **Alejandro Gonzalez**

License Info: MP0002036 Expires: 11/30/2025

License Info: MT0000996 Expires: 1/31/2025

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

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

To: Rudy Quinones
18819 FM 2252
San Antonio, TX 78266

Printed: 10/4/2023
Insp ID #: 146305
Main Phone: (210) 383-7310
Work:
Cell Phone:
Alt Cell:

Permit #: **111243**
Agency: Comal County
County: Bexar
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: B5780
Disposal: Surface Application

Customer ID: 8382
Contract Dates: 1/19/2023 - 1/19/2025
Scheduled Date: 9/19/2023 Inspection 2 of 6
Installed: 11/2/2020
Warranty End: 11/2/2022
GPS Coordinates: Latitude: 29.61782 Longitude: -98.31692

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Christopher T Zigalo

Visit Date: 10/4/2023 Time In:

Method: Grab

Technician: Christopher T Zigalo

Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 1

Sludge Levels

For Tank 1: 10"
For Tank 2: 14"
For Tank 3: 0"

Floats: OP
Timer: OP

Tank Lid / Riser: Secured

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

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter - Scum in pretreatment is 4"

Service Completed

Site: 18819 FM 2252, San Antonio, TX 78266

Provider: Rudy Carson

Technician: Christopher T Zigalo

License Info: MP0002036 Expires: 11/30/2025

License Info: MT0001878 Expires: 9/30/2026

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

Printed: 12/27/2023 Insp ID #: 151255

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

To: Rudy Quinones
18819 FM 2252
San Antonio, TX 78266

Permit #: **111243**

Main Phone: (210) 383-7310
Work:
Cell Phone:
Alt Cell:

Agency: Comal County
County: Bexar
Mfg / Brand: Advantage Wastewater LLC - Nu Water
Treatment Type: Aerobic With Chlorine System S/N: B5780
Disposal: Surface Application

Customer ID: 8382
Contract Dates: 1/19/2023 - 1/19/2025
Scheduled Date: 1/19/2024 Inspection 3 of 6
Installed: 11/2/2020
Warranty End: 11/2/2022

GPS Coordinates: Latitude: 29.61782 Longitude: -98.31692

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Trenton L Soldan

Visit Date: 12/27/2023 Time In: Out: 10:44

Method: Grab
Technician: Alejandro Gonzalez
Maint. Provider: Rudy Carson

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 1

Sludge Levels
For Tank 1: 12"
For Tank 2: 18"
For Tank 3: 0"

Floats: OP
Timer: OP

Turbidity: Good

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

Tank Lid / Riser: Secured

Color: Good
Odor: Good

Alarm: Operational

Comments

- Cleaned compressor filter - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is 6"

Service Completed

Site: 18819 FM 2252, San Antonio, TX 78266

Provider: Rudy Carson

Technician: Alejandro Gonzalez

License Info: MP0002036 Expires: 11/30/2025

License Info: MT0000996 Expires: 1/31/2025

Block Creek Aerobic Services, LLC

444 A Old Hwy No 9
Comfort, TX 78013

(830) 995-3189

Printed: 4/25/2024

Permit: 111243

Site: 18819 FM 2252, San Antonio, TX 78266

Main Phone: 2103837310

Rudy Quinones

18819 FM 2252
San Antonio, TX 78266

Agency: Comal County
County: Bexar

System Info: MFG: Advantage Wastewater LLC Brand: Nu Water

Customer ID: 8382

Treatment Type: Aerobic With Chlorine Disposal Type: Surface Application

Insp ID: 157347

Installed: 11/2/2020

Warranty Expiration: 11/2/2022

System S/N: B5780

Visit Details

Visit Date: 4/25/2024

Entered By: Nicholas R Zigalo

GPS Lat: 29.61782 GPS Long: -98.31692

Scheduled Date: 5/19/2024

Time In:

Contract Starts: 1/19/2023

Entered On: 4/25/2024

Contract Ends: 1/19/2025

Visit Results

Service Type: Scheduled Inspection

Count: Inspection 4 of 6

Method: Grab

License #

Expires

Technician: Nicholas R Zigalo

MT0002016

12/31/2026

Provider: Rudy Carson

MP0002036

11/30/2025

Service Completed

Aerators: Operational

Sludge Level Tank 1: 16

Filters: Operational

Sludge Level Tank 2: 18

Irrigation Pumps: Operational

Sludge Level Tank 3: 1

Disinfection Device: Operational

Chlorine Supply: Operational

Floats: OP

Chlorine Residual: 0.01

Timer: OP

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

- Scum in pretreatment is 6" - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned compressor filter

Provider: *Rudy Carson*

Technician: Nicholas R Zigalo

License: Number: MP0002036 Exp: 11/30/2025

License: Number: MT0002016 Exp: 12/31/2026

Block Creek Aerobic Services, LLC

444 A Old Hwy No 9
Comfort, TX 78013

(830) 995-3189

Printed:8/7/2024

Permit: 111243

Site: 18819 FM 2252, San Antonio, TX 78266

Main Phone: 2103837310

Rudy Quinones

18819 FM 2252
San Antonio, TX 78266

Agency: Comal County

County: Bexar

System Info: <u>MFG: Advantage Wastewater LLC</u> <u>Brand: Nu Water</u>	Customer ID: <u>8382</u>
Treatment Type: <u>Aerobic With Chlorine</u> Disposal Type: <u>Surface Application</u>	Insp ID: <u>161384</u>
Installed: <u>11/2/2020</u> Warranty Expiration: <u>11/2/2022</u>	System S/N: <u>B5780</u>

Visit Details	Visit Date: <u>8/7/2024</u> Entered By: Dalton James Vann	GPS Lat: 29.61782 GPS Long: -98.31692
	Scheduled Date: <u>9/19/2024</u> Contract Starts: <u>1/19/2023</u>	
	Entered On: <u>8/7/2024</u> Time Out: <u>520</u> Contract Ends: <u>1/19/2025</u>	

Visit Results

Service Type: Scheduled Inspection
 Count: Inspection 5 of 6

Method: <u>Grab</u>	License #	Expires	
Technician: <u>Dalton James Vann</u>	<u>MT0001113</u>	<u>2/28/2025</u>	
Provider: <u>Rudy Carson</u>	<u>MP0002036</u>	<u>11/30/2025</u>	<input checked="" type="checkbox"/> Service Completed

Aerators: <u>Operational</u>	Sludge Level Tank 1: <u>24"</u>
Filters: <u>Operational</u>	Sludge Level Tank 2: <u>24"</u>
Irrigation Pumps: <u>Operational</u>	Sludge Level Tank 3: <u>0"</u>
Disinfection Device: <u>Operational</u>	
Chlorine Supply: <u>Operational</u>	Floats: <u>OP</u>
Chlorine Residual: <u>.2</u>	Timer: <u>OP</u>
	Tank Lid / Riser: <u>Secured</u>
Electric Circuits: <u>Operational</u>	
Distribution System: <u>Operational</u>	
Drip/Sprayfield Veg: <u>Operational</u>	
Alarm: <u>Operational</u>	

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Scum in pretreatment is 3" -Reset timer -Cust called about yellow light. Found ripped diaphragms in compressor. Rebuilt AP80 compressor.

Provider: *Rudy Carson*
 License: Number: MP0002036 Exp: 11/30/2025

Technician: *Dalton James Vann*
 License: Number: MT0001113 Exp: 2/28/2025

