



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 06/27/2022

Permit Number: 113660

Location Description: 462 GHOST DANCER
FISCHER, TX 78623

Subdivision: Z. WILLIAMSON SURVEY #944, A-937
Unit: 0
Lot: 0
Block: 0
Acreage: 28.2600

Type of System: Aerobic
Surface Irrigation

Issued to: GETAWAY RANCH HOLDING CO, LLC

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

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

Alterations to this permit including, but not limited to:

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

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

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


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

Licensing Authority

Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

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						



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: 113660
Issued This Date: 12/06/2021
This permit is hereby given to: GETAWAY RANCH HOLDING CO, LLC

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

462 GHOST DANCER
FISCHER, TX 78623

Subdivision: Z. WILLIAMSON SURVEY #944, A-937
Unit: 0
Lot: 0
Block: 0
Acreage: 28.2600

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.

RECEIVED

By KG at 11:57 am, Nov 22, 2021



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

113660

Permit Number

Instructions:

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

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
- ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
- ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

Signature of Applicant

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refeused)

REVISEDCOMAL COUNTY
12:33 pm, May 13, 2022**ON-SITE SEWAGE FACILITY APPLICATION**195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORGDate 9-28-2021Permit Number 113660**1. APPLICANT / AGENT INFORMATION**Owner Name GETAWAY RANCH HOLDING CO LLC
Mailing Address c/o 23011 FM 306
City, State, Zip Canyon Lake, TX 78133
Phone # 830-935-4936
Email katelyn@psseptics.comAgent Name GREG W. JOHNSON, P.E.
Agent Address 170 Hollow Oak
City, State, Zip New Braunfels, TX 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com**2. LOCATION**Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number Z. WILLIAMSON SURVEY NO. 944, ABS. 937 Acreage 28.266
Address 462 GHOST DANCER City FISCHER State TX Zip 78623**3. 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 SHORT TERM RENTALS

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 14 PERSON

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous SHED WITH TOILET/SINK/WASHEREstimated Cost of Construction: \$ 350,000 (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**4. SIGNATURE OF OWNER**

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.

Mary Wheeler
Signature of Owner9-28-2021
Date

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATEPlanning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

2-750 Trash / 2086 EQ / 1500 ATU /
 Tank Size(s) (Gallons) 2086 PUMP Absorption/Application Area (Sq Ft) 19,301

Gallons Per Day (As Per TCEQ Table III) 1200 DESIGN RATE

(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 ☐ NoIs there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

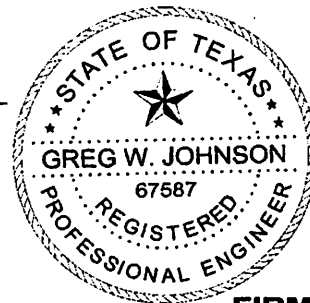
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

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

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

**FIRM #2585**

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable

Signature of Designer Date October 21, 2021

AFFIDAVIT**THE COUNTY OF COMAL
STATE OF TEXAS****CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

I

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

II

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

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

IF NOT IN SUBDIVISION: 28.226 ACRES Z WILLIAMSON SURVEY NO. 944, ABS. 937 SURVEY

The property is owned by (insert owner's full name): GETAWAY RANCH HOLDING CO LLC

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

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

WITNESS BY HAND(S) ON THIS 4 DAY OF October, 2021

Mallory Wheeler
Owner(s) signature(s)

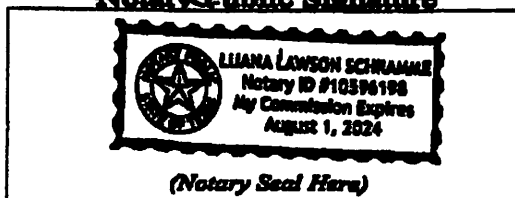
Mallory Wheeler
Owner (s) Printed name (s) MANAGER

[Signature]
_____, 20 21

[Signature]
Notary Public Signature

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 4th DAY OF

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/22/2021 08:11:40 AM
TERRI 1 Pages(s)
202106060102



Bobbie Koepp



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

MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER

PROPERTY LEGAL DESCRIPTION:

28.226 ACRES; Z. WILLIAMSON SURVEY NO. 944, ABS. 937

Customer: GETAWAY RANCH HOLDING CO LLC

Site Address: 462 GHOST DANCER

City/State: FISCHER, TEXAS

Zip: 78623

County: COMAL

Permit#: _____

Phone Number: 281-657-5314

E-mail: malloryswheeler@outlook.com

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

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

Date of License to Operate: LTO Last Date of Service: 3 yrs from LTO

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

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

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

Client: [Signature]

Contractor: [Signature]

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

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

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

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

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

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

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

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

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

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

Client:

Contractor:

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

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

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

Approved by Contractor:

MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER

Approved by Client:

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

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

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

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

Client:

Contractor:

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: October 20, 2021

Site Location: 28.266 ACRES OUT OF THE Z. WILLIAMSON SURVEY No. 944, A-937

Proposed Excavation Depth: N/A

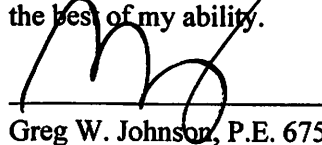
Requirements:

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

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

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

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


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

10/20/2021
Date

OSSE SOIL EVALUATION REPORT INFORMATION**REVISED**

12:34 pm, May 13, 2022

Date: October 21, 2021**Applicant Information:**

GETAWAY RANCH HOLDING COMPANY,
 Name: LLC.
 Address: c/o 23011 F.M. 306
 City: CANYON LAKE State: TEXAS
 Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

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

Property Location:

Lot ^{SEE BELOW} Unit Blk Subd.
 Street Address: 462 GHOST DANCER
 City: FISCHER Zip Code: 78623
 Additional Info.: 28.266 ACRES OUT OF THE Z.
WILLIAMSON SURVEY No. 944, A-937

Installer Information:

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

Topography: Slope within proposed disposal area: 10 %

Presence of 100 yr. Flood Zone: YES NO X
 Existing or proposed water well in nearby area: YES X NO >150'
 Presence of adjacent ponds, streams, water impoundments: YES NO X
 Presence of upper water shed: YES NO X
 Organized sewage service available to lot: YES NO X

Design Calculations for Aerobic Treatment with Spray Irrigation:**Commercial**Q = GPDResidential Water conserving fixtures to be utilized? Yes X No Number of Bedrooms the septic system is sized for: Total sq. ft. living area

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (+1)*75-(20%)= 1200Trash Tank Size 3 - 1000 Gal.TCEQ Approved Aerobic Plant Size 1500 G.P.D.Req'd Application Area = Q/Ri = 1200 / 0.064 = 18750 sq. ft.Application Area Utilized = 19,301 sq. ft.Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURSPump Tank Size = 2086 Gal. 33 Gal/inch.Reserve Requirement = 400 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL OR MULCH.

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

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

DATE

5/12/2022

**FIRM #2585**

**AEROBIC TREATMENT SYSTEM
DESIGNED FOR:
GATEWAY RANCH HOLDING CO., LLC
c/o 23011 FM 306
CANYON LAKE, TEXAS 78133**

SITE DESCRIPTION:

Located in the Z. Williamson Survey No. 944, A-937, being 28.266 acres, at 462 Ghost Dancer, the septic system will serve short term rental sites, an shop with restroom and washing machine. The property has shallow Type III soils, (See OSSF Soil Evaluation Report), with native grasses, and oak and Mountain Cedar trees found throughout. An aerobic treatment plant utilizing spray irrigation was selected as the most appropriate system for the conditions on this lot.

PROPOSED SYSTEM:

Flow from the rental & shop gathers into a 3 or 4 inch Sch-40 PVC sewer line and discharges into a 1000 gallon trash tank. Additionally flow from three - two person rentals gathers into a 3 or 4 inch Sch-40 PVC sewer line and discharges into a 1000 gallon trash tank. Flow continues to a 2086 gallon equalization tank (EQ) fitted w/ dual effluent pumps. Flow from the four person rental enters a 1000 gallon two compartment tank with a Liberty LE40 4/10 hp sewage pump in second compartment. Wastewater is pumped through a 2" Sch-40 PVC into the EQ tank. Flow is dosed at a restricted rate of 3.3 gallons per minute, for ten minutes every two hours, through a 2" SCH-40 PVC line to a 1500 GPD TCEQ approved aerobic treatment plant. Effluent will continue to a 2086 gallon pump tanks, fitted with a liquid chlorinator and dual submersible well pumps activated by mercury float switches and a dual alternating control panel with a manual reset. A high level audible and visual alarm will activate should the pump fail. Distribution alternates from the dual pumps through a 1" SCH-40 manifold to a series of spray heads as per the attached drawing. A cycle timer will alternate between the two zones every thirty three minutes twice in the predawn hours. The field must continue to be maintained with vegetation. **Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

DESIGN SPECIFICATIONS:

Q = 1200 gallon design rate (1 - 4 person Tent Rental (w/ 2 beds) @ 240 gpd & 4 - 2 person rentals (1 bed/each) @120 gpd + shop @ 20 gpd & Washing Machine w/ 200 gpd =940 gpd)
Total application area: $A=Q/Ra = 1200 \text{ gpd}/0.064 = 18,750 \text{ req'd. (Actual 19,301 sf.)}$
Trash tanks: 2-1000gal

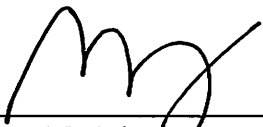
Trash/Pump tank: 1000 gal w/ 500 trash & 500 pump (Liberty LE40 or equivalent)
Equalization tank: 2086 gal w/ dual effluent pumps Liberty LE40 0.4hp or equiv.
Pump requirement: Duplex effluent - EQ tank (Liberty LE40 or equiv.)
Dosing cycle: Cycle Timer is set to dose at a rate of 3.3gpm for ten minutes every 2 hours.
Reserve capacity after High Level: 250Gal (>4 hrs. flow)
Aerobic Plant: Maxx Air M1500 gpd Aerobic Plant (TCEQ Approved)
Aerobic Pump Tank size: 2086 gallon w/ dual effluent pumps and alarm
Pump requirement: dual 0.5 hp effluent pumps (C1 Series 20XC105P4-2W115)
Reserve capacity after High Level: 500Gal (>4 hrs. flow)
Liquid Bleach Chlorinator - TCEQ approved
Low Angle Nozzle Size: Use # 3 K-Rain Pro-Plus discharging 3.1 gpm @ 40 PSI & 32'
Dosing cycle: Cycle Timer is set to dose on in the predawn hours.
Alarms: Audible Visual High Level in all pump tanks w/ dual alternating control panel

PIPE AND FITTINGS:

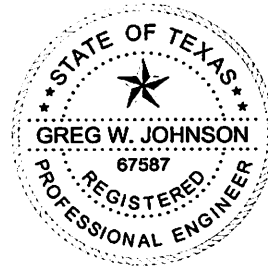
All pipes and fittings in this aerobic system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. The manifold shall be 1" in diameter and be colored purple. Dual well pumps capable of providing at least 9.3 gpm @ 41 psi head, such as the C1 Series 20XC105P4-2W115 20 gpm, shall be utilized for pumping effluent.

Doubling of the treatment and application area is shown on design drawing.

Designed in accordance with Chapter 285, Subchapter D, §285.30 & §285.40, Texas Natural Resources Conservation Commission (Effective December 29, 2016).

 05/11/2022

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

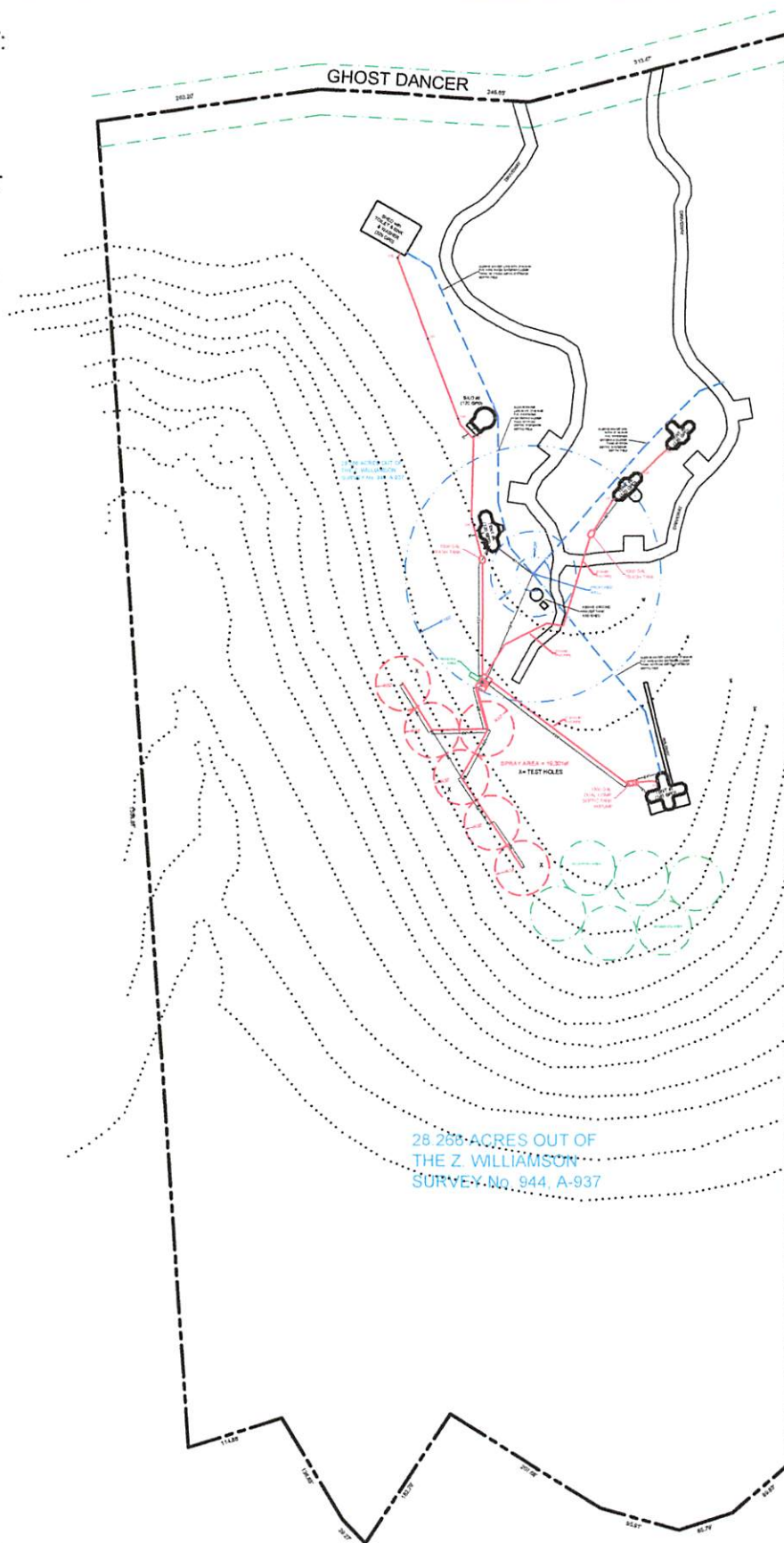


REVISED

12:44 pm, May 13, 2022

SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS



OWNER:	GETAWAY RANCH HOLDING COMPANY, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	462 GHOST DANCER				
LEGAL DESC:	Z. WILLIAMSON SURVEY No. 944, A-937			ACREAGE:	28.266
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.	DATE:	10/21/2021
				REVISED:	5/10/2022

REVISED

12:44 pm, May 13, 2022

SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS

SHED with
TOILET & SINK
& WASHER
(220 GPD)

SLEEVE WATER LINE WITH 2"-SCH-40
PVC PIPE WHEN ENTERING CLOSER
THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD

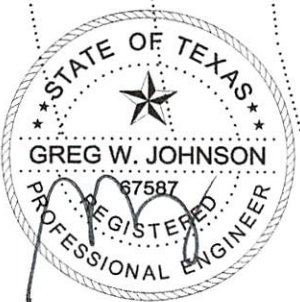
SILO #5
(120 GPD)

SLEEVE WATER
LINE WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD

28.266 ACRES OUT OF
THE Z. WILLIAMSON
SURVEY No. 944, A-937

1000 GAL.
TRASH TANK

TENT #4
(120 GPD)



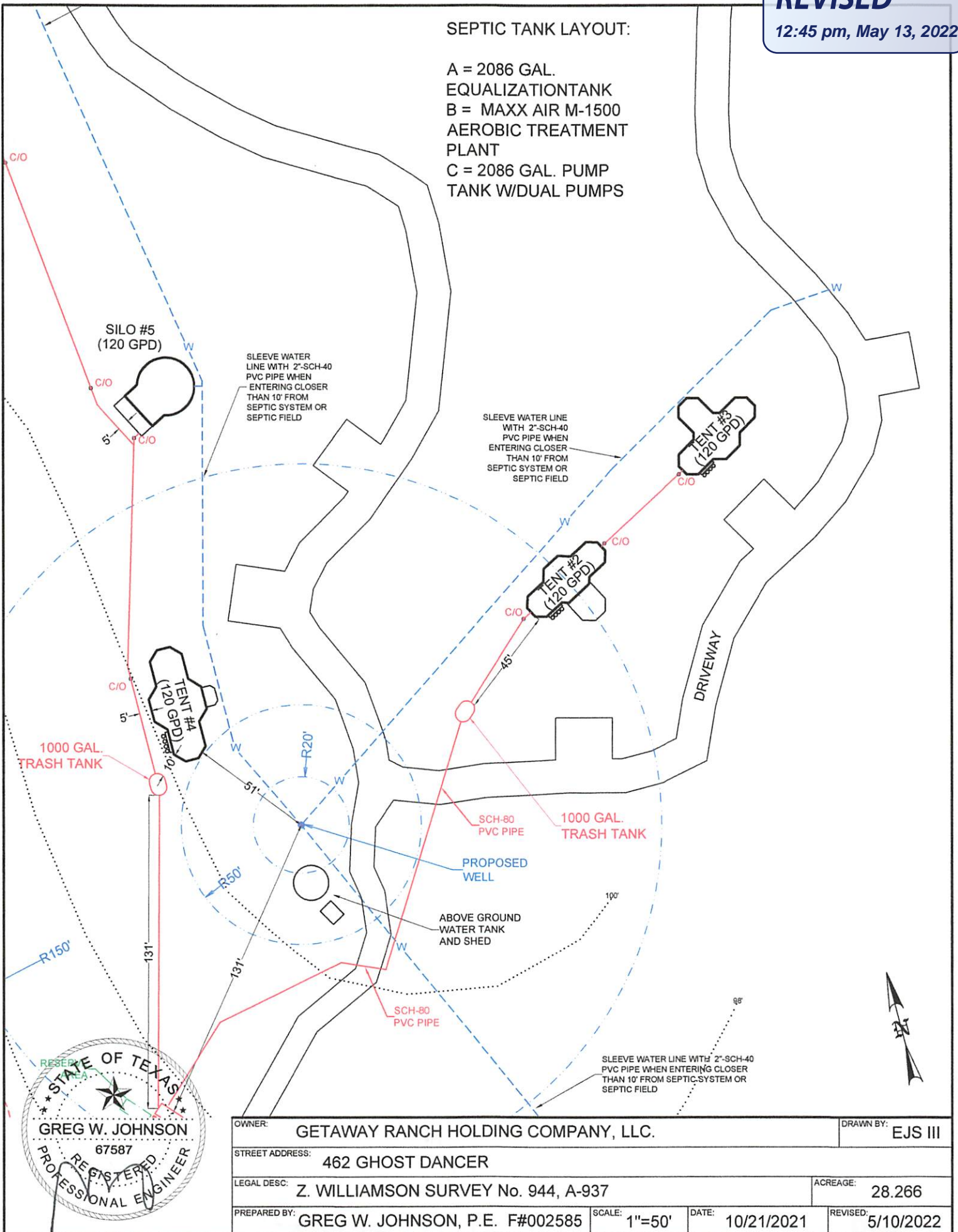
OWNER:	GETAWAY RANCH HOLDING COMPANY, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	462 GHOST DANCER				
LEGAL DESC:	Z. WILLIAMSON SURVEY No. 944, A-937			ACREAGE:	28.266
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	10/21/2021
				REVISED:	5/10/2022

REVISED

12:45 pm, May 13, 2022

SEPTIC TANK LAYOUT:

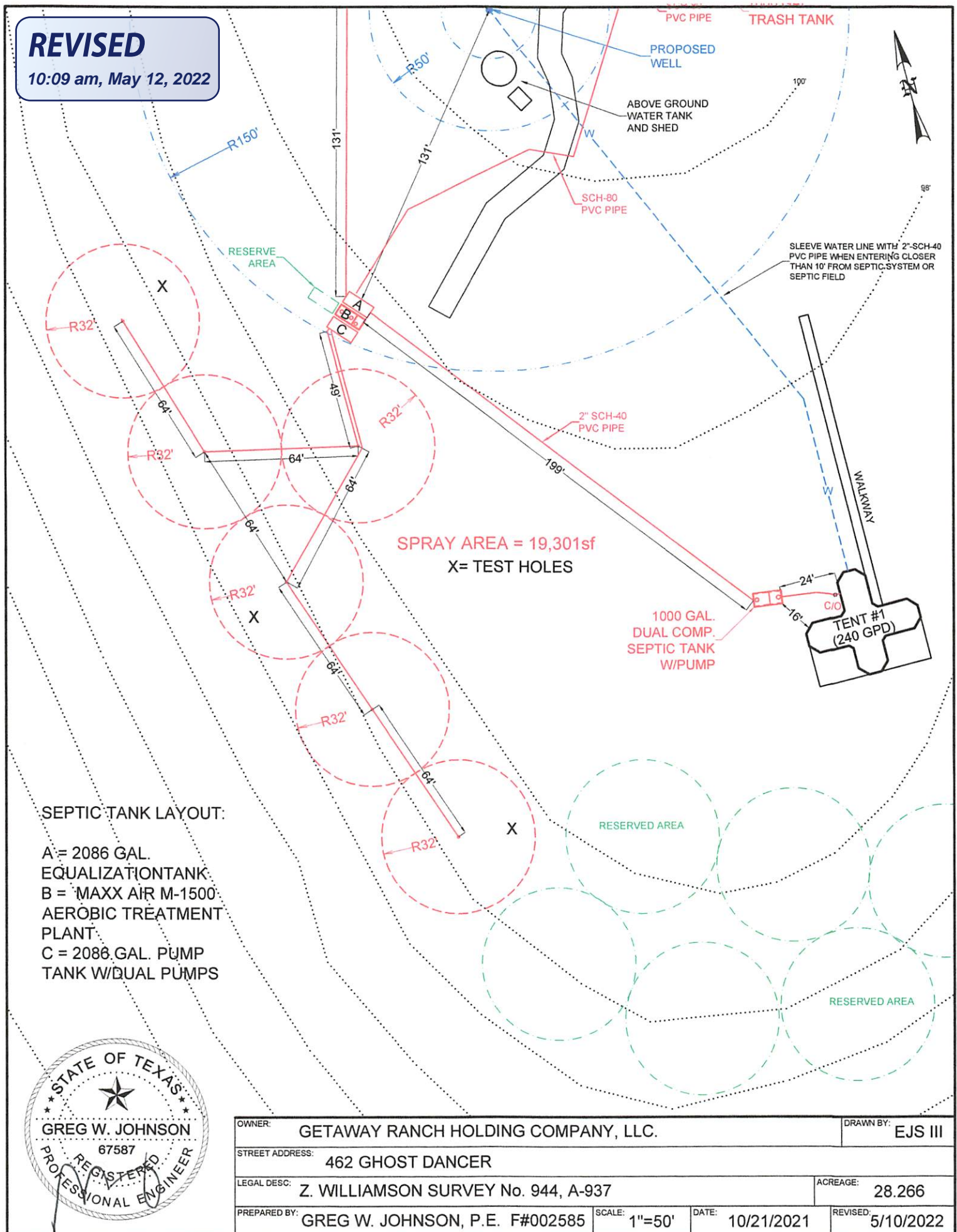
A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS



OWNER:	GETAWAY RANCH HOLDING COMPANY, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	462 GHOST DANCER				
LEGAL DESC:	Z. WILLIAMSON SURVEY No. 944, A-937			ACREAGE:	28.266
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	10/21/2021
				REVISED:	5/10/2022

REVISED

10:09 am, May 12, 2022



SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS

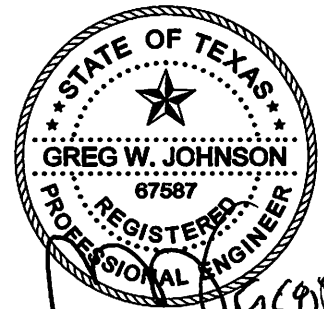
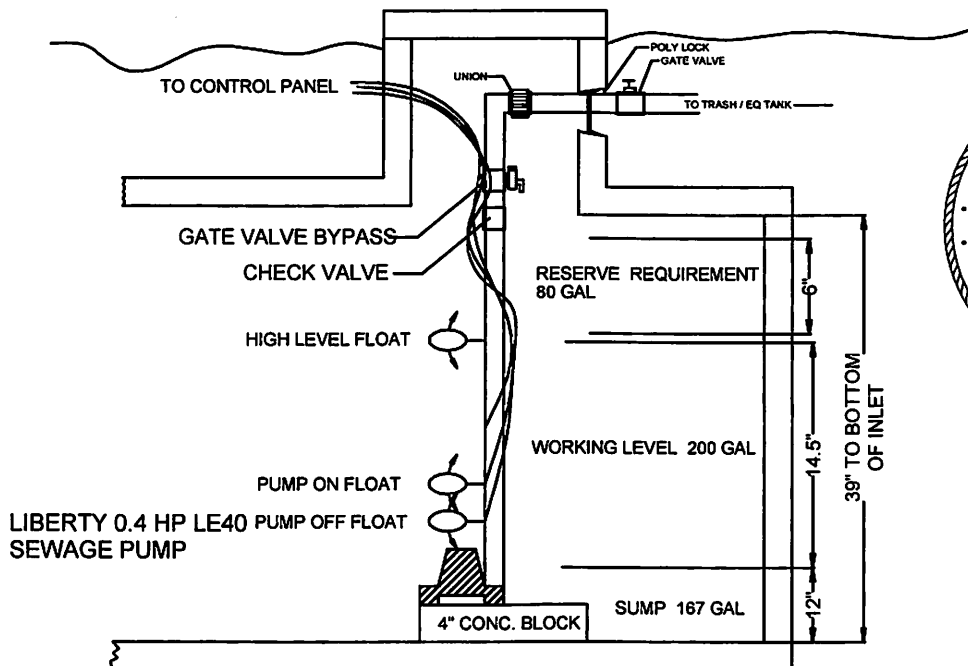


OWNER:	GETAWAY RANCH HOLDING COMPANY, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	462 GHOST DANCER				
LEGAL DESC:	Z. WILLIAMSON SURVEY No. 944, A-937			ACREAGE:	28.266
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	10/21/2021
				REVISED:	5/10/2022

TANK NOTES:

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

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



Handwritten signature and date:
 05/11/2022

PUMP TANK 500 GAL PUMP TANK

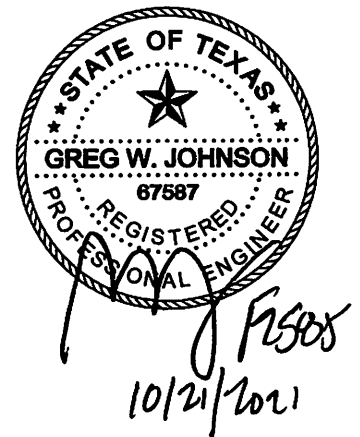
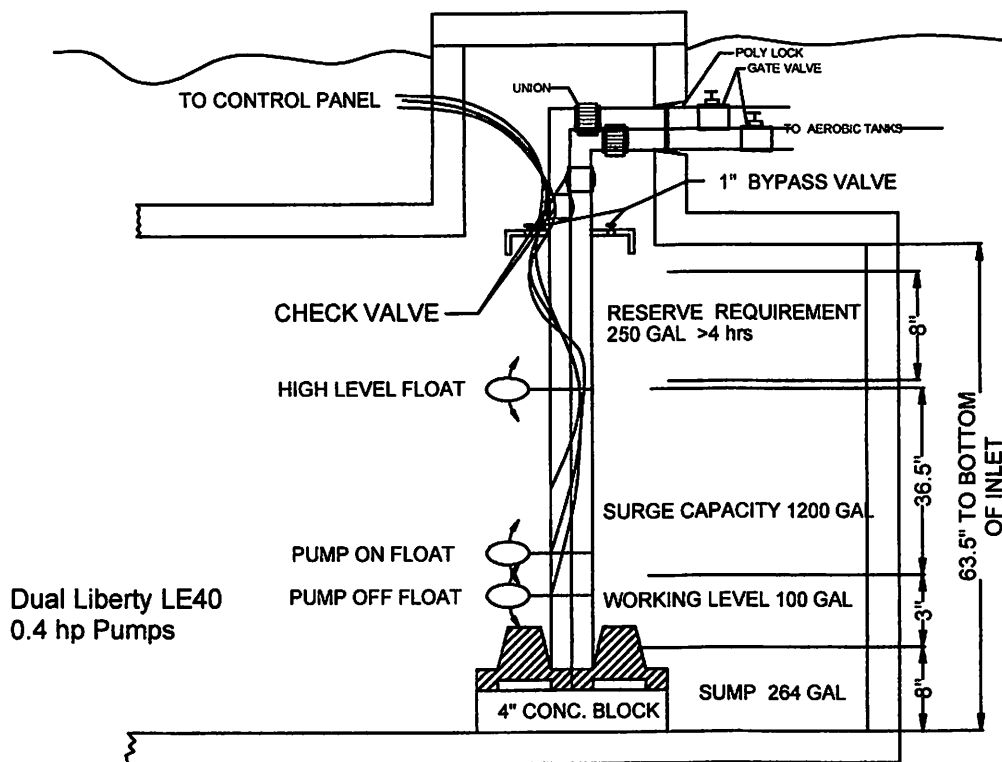
VOLUME = 13.89 GAL/IN

(SECOND COMPARTMENT OF 1000 GAL TANK)

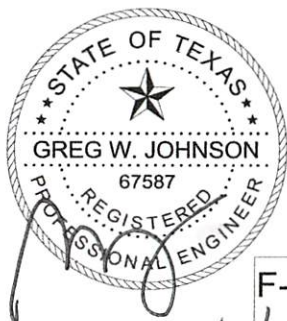
TANK NOTES:

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

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

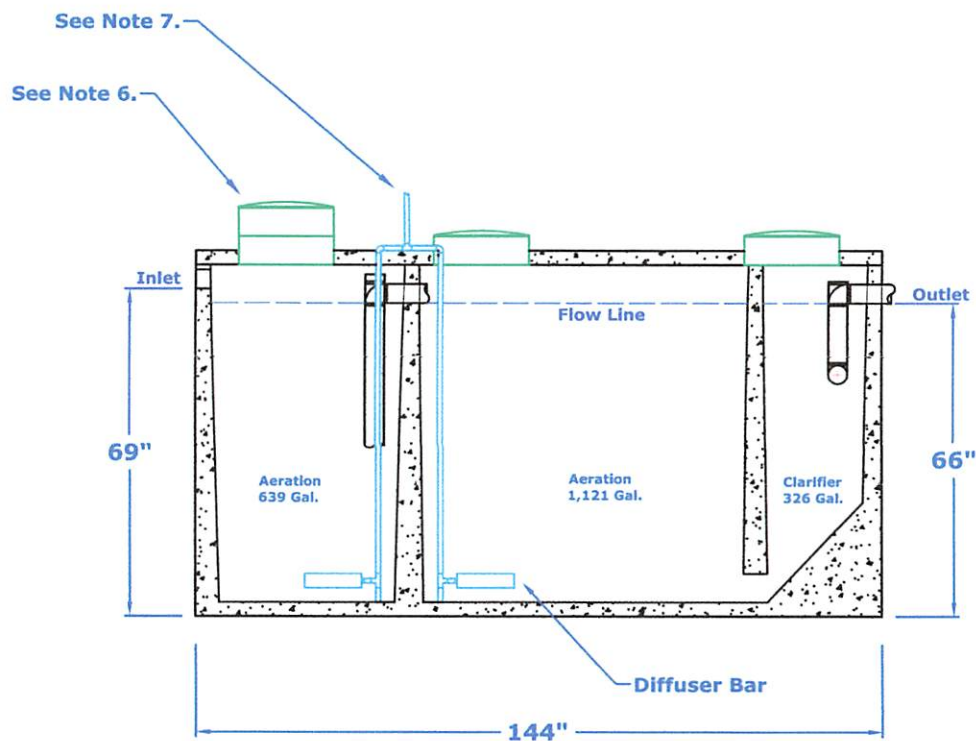


EQUALIZATION TANK 2086 GAL PUMP TANK
VOLUME = 33 GAL/IN



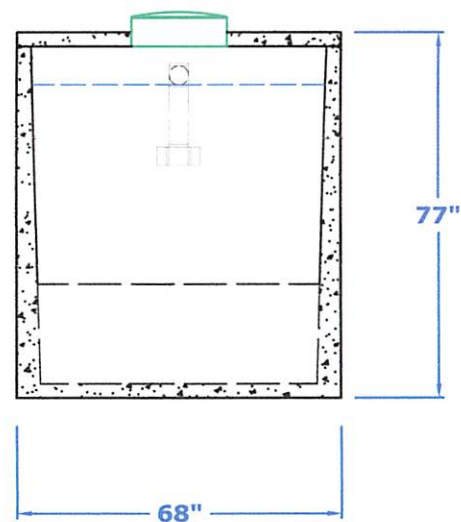
F-2585

10/21/2021



MINIMUM EXCAVATION DIMENSIONS:

Width: 80"
Length: 156"



**MAXX AIR M-1500 Duel Aeration
Aerobic Treatment Plant (Assembled)**

Model: M1500

NOV, 2015
By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-M1500-2

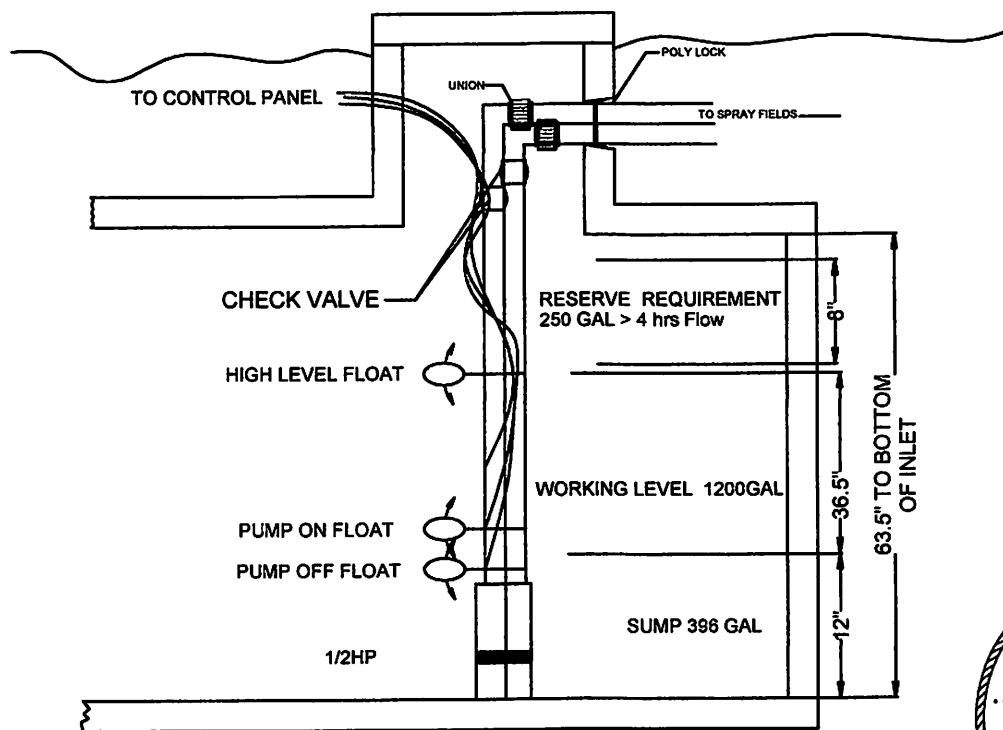
Advantage
Wastewater Solutions Inc.

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

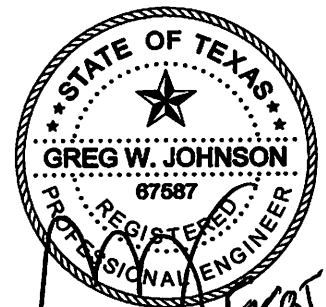
TANK NOTES:

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

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



FINAL TANK 2086 GAL PUMP TANK



10/21/2021

OSSF SOIL EVALUATION REPORT INFORMATION

Date: October 21, 2021

Applicant Information:

GETAWAY RANCH HOLDING COMPANY,

Name: LLC.

Address: c/o 23011 F.M. 306

City: CANYON LAKE State: TEXAS

Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561

Address: 170 Hollow Oak

City: New Braunfels State: Texas

Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot SEE BELOW Unit Blk Subd.

Street Address: 462 GHOST DANCER

City: FISCHER Zip Code: 78623

Additional Info.: 28.266 ACRES OUT OF THE Z.

WILLIAMSON SURVEY No. 944, A-937

Installer Information:

Name:

Company:

Address:

City: State:

Zip Code: Phone

Topography: Slope within proposed disposal area: 10 %

Presence of 100 yr. Flood Zone: YES NO X

Existing or proposed water well in nearby area. YES X NO >150'

Presence of adjacent ponds, streams, water impoundments YES NO X

Presence of upper water shed YES NO X

Organized sewage service available to lot YES NO X

Design Calculations for Aerobic Treatment

Commercial

Q = GPD

Residential

Water conserving fixtures

Number of Bedrooms the septic system is sized for:

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (+1)*75-(20%) =

Trash Tank Size 3 - 750 Gal.

TCEQ Approved Aerobic Plant Size 1500 G.P.D.

Req'd Application Area = Q/Ri = 1200 / 0.064 = 18750 sq. ft.

Application Area Utilized = 19,301 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 2086 Gal. 33 Gal/inch.

Reserve Requirement = 400 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL OR MULCH.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER

AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40

(REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY

(EFFECTIVE DECEMBER 29, 2016)

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

10/21/2021

DATE



FIRM #2585

AEROBIC TREATMENT SYSTEM
DESIGNED FOR:
GATEWAY RANCH HOLDING CO., LLC
c/o 23011 FM 306
CANYON LAKE, TEXAS 78133

SITE DESCRIPTION:

Located in the Z. Williamson Survey No. 944, A-937, being 28.266 acres, at 462 Ghost Dancer, the septic system will serve short term rental sites, an shop with restroom and washing machine. The property has shallow Type III soils, (See OSSF Soil Evaluation Report), with native grasses, and oak and Mountain Cedar trees found throughout. An aerobic treatment plant utilizing spray irrigation was selected as the most appropriate system for the conditions on this lot.

PROPOSED SYSTEM:

Flow from the rental & shop gathers into a 3 or 4 inch Sch-40 PVC sewer line and discharges into a 750 gallon trash tank. Additionally flow from three - two person rentals gathers into a 3 or 4 inch Sch-40 PVC sewer line and discharges into a 750 gallon trash tank. Flow continues to a 2086 gallon equalization tank (EQ) fitted w/ dual effluent pumps. Flow from the four person rental enters a 750 gallon two compartment tank with a Liberty LE40 4/10 hp sewage pump in second compartment. Water is pumped through a 2" Sch-40 PVC into the EQ tank. Flow is done at a discharge rate of 1.3 gallons per minute for ten minutes every two hours, through a 2" SCH-40 PVC line to a 15' GFI TCEQ approved aerobic treatment plant. Effluent will continue to a 2086 gallon pump tanks, fitted with a liquid chlorinator and dual submersible pump activated by energy flow switches and a dual alternating control panel with manual reset high level float and visual alarm will activate should the pump fail. Distribution alternates from the dual pumps through a 1" SCH-40 manifold to a series of spray heads as per the attached drawing. A cycle timer will alternate between the two zones every thirty three minutes twice in the predawn hours. The field must continue to be maintained with vegetation. **Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

DESIGN SPECIFICATIONS:

Q = 1200 gallon design rate (1 - 4person Tent Rental (w/ 2 beds) @ 240 gpd & 5 - 2 person rentals (1 bed/each) @120 gpd + shop @ 20 gpd & Washing Machine w/ 200 gpd)
Total application area: $A=Q/Ra = 1200 \text{ gpd}/0.064 = 18,750 \text{ req'd.}$ (Actual 19,301 sf.)
Trash tanks: 2-750gal

Trash/Pump tank: 750 gal w/ 375 trash & 375 pump (Liberty LE40 or equivalent)
Equalization tank: 2086 gal w/ dual effluent pumps Liberty LE40 0.4hp or equiv.
Pump requirement: Duplex effluent - EQ tank (Liberty LE40 or equiv.)
Dosing cycle: Cycle Timer is set to dose at a rate of 3.3gpm for ten minutes every 2 hours.
Reserve capacity after High Level: 250Gal (>4 hrs. flow)
Aerobic Plant: Maxx Air M1500 gpd Aerobic Plant (TCEQ Approved)
Aerobic Pump Tank size: 2086 gallon w/ dual effluent pumps and alarm
Pump requirement: dual 0.5 hp effluent pumps (C1 Series 20XC105P4-2W115)
Reserve capacity after High Level: 500Gal (>4 hrs. flow)
Liquid Bleach Chlorinator - TCEQ approved
Low Angle Nozzle Size: Use # 3 K-Rain Pro-Plus discharging 3.1 gpm @ 40 PSI & 32'
Dosing cycle: Cycle Timer is set to dose on in the predawn hours.
Alarms: Audible Visual High Level in all pump tanks w/ dual alternating control panel

PIPE AND FITTINGS:

All pipes and fittings in this aerobic system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. The manifold shall be 1" in diameter and be colored purple. Dual well pumps capable of providing at least 9.3 gpm @ 41 psi head, such as the C1 Series 20XC105P4-2W115 20 gpm, shall be utilized for pumping effluent.

Doubling of the treatment and application area is shown on design drawing.

Designed in accordance with Chapter 285, Subchapter D, §285.20 & §285.40, Texas Natural Resources Conservation Commission (October 2007)

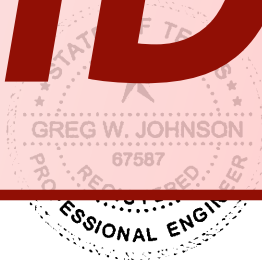


Greg W. Johnson P.E.
170 Hollow Oak
New Braunfels, Texas 78132

No. 67587 - F# 2585

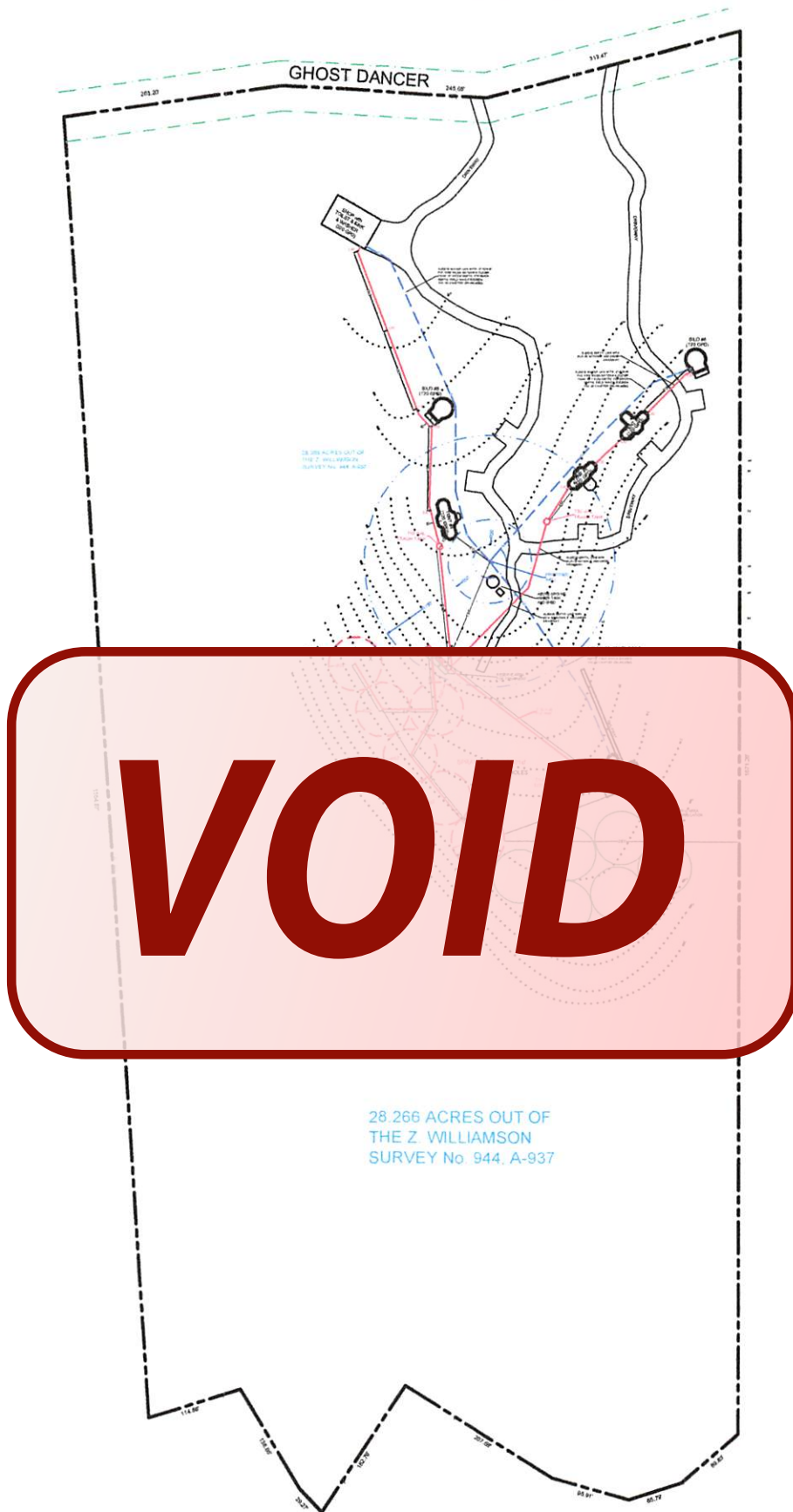
(832) 995-2778

VOID

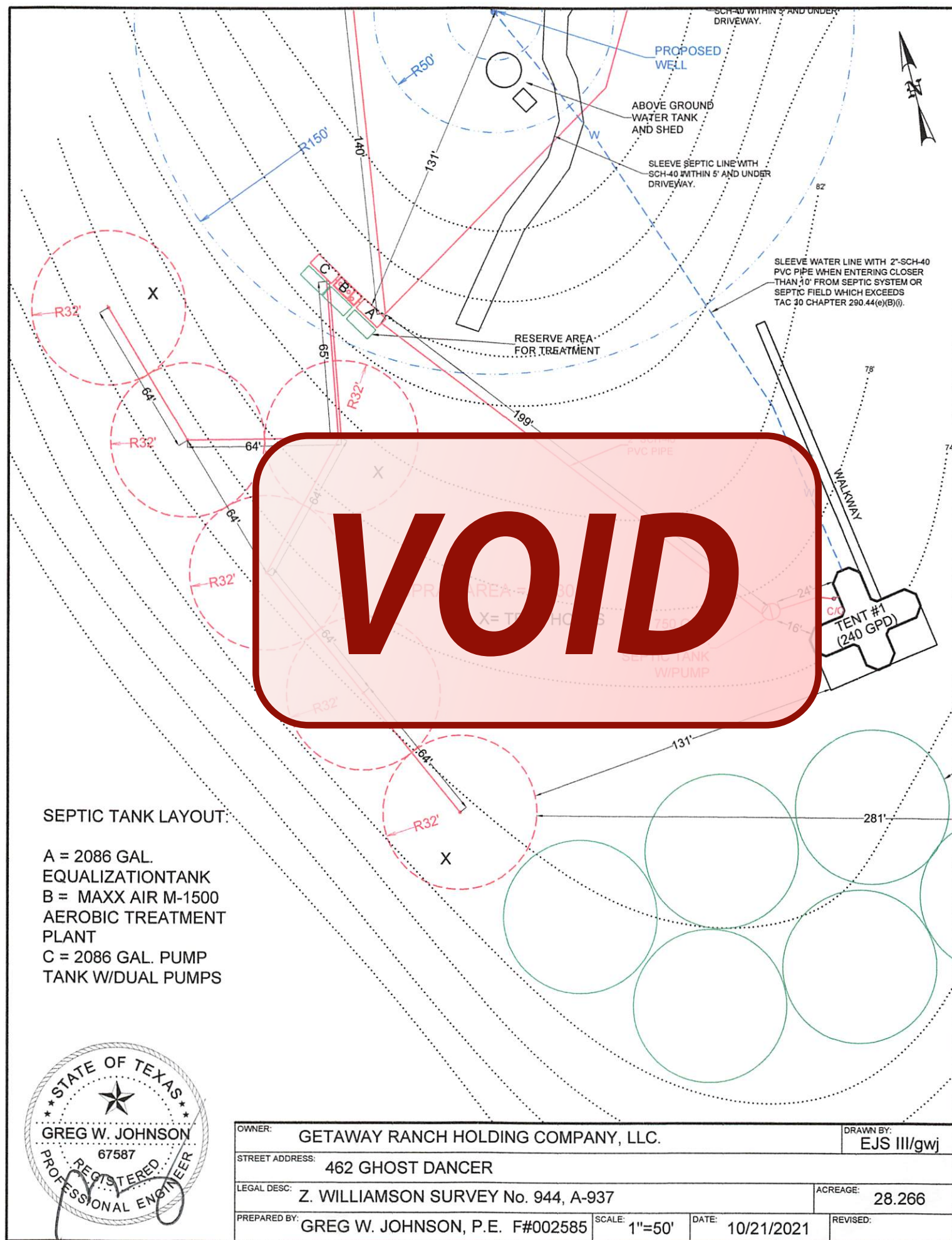


SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS



OWNER: GETAWAY RANCH HOLDING COMPANY, LLC.			DRAWN BY: EJS III/gwj	
STREET ADDRESS: 462 GHOST DANCER				
LEGAL DESC: Z. WILLIAMSON SURVEY No. 944, A-937			ACREAGE: 28.266	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: N.T.S.	DATE: 10/21/2021	REVISED:



SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS



OWNER:	GETAWAY RANCH HOLDING COMPANY, LLC.			DRAWN BY:	EJS III/gwj	
STREET ADDRESS:	462 GHOST DANCER			ACREAGE:	28.266	
LEGAL DESC:	Z. WILLIAMSON SURVEY No. 944, A-937			PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	
SCALE:	1"=50'	DATE:	10/21/2021	REVISED:		

THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD WHICH EXCEEDS
TAC 30 CHAPTER 290.44(e)(B)(i).

SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS

SILO #6
(120 GPD)

SLEEVE SEPTIC LINE WITH
SCH-40 WITHIN 5' AND UNDER
DRIVEWAY.

SLEEVE WATER LINE WITH 2"-SCH-40
PVC PIPE WHEN ENTERING CLOSER
THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD WHICH EXCEEDS
TAC 30 CHAPTER 290.44(e)(B)(i).

SILO #5
(120 GPD)

VOID

750 GAL.
TRASH TANK

TENT #4
(120 GPD)

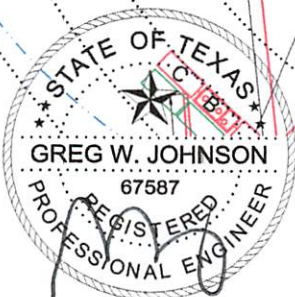
SLEEVE SEPTIC LINE WITH
SCH-40 WITHIN 5' AND UNDER
DRIVEWAY.

PROPOSED
WELL

ABOVE GROUND
WATER TANK
AND SHED

SLEEVE SEPTIC LINE WITH
SCH-40 WITHIN 5' AND UNDER
DRIVEWAY.

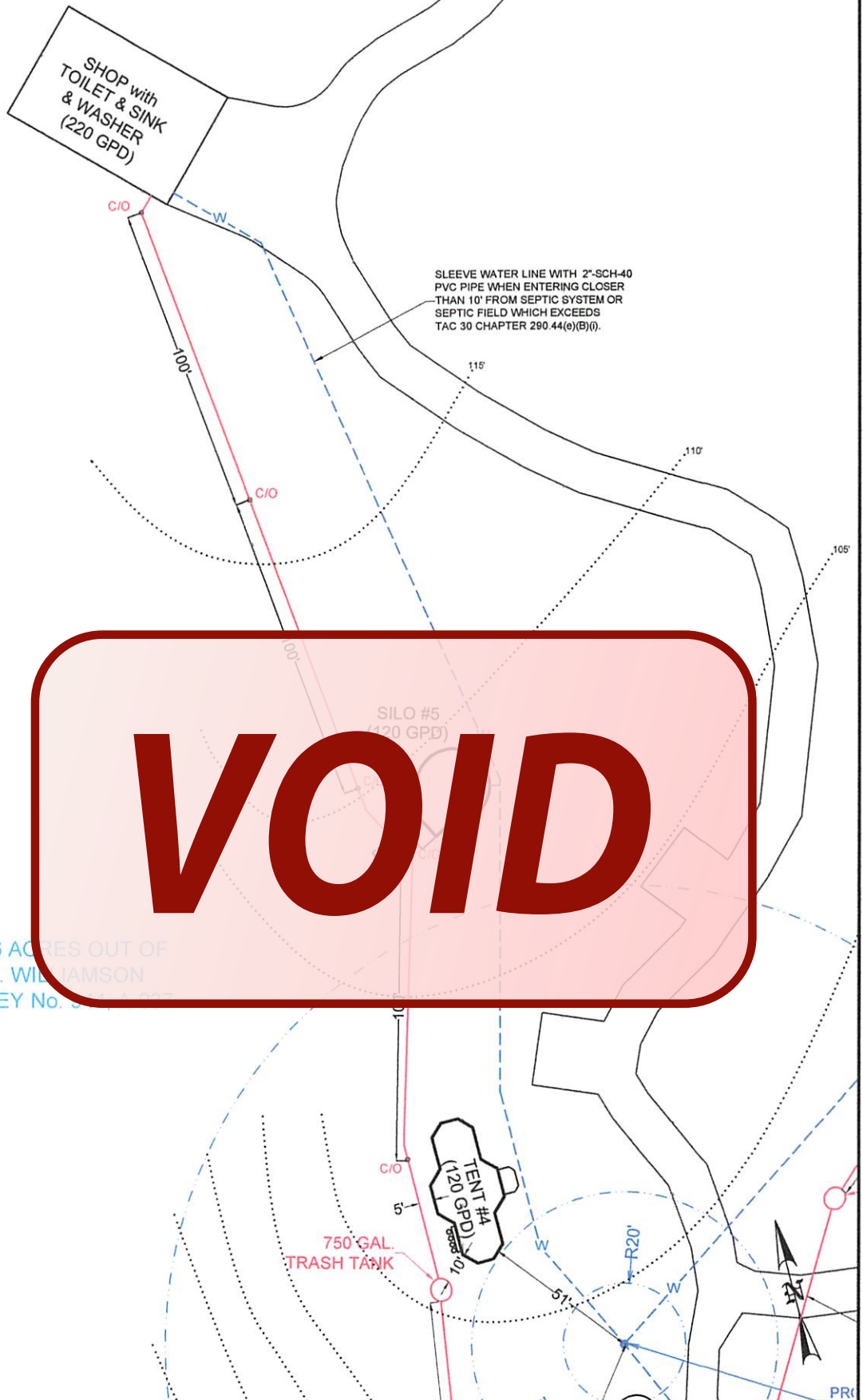
SLEEVE WATER LINE WITH 2"-SCH-40
PVC PIPE WHEN ENTERING CLOSER
THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD WHICH EXCEEDS
TAC 30 CHAPTER 290.44(e)(B)(i).



OWNER:	GETAWAY RANCH HOLDING COMPANY, LLC.		DRAWN BY:	EJS III/gwj			
STREET ADDRESS:	462 GHOST DANCER						
LEGAL DESC:	Z. WILLIAMSON SURVEY No. 944, A-937		ACREAGE:	28.266			
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	10/21/2021	REVISED:	

SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS



VOID



OWNER: GETAWAY RANCH HOLDING COMPANY, LLC.		DRAWN BY: EJS III/gwj	
STREET ADDRESS: 462 GHOST DANCER			
LEGAL DESC: Z. WILLIAMSON SURVEY No. 944, A-937		ACREAGE: 28.266	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 10/21/2021	REVISED:

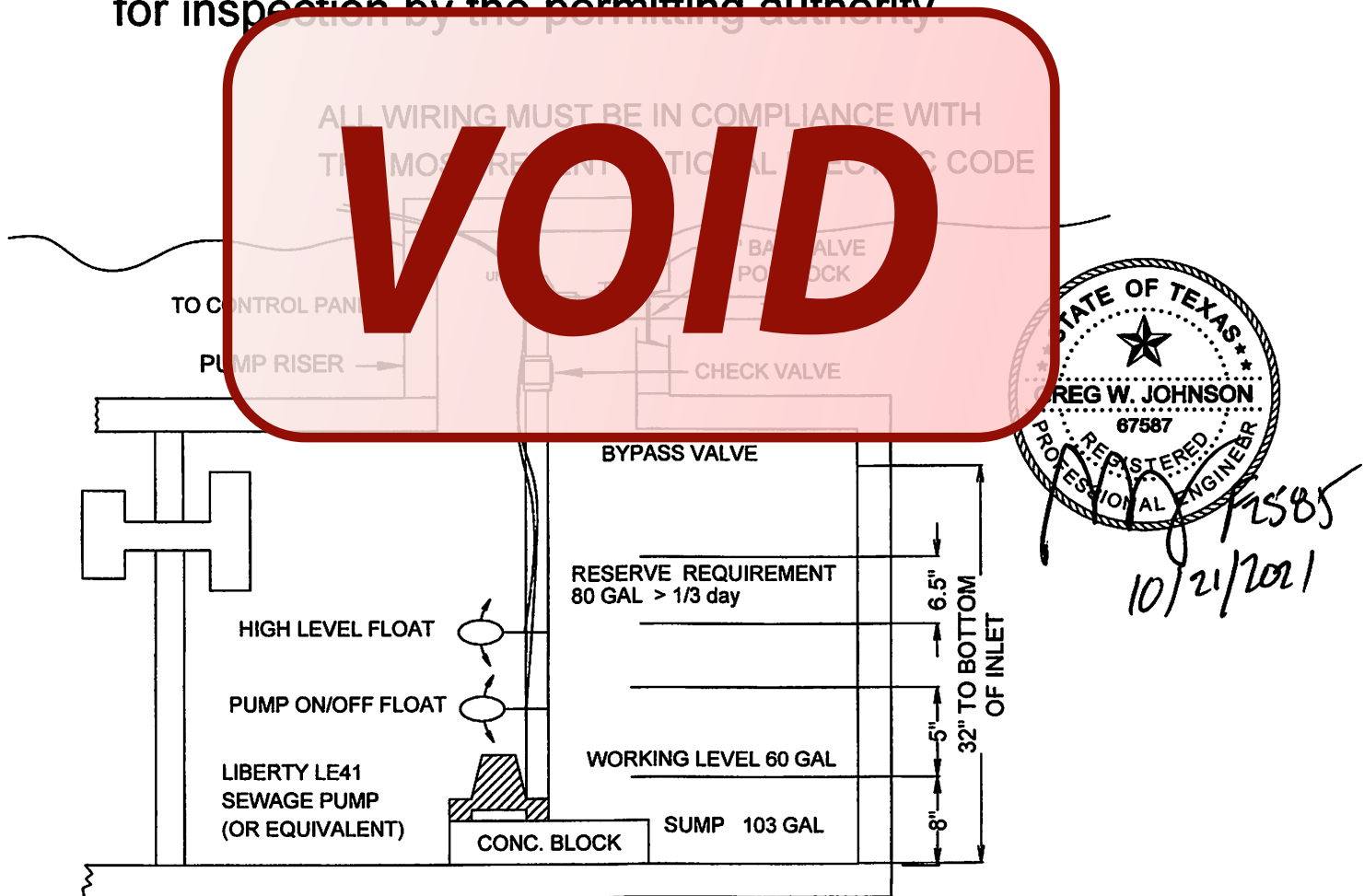
TANK NOTES:

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between business and tanks.

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

Tanks must be left uncovered and full of water for inspection by the permitting authority.



**TYPICAL 375 PUMP TANK CONFIGURATION
750 GAL BLOCK CONCRETE SEPTIC TANKS**



ON-SITE SEWAGE FACILITY APPLICATION

Date 9-28-2021

Permit Number 113660

1. APPLICANT / AGENT INFORMATION

Owner Name GETAWAY RANCH HOLDING CO LLC
Mailing Address c/o 23011 FM 306
City, State, Zip Canyon Lake, TX 78133
Phone # 830-935-4936
Email katelyn@psseptics.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 Hollow Oak
City, State, Zip New Braunfels, TX 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number Z. WILLIAMSON SURVEY NO. 944, ABS. 937 Acreage 28.266
Address 462 GHOST DANCE City NEW BRAUNFELS State TX Zip 78623

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

Type of Construction (House, Mobile, Ranch, etc.) _____

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

☒ Non-Single Family Residential

(Planning materials must show additional land area, the required lot area, treatment units and disposal area)

Type of Facility SHORT TERM RENTALS

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds 14 PERSON

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 350,000 (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

4. SIGNATURE OF OWNER

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.

Mary Wheeler
Signature of Owner

9-28-2021
Date

OSSF SOIL EVALUATION REPORT INFORMATION

REVISED

10:07 am, May 12, 2022

Date: October 21, 2021

Applicant Information:

GETAWAY RANCH HOLDING COMPANY,

Name: LLC.

Address: c/o 23011 F.M. 306

City: CANYON LAKE State: TEXAS

Zip Code: 78133 Phone: (830) 935-4936

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561

Address: 170 Hollow Oak

City: New Braunfels State: Texas

Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot SEE BELOW Unit Blk Subd.

Street Address: 462 GHOST DANCER

City: FISCHER Zip Code: 78623

Additional Info.: 28.266 ACRES OUT OF THE Z.

WILLIAMSON SURVEY No. 944, A-937

Installer Information:

Name:

Company:

Address:

City: State:

Zip Code: Phone

Topography: Slope within proposed disposal area: 10 %

Presence of 100 yr. Flood Zone: YES NO X

Existing or proposed water well in nearby area: YES X NO >150'

Presence of adjacent ponds, streams, water impoundments: YES NO X

Presence of upper water shed: YES NO X

Organized sewage service available to lot: YES NO X

Design Calculations for Aerobic Treatment with Spray Irrigation

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: Total sq. ft. living area

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (+1)*75-(20%)= 1200

Trash Tank Size 3-1000 Gal.

TCEQ Approved Aerobic Plant Size 1500 G.P.D.

Req'd Application Area = Q/Ri = 1200 / 0.064 = 18750 sq. ft.

Application Area Utilized = 19,301 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 2086 Gal. 33 Gal/inch.

Reserve Requirement = 400 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

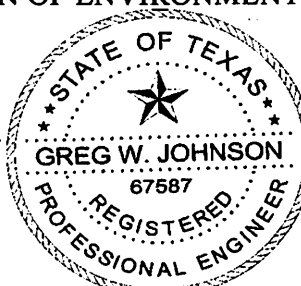
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

EXPOSED ROCK WILL BE COVERED WITH SOIL OR MULCH.

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

GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

10/21/2021
DATE



FIRM #2585

**AEROBIC TREATMENT SYSTEM
DESIGNED FOR:
GATEWAY RANCH HOLDING CO., LLC
c/o 23011 FM 306
CANYON LAKE, TEXAS 78133**

SITE DESCRIPTION:

Located in the Z. Williamson Survey No. 944, A-937, being 28.266 acres, at 462 Ghost Dancer, the septic system will serve short term rental sites, an shop with restroom and washing machine. The property has shallow Type III soils, (See OSSF Soil Evaluation Report), with native grasses, and oak and Mountain Cedar trees found throughout. An aerobic treatment plant utilizing spray irrigation was selected as the most appropriate system for the conditions on this lot.

PROPOSED SYSTEM:

Flow from the rental & shop gathers into a 3 or 4 inch Sch-40 PVC sewer line and discharges into a 1000 gallon trash tank. Additionally flow from three - two person rentals gathers into a 3 or 4 inch Sch-40 PVC sewer line and discharges into a 1000 gallon trash tank. Flow continues to a 2086 gallon equalization tank (EQ) fitted with dual influent pumps. Flow from the four person rental enters a 1000 gallon two compartment tank with a Liberty LE40 4/10 hp sewage pump in the second compartment. Wastewater flows through a 2" Sch-40 PVC line into the EQ tank. Flow is drawn at a rate of 3 GPM for ten minutes every two hours, through a 2" SCH-40 PVC line to a 1500 GPD TCEQ approved aerobic treatment plant. Effluent will continue to a 2086 gallon pump tanks, fitted with a liquid chlorinator and dual submersible well pumps activated by mercury float switches and a dual alternating control panel with a manual reset. A high level audible and visual alarm will activate should the pump fail. Distribution alternates from the dual pumps through a 1" SCH-40 manifold to a series of spray heads as per the attached drawing. A cycle timer will alternate between the two zones every thirty three minutes twice in the predawn hours. The field must continue to be maintained with vegetation. **Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

DESIGN SPECIFICATIONS:

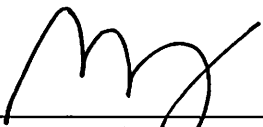
Q = 1200 gallon design rate (1 - 4 person Tent Rental (w/ 2 beds) @ 240 gpd & 4 - 2 person rentals (1 bed/each) @120 gpd + shop @ 20 gpd & Washing Machine w/ 200 gpd =940 gpd)
Total application area: $A=Q/Ra = 1200 \text{ gpd}/0.064 = 18,750 \text{ req'd. (Actual 19,301 sf.)}$
Trash tanks: 2-1000gal

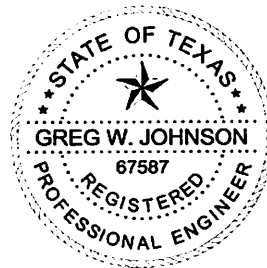
Trash/Pump tank: 1000 gal w/ 500 trash & 500 pump (Liberty LE40 or equivalent)
 Equalization tank: 2086 gal w/ dual effluent pumps Liberty LE40 0.4hp or equiv.
 Pump requirement: Duplex effluent - EQ tank (Liberty LE40 or equiv.)
 Dosing cycle: Cycle Timer is set to dose at a rate of 3.3gpm for ten minutes every 2 hours.
 Reserve capacity after High Level: 250Gal (>4 hrs. flow)
 Aerobic Plant: Maxx Air M1500 gpd Aerobic Plant (TCEQ Approved)
 Aerobic Pump Tank size: 2086 gallon w/ dual effluent pumps and alarm
 Pump requirement: dual 0.5 hp effluent pumps (C1 Series 20XC105P4-2W115)
 Reserve capacity after High Level: 500Gal (>4 hrs. flow)
 Liquid Bleach Chlorinator - TCEQ approved
 Low Angle Nozzle Size: Use # 3 K-Rain Pro-Plus discharging 3.1 gpm @ 40 PSI & 32'
 Dosing cycle: Cycle Timer is set to dose on in the predawn hours
 Alarms: Audible Visual High Level in all pump tanks w/ dual alternating control panel

PIPE AND FITTINGS:

All pipes and fittings in this service system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. The manifold shall be 1" in diameter and be colored purple. Double well pumps capable of providing at least 9.3 gpm @ 41 psi head, such as the C1 Series 20XC105P4-2W115 20 gpm, shall be utilized for pumping effluent.
Doubling of the treatment and application area is shown on design drawing.

Designed in accordance with Chapter 285, Subchapter D, §285.30 & §285.40, Texas Natural Resources Conservation Commission (Effective December 29, 2016).

 05/11/2022
 Greg W. Johnson P.E. No. 67587 - F# 2585
 170 Hollow Oak
 New Braunfels, Texas 78132 (830) 905-2778

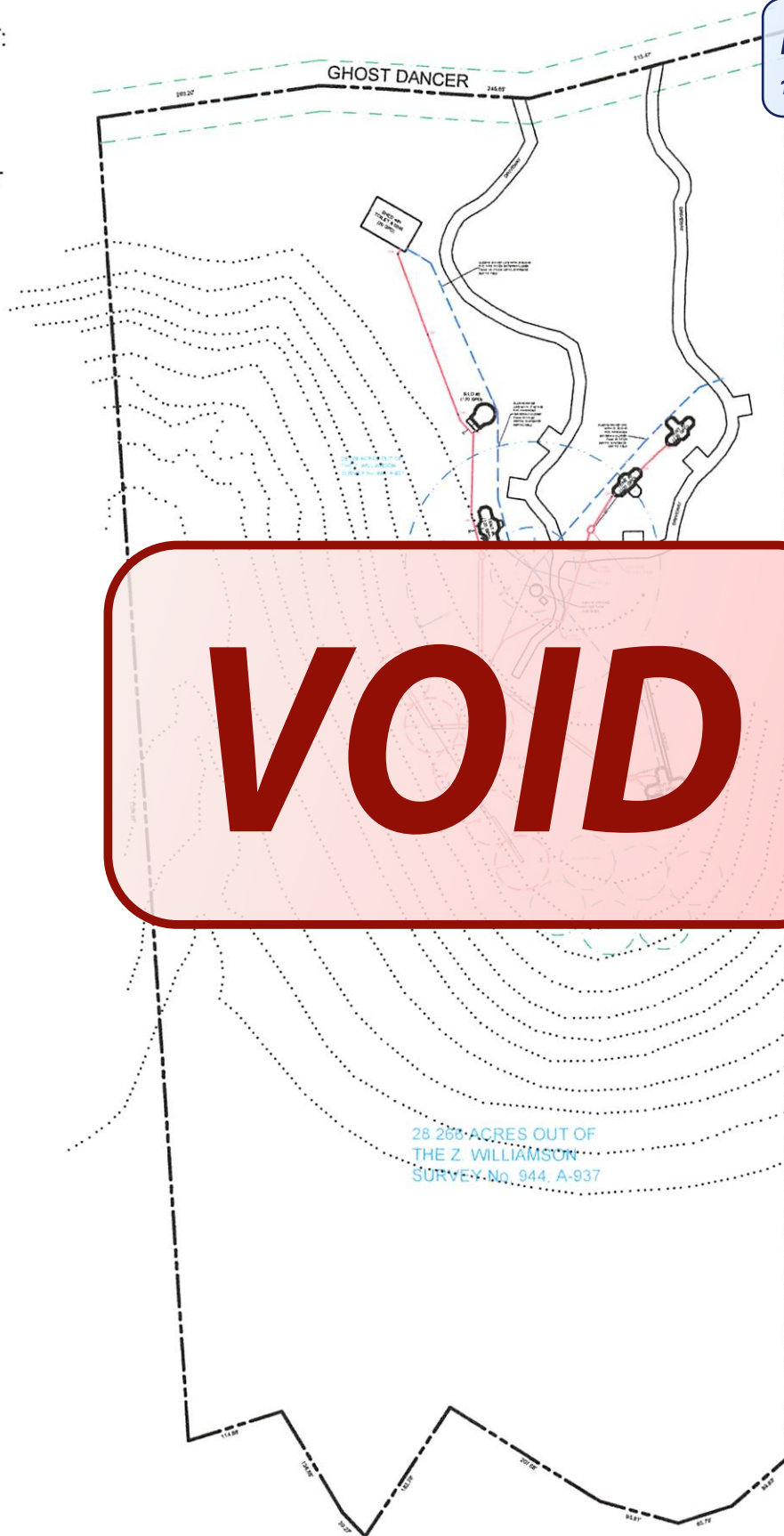


SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS

REVISED

10:09 am, May 12, 2022



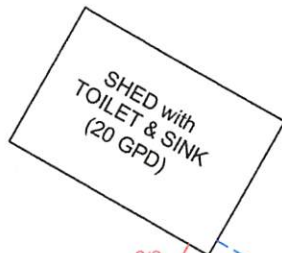
OWNER:	GETAWAY RANCH HOLDING COMPANY, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	462 GHOST DANCER				
LEGAL DESC:	Z. WILLIAMSON SURVEY No. 944, A-937			ACREAGE:	28.266
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.	DATE:	10/21/2021
				REVISED:	5/10/2022

SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS

REVISED

10:09 am, May 12, 2022



C/O

W

SLEEVE WATER LINE WITH 2"-SCH-40
PVC PIPE WHEN ENTERING CLOSER
THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD

C/O

VOID

28.266 ACRES OUT OF
THE Z. WILLIAMSON
SURVEY No. 944, A-937

SLEEVE WATER
LINE WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD

C/O

5'

1000 GAL.
TRASH TANK



5'

W

R20'

51'

PR



OWNER:	GETAWAY RANCH HOLDING COMPANY, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	462 GHOST DANCER				
LEGAL DESC:	Z. WILLIAMSON SURVEY No. 944, A-937			ACREAGE:	28.266
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	10/21/2021
				REVISED:	5/10/2022

SEPTIC TANK LAYOUT:

A = 2086 GAL.
EQUALIZATION TANK
B = MAXX AIR M-1500
AEROBIC TREATMENT
PLANT
C = 2086 GAL. PUMP
TANK W/DUAL PUMPS

REVISED

10:09 am, May 12, 2022

VOID

SILO #5
(120 GPD)

SLEEVE WATER
LINE WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD

SLEEVE WATER LINE
WITH 2"-SCH-40
PVC PIPE WHEN
ENTERING CLOSER
THAN 10' FROM
SEPTIC SYSTEM OR
SEPTIC FIELD

TENT #3
(120 GPD)

TENT #4
(120 GPD)

1000 GAL.
TRASH TANK

1000 GAL.
TRASH TANK

PROPOSED
WELL

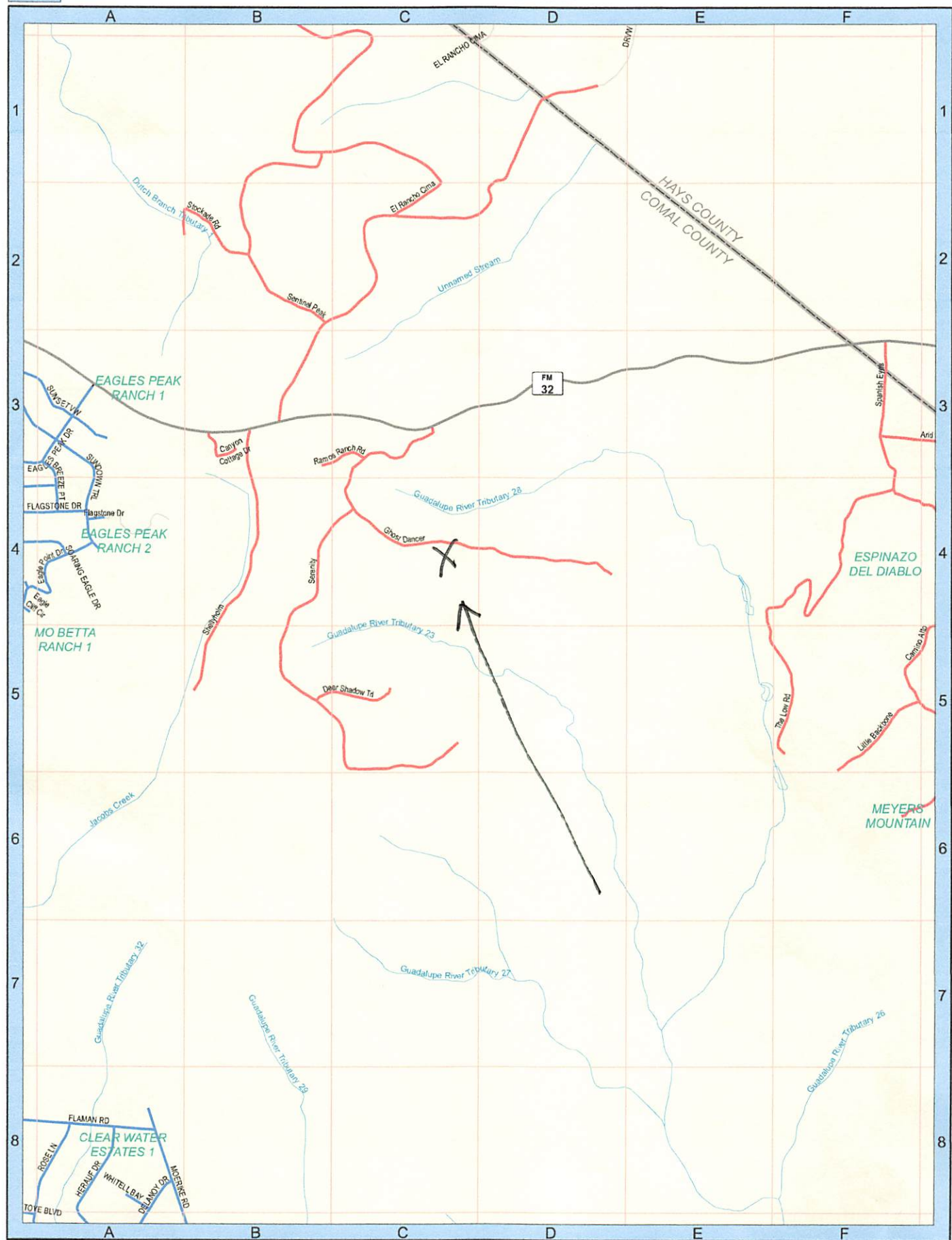
ABOVE GROUND
WATER TANK
AND SHED

SCH-80
PVC PIPE

SLEEVE WATER LINE WITH 2"-SCH-40
PVC PIPE WHEN ENTERING CLOSER
THAN 10' FROM SEPTIC SYSTEM OR
SEPTIC FIELD



OWNER:	GETAWAY RANCH HOLDING COMPANY, LLC.			DRAWN BY:	EJS III
STREET ADDRESS:	462 GHOST DANCER				
LEGAL DESC:	Z. WILLIAMSON SURVEY No. 944, A-937			ACREAGE:	28.266
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	10/21/2021
				REVISED:	5/10/2022



0 1,250 2,500
Feet

0 0.25 0.5
Miles

Special 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: October 22, 2020

Grantor: Dallas Baptist University

Grantor's Mailing Address: 3000 Mountain Creek Parkway

Dallas, TX 75211

Grantee: Getaway Ranch Holding Co LLC, a Texas limited liability company

Grantee's Mailing Address: 5219 Whitmore St.

Fulshear, TX 77441

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Capital Farm Credit, ACA, agent/nominee (hereinafter "Lender") in the principal amount of Three Hundred Twelve Thousand One Hundred Three Hundred Thirty-Nine and 30/100 DOLLARS (\$312,339.30). The note is secured by a first and superior vendor's lien and superior title retained in this deed for the benefit of said lender and the same are hereby transferred and assigned to said Lender and by a first-lien deed of trust of even date from Grantee to Ben R. Novosad, trustee.

Property (including any improvements):

28.266 acres of land, more or less, out of the Z. WILLIAMSON SURVEY NO. 944, ABSTRACT 937 in Comal County, Texas, and being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

Reservation by Grantor of the subsurface mineral estate, including oil, gas, and other minerals in and under the Property.

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 reflected by the records of the County Clerk of the aforesaid County, and subject further to the taxes for the year 2020 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee

36-T-136007/MF

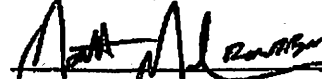
Recorded By Texas National Title

and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the 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 will become absolute.

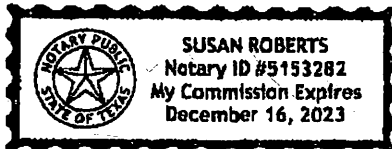
When the context requires, singular nouns and pronouns include the plural.

Dallas Baptist University,
a Texas non-profit corporation


Dr. Matt Murrah, Vice President for Finance and
Graduate Affairs

STATE OF TEXAS)
COUNTY OF Dallas)

This Instrument was acknowledged before me on October 22, 2020, by Dr. Matt Murrah, as Vice President for Finance and Graduate Affairs, of Dallas Baptist University, a Texas non-profit corporation, on behalf of said entity.




Notary Public, State of Texas

Return to:

3000 Mountain Creek Pkwy
Dallas, TX 75211

STATE OF TEXAS
COUNTY OF COMAL

EXHIBIT "A-1"

Field notes of a 28.266-acre tract of land conveyed from Robert and Jane Gunn to Dallas Baptist University described by General Warranty Deed dated December 30, 2019 and recorded in Document No. 202006000334 of the Official Public Records of Comal County, Texas;

Said 28.266-acre tract is comprised of the Z. Williamson Survey No. 944, Abstract 937, is situated in Comal County, Texas, approximately 4 miles northeast of the city of Canyon Lake, and is described by metes and bounds as follows:

Beginning at a ½" iron rod found in the centerline of Ghost Dancer Road, at the northwest corner of a 10.013-acre tract of land conveyed from James L. McAdams to Nathaniel J. Roberts and Cynthia S. Roberts described by Warranty Deed With Vendor's Lien dated January 30, 1998 and recorded in Document No. 9806002472 of the Official Records of Comal County, Texas; in the south line of a 20.01-acre tract of land conveyed from Dale A. Lucas, JR. and Westfield Enterprises, LLC to Troy C. Penshorn described by Warranty Deed With Vendor's Lien dated December 26, 2012 and recorded in Document No. 201206045736 of the Official Public Records of Comal County, Texas; for the northeast corner of this tract;

Thence South 14°34'31" West along the west line of said 10.013-acre tract and east line of this tract, at 30.93 feet pass a ½" iron rod found in the south line of said Ghost Dancer Road, at 1074.30 feet pass a ½" iron rod found, at 1221.88 feet pass a ½" iron rod found, in all a distance of 1671.26 feet to a ½" iron rod found at the southwest corner of said 10.013-acre tract, for the southeast corner of this tract;

Thence in a generally westerly direction along the north line of a 28.73-acre tract of land conveyed from Robert and Jane Gunn to Dallas Baptist University described by General Warranty Deed dated June 30, 2020 and recorded in Document No. 202006031383 of the Official Public Records of Comal County, Texas; approximate centerline of a creek, and south line of this tract as follows:

South 63°28'52" West, a distance of 89.83 feet to a ½" iron rod found,

South 86°30'21" West, a distance of 65.79 feet to a point near a ½" iron rod found out of ground,

North 59°28'56" West, a distance of 95.91 feet to a point,

North 43°05'48" West, a distance of 207.68 feet to a ½" iron rod found,

South 47°44'37" West, a distance of 182.76 feet to a point,

North 28°12'21" West, a distance of 39.27 feet to a point for the northwest corner of said 28.73-acre tract, northeast corner of an 11.50-acre tract of land conveyed from Katherine J. Collins to James Dooley and Kimberly Dooley described by General Warranty Deed dated January 10, 2019 and recorded in Document No. 201906002816 of the Official Public Records of Comal County, Texas; whence a ½" iron rod found bears South 38°16'05" West, a distance of 65.80 feet;

Thence North 16°01'30" West along the north line of said 11.50-acre tract and south line of this tract, a distance of 138.85 feet to a ½" iron rod found for an angle corner of said 11.50-acre tract and an interior corner of this tract;

Thence South 87°08'15" West continuing along the north line of said 11.50-acre tract and south line of this tract, a distance of 114.88 feet to a ½" iron rod found in the north line of said 11.50-acre tract, at the southeast corner of a 30.2-acre tract of land conveyed from Ray J. Schlitzkus and Jolly Ann Cook to Johnie Johnson described by Cash Warranty Deed dated March 10, 1999 and recorded in Document No. 9906007294 of the Official Records of Comal County, Texas; for the southwest corner of this tract;

Thence North 10°43'33" East along the east line of said 30.2-acre tract and west line of this tract, at 1522.18 feet pass a cotton spindle found in the south line of said Ghost Dancer

FIELD NOTES
28.266 ACRE TRACT

Road, in all a distance of 1554.87 feet to a cotton spindle found in the center line of Ghost Dancer Road, at the northeast corner of said 30.2-acre tract, for the northwest corner of this tract;

Thence in a generally easterly direction along the centerline of said Ghost Dancer Road, south line of said 20.01-acre tract, and north line of this tract as follows:

South 83°31'13" East, a distance of 263.20 feet to a 60D nail found,

South 72°03'19" East, a distance of 245.65 feet to a 1/2" iron rod found,

South 89°54'31" East, a distance of 313.47 feet to the point of beginning, containing 28.266-acres of land, more or less, subject to all easements of record.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 25th day of September 2020.



Registered Professional Land Surveyor
Texas Registration No. 6279

A plat accompanies this notes and bounds description.
Job # 20090016

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/23/2020 04:05:30 PM
LAURA 4 Pages(s)
202006047309



Bobbie Koepp

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

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

Printed:10/14/2022 Insp ID #:21816

Permit #: **113660**

To: Getawy Ranch Holding Co, LLC
462 Ghost Dancer
Fischer, TX 78623

Main Phone:
Work:
Cell Phone:
Alt Cell:

Customer ID: 4718

Contract Dates: 6/27/2022 - 6/27/2025

Scheduled Date: 10/27/2022 Inspection 1 of 9

Installed: 6/27/2022

Warranty End: 6/27/2025

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

GPS Coordinates: Latitude: 29.92372 Longitude: -98.17158

Service Type: Scheduled Inspection

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

Visit Date: 10/13/2022

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Chlorine Residual: N/A

Comments

- Inspection not completed. Please call office to reschedule No contact info or gate code

☒ **Service Completed**

Site: 462 Ghost Dancer, Fischer, TX 78623

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

License Info: MP0001708 Expires:

Luna Environmental

4222 FM 482

New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:8/19/2023

Permit: 113660

Site: 462 Ghost Dancer, Fischer, TX 78623

Main Phone: 2816575314

Cell Phone: 2818300229

Getawy Ranch Holding Co, LLC

462 Ghost Dancer

Fischer, TX 78623

Agency: Comal County

County: Comal County

System Info: MFG: <u>Brand: MAXX AIR</u>	Customer ID: <u>6117</u>
Treatment Type: <u>Aerobic</u>	Disposal Type: <u>Surface Application</u>
Installed: <u>6/27/2022</u>	Warranty Expiration: <u>6/27/2025</u>
Inspection ID: <u>31452</u>	

Visit Details	Entered By: Nicole Loria	GPS Lat: 29.92372 GPS Long: -98.17158
Visit Date: <u>8/16/2023</u>	Contract Starts: <u>6/27/2022</u>	
Scheduled Date: <u>6/27/2023</u>	Contract Ends: <u>6/27/2025</u>	
Entered On: <u>8/19/2023</u>		

Visit Results

Service Type: Scheduled Inspection

Count: Inspection 3 of 9

Method: <u>Grab</u>	License #	Expires
Technician: <u>Robert Mercer</u>	<u>MT0002566</u>	<u>8/31/2026</u>
Provider: <u>Luna Environmental, LLC</u>		

☒ Service Completed

Aerators: <u>Operational</u>	Sludge Level Tank 2: <u>N/A</u>
Filters: <u>Operational</u>	
Irrigation Pumps: <u>Operational</u>	
Disinfection Device: <u>Operational</u>	
Chlorine Supply: <u>Operational</u>	
Chlorine Residual: <u>.8</u>	

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

Alarm: <u>Operational</u>	PSI Pressure: <u>4.6</u>
---------------------------	--------------------------

Comments

- Scum on pretreatment 0 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.