



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: **08/26/2022** Permit Number: **113980**

Location Description: 675 LIPAN RUN  
FISCHER, TX 78623

Subdivision: Maria Ampora Survey #3, A-5  
Unit: 0  
Lot: 0  
Block: 0  
Acreage: 10.1700

Type of System: Aerobic  
Surface Irrigation

Issued to: RALF M. & REBECCA T. CLOUD

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.

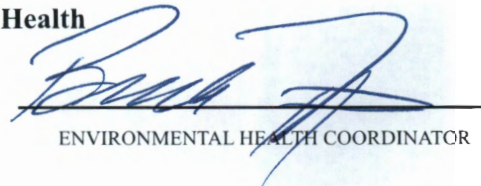
This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

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: 113980  
Issued This Date: 02/08/2022  
This permit is hereby given to: RALF M. & REBECCA T. CLOUD

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

675 LIPAN RUN  
FISCHER, TX 78623

Subdivision: Maria Ampora Survey #3, A-5  
Unit: 0  
Lot: 0  
Block: 0  
Acreage: 10.1700

### 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**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

113980
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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

2-1-2022

Date

<input type="checkbox"/> COMPLETE APPLICATION Check No. _____ Receipt No. _____
--

<input type="checkbox"/> INCOMPLETE APPLICATION (Missing Items Circled, Application Refeused)
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ON-SITE SEWAGE FACILITY APPLICATION

Date 12/10/2021

Permit Number 113980

1. APPLICANT / AGENT INFORMATION

Owner Name RALF M. CLOUD & REBECCA T. CLOUD  
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 MARIA AMPORA SURVEY NO. 3, ABSTRACT NO. 5 Acreage 10.17  
Address 675 LIPAN RUN City FISCHER State TX Zip 78623

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 2

Indicate Sq Ft of Living Area 1425

Non-Single Family Residential

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

Type of Facility \_\_\_\_\_

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

Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_

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

Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_

Miscellaneous \_\_\_\_\_

Estimated Cost of Construction: \$ 200,000 (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.

Signature of Owner

Date 12/10/21

#113980

**REVISED**

8:38 am, Aug 10, 2022

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

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) PROFLO 500SPT Absorption/Application Area (Sq Ft) 4926

Gallons Per Day (As Per TCEQ Table III) 180

(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.)

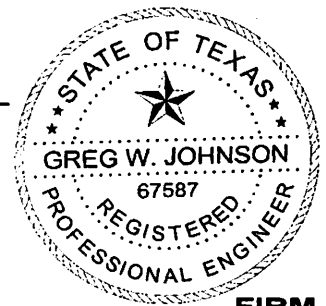
Is the property located over the Edwards Contributing Zone?  Yes  No

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 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]  
Signature of Designer

January 18, 2022  
Date

**AFFIDAVIT**

**THE COUNTY OF COMAL  
STATE OF TEXAS**

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

**I**

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

**II**

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

UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

IF NOT IN SUBDIVISION: 10.17 ACREAGE MARIA AMPORA SURVEY NO. 3, ABSTRACT NO. 5 SURVEY

The property is owned by (insert owner's full name): RALF M. CLOUD & REBECCA T. CLOUD

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.

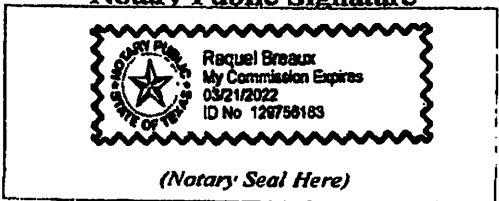
WITNESS BY HAND(S) ON THIS 10<sup>th</sup> DAY OF December, 2021

[Signature]  
[Signature]  
Owner(s) signature(s)

RALF M. CLOUD  
REBECCA T. CLOUD  
Owner (s) Printed name (s)

RALF M. CLOUD & REBECCA T. CLOUD SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10<sup>th</sup> DAY OF December, 2021

[Signature]  
Notary Public Signature



Filed and Recorded  
Official Public Records  
Bobbie Koeppe, County Clerk  
Comal County, Texas  
01/18/2022 09:20:51 AM  
CHRISTY 1 Pages(s)  
202206002626





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

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

Customer: RALF M. CLOUD & REBECCA T. CLOUD

PROPERTY LEGAL DESCRIPTION:

Site Address: 675 LIPAN RUN

10.17 ACRES; MARIA AMPORA SURVEY NO. 3, ABSTRACT NO. 5

City/State: FISCHER, TEXAS Zip: 78623

County: COMAL Permit#:

Phone Number:

E-mail:

I. General: This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between RALF M. CLOUD & REBECCA T. CLOUD, (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: RRC

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 worked performed or required, but not yet paid. If terminated by Contractor, all amounts outstanding shall be due within thirty days of termination. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.

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

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

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

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

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

Client: ROC

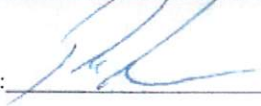
Contractor: KS



**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: January 17, 2022

Site Location: 10.17 ACRES OUT OF THE MARIA AMPORA SURVEY No. 3, A-5

Proposed Excavation Depth: N/A

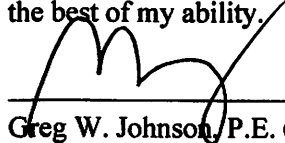
**Requirements:**

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

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

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

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

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

01/17/2022  
 \_\_\_\_\_  
 Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

**REVISED**  
8:39 am, Aug 10, 2022

Date: January 18, 2022

**Applicant Information:**

Name: RALF M. & REBECCA T. CLOUD  
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 <sup>or</sup> below Unit \_\_\_ Blk \_\_\_ Subd. \_\_\_  
Street Address: 675 LIPAN RUN  
City: FISCHER Zip Code: 78623  
Additional Info.: 10.17 ACRES OUT OF THE MARIA  
AMPORA SURVEY No. 3, A-5

**Installer Information:**

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

**Topography:** Slope within proposed disposal area: 8 to 10 %

Presence of 100 yr. Flood Zone: YES \_\_\_ NO X  
Existing or proposed water well in nearby area: YES X NO \_\_\_ >100'  
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: 2 Total sq. ft. living area 1425

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

Q = (2 +1)\*75-(20%)= 180

Trash Tank Size \_\_\_\_\_ Gal.

TCEQ Approved Aerobic Plant Size 500 G.P.D.

Req'd Application Area = Q/Ri = 180 / 0.064 = 2813 sq. ft.

Application Area Utilized = 4926 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 = 771 Gal. 14 Gal/inch.

Reserve Requirement = 60 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

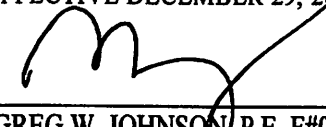
Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

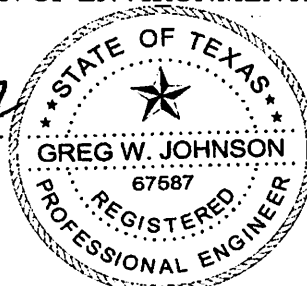
APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

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

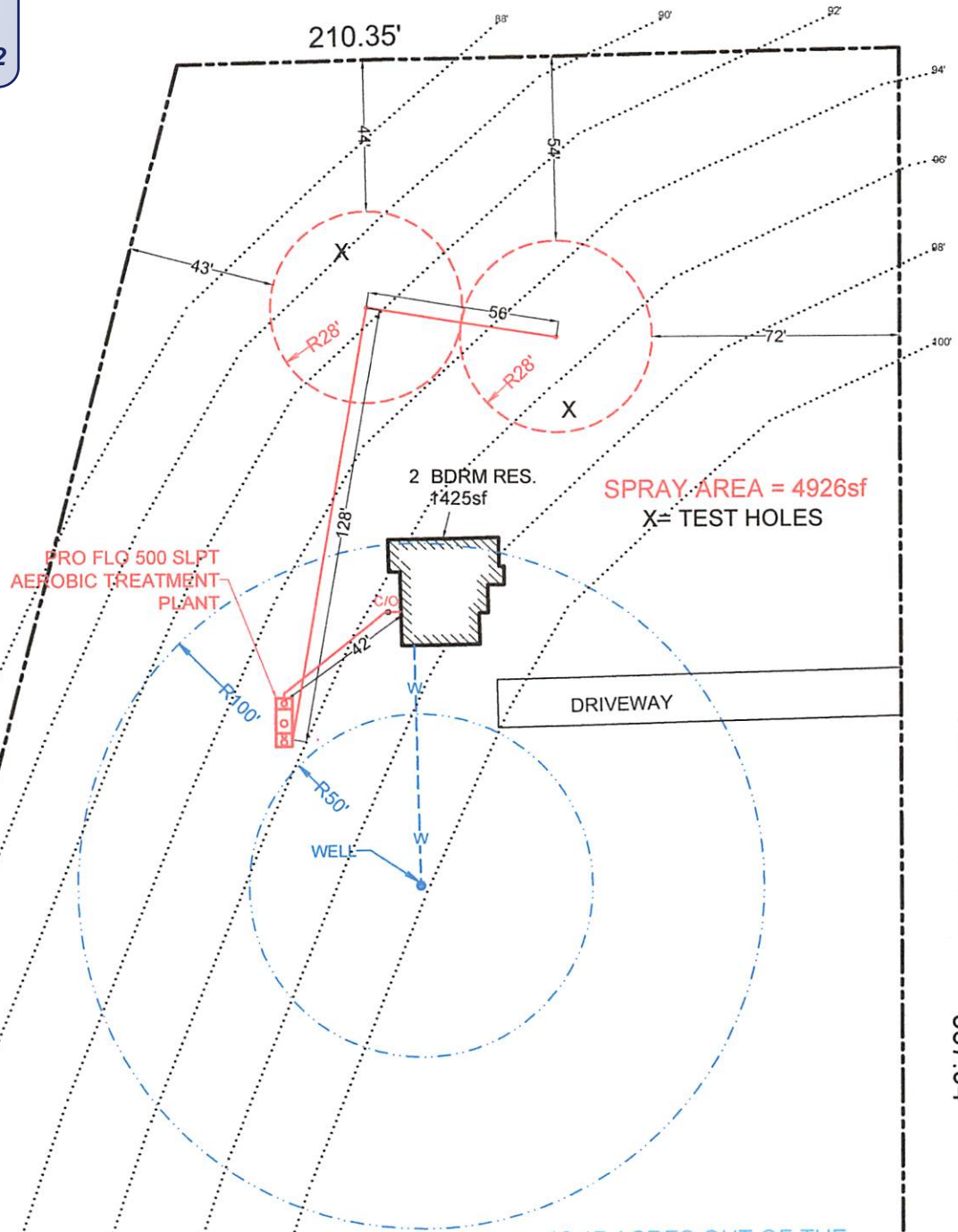
01/18/22  
\_\_\_\_\_  
DATE



FIRM #2585



**REVISED**  
8:39 am, Aug 10, 2022



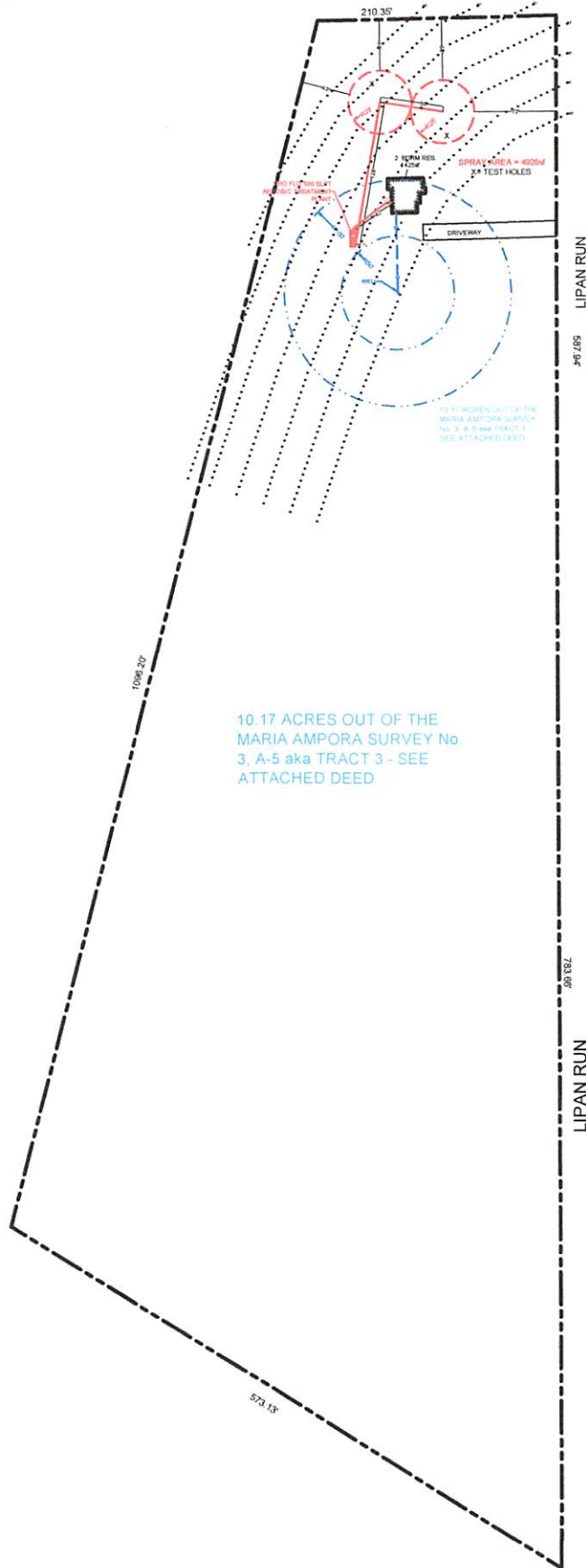
LIPAN RUN  
587.94'



OWNER:	RALF M. & REBECCA T. CLOUD	DRAWN BY:	EJS III/gwj
STREET ADDRESS:	675 LIPAN RUN		
LEGAL DESC:	MARIA AMPORA SURVEY No. 3, A-5 aka TRACT 3 - SEE ATTACHED DEED	ACREAGE:	10.17
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	1/18/2022
		REVISED:	8/9/2022

**REVISED**

8:39 am, Aug 10, 2022

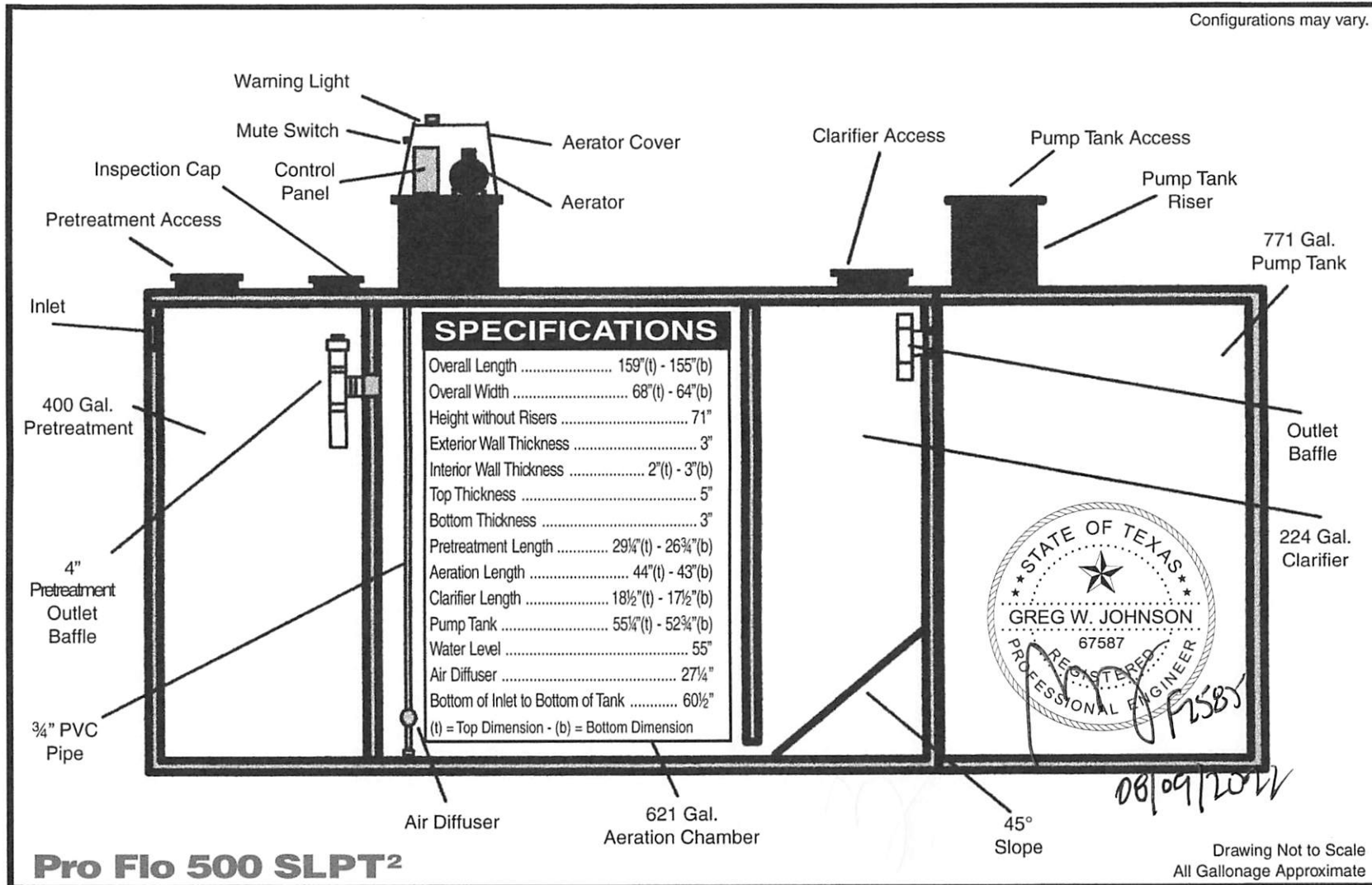


OWNER:	RALF M. & REBECCA T. CLOUD	DRAWN BY:	EJS III / gwj
STREET ADDRESS:	675 LIPAN RUN		
LEGAL DESC:	MARIA AMPORA SURVEY No. 3, A-5 aka TRACT 3 - SEE ATTACHED DEED	ACREAGE:	10.17
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.
		DATE:	1/18/2022
		REVISED:	8/9/2022

**REVISED**

8:39 am, Aug 10, 2022

Configurations may vary.



**Pro Flo 500 SLPT<sup>2</sup> System Diagram**

Drawing Not to Scale  
All Gallonage Approximate

**REVISED**

8:39 am, Aug 10, 2022

### TANK NOTES:

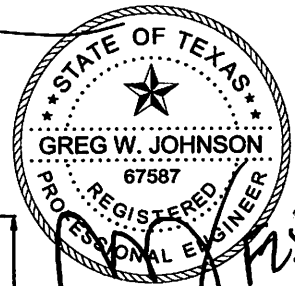
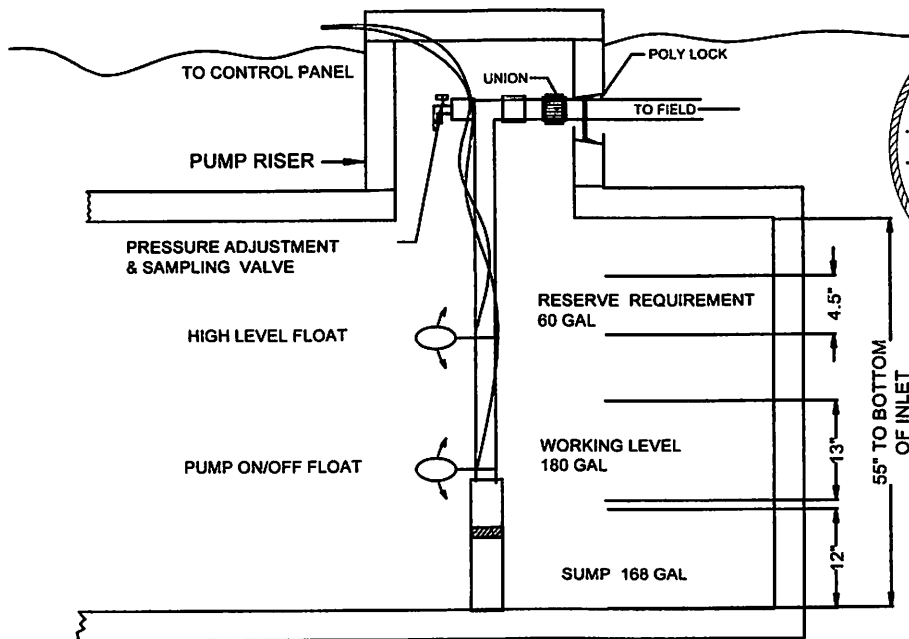
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

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

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



*GWJ*  
*08/09/2022*

**TYPICAL PUMP TANK CONFIGURATION  
PRO-FLO 771 GAL PUMP TANK**



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

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

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

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) MAXX AIR M600 Absorption/Application Area (Sq Ft) 4926

Gallons Per Day (As Per TCEQ Table III) 180

(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 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 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 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 (Handwritten signature)

Date January 18, 2022

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: January 18, 2022

**Applicant Information:**

Name: RALF M. & REBECCA T. CLOUD  
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 <sup>SEZ</sup> <sub>BELOW</sub> Unit \_\_\_ Blk \_\_\_ Subd. \_\_\_  
Street Address: 675 LIPAN RUN  
City: FISCHER Zip Code: 78623  
Additional Info.: 10.17 ACRES OUT OF THE MARIA  
AMPORA SURVEY No. 3, A-5

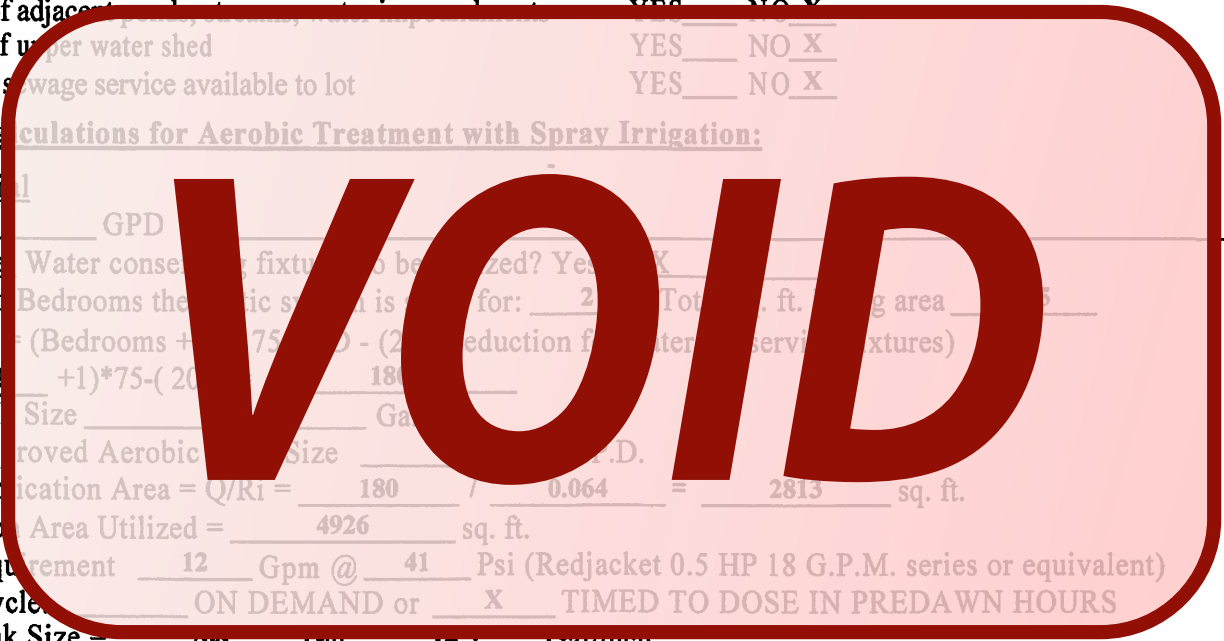
**Installer Information:**

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

**Topography:** Slope within proposed disposal area: 8 to 10 %  
Presence of 100 yr. Flood Zone: YES \_\_\_ NO X  
Existing or proposed water well in nearby area: YES X NO \_\_\_ >100'  
Presence of adjacent \_\_\_\_\_ 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:**

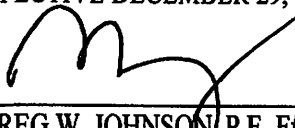
Commercial \_\_\_\_\_  
Q = \_\_\_\_\_ GPD  
Residential Water conservation fixtures to be installed? Yes \_\_\_ No X  
Number of Bedrooms the \_\_\_\_\_ is \_\_\_\_\_ for: 2 Total \_\_\_\_\_ sq. ft. \_\_\_\_\_  
Q gal/day = (Bedrooms + \_\_\_\_\_) \* 75 - (2 \_\_\_\_\_ reduction for \_\_\_\_\_ service fixtures)  
Q = ( 2 + 1 ) \* 75 - ( 20 \_\_\_\_\_ ) = 180  
Trash Tank Size \_\_\_\_\_ Gal.  
TCEQ Approved Aerobic \_\_\_\_\_ Size \_\_\_\_\_  
Req'd Application Area = Q/Rt = 180 / 0.064 = 2813 sq. ft.  
Application Area Utilized = 4926 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 = 700 Gal. 14.5 Gallons.  
Reserve Requirement = 60 Gal. 1/3 day flow.



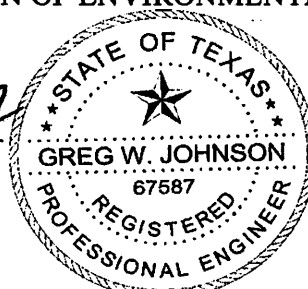
Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction  
With Chlorinator NSF/TCEQ APPROVED  
SCH-40 or SDR-26 3" or 4" sewer line to tank  
Two way cleanout  
Pop-up rotary sprinkler heads w/ purple non-potable lids  
1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.  
EXPOSED ROCK WILL BE COVERED WITH SOIL OR MULCH.

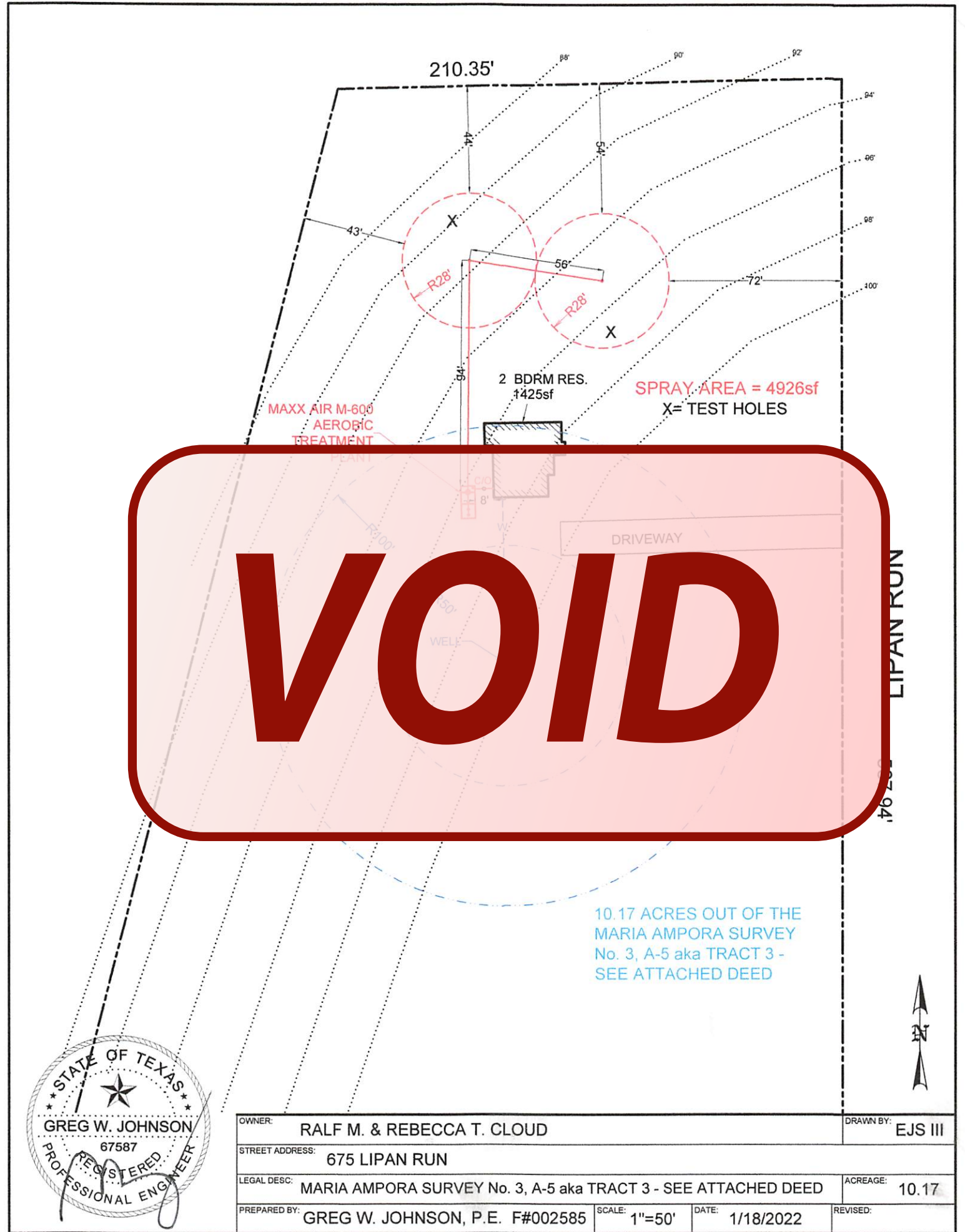
I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

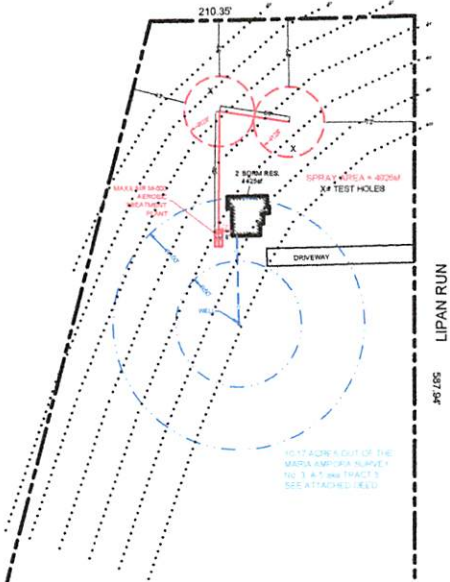
  
GREG W. JOHNSON P.E. F#002585 - S.E. 11561

01/18/22  
DATE



FIRM #2585





10.17 ACRES OUT OF THE  
MARIA AMPORA SURVEY No.  
3, A-5 aka TRACT 3 - SEE  
ATTACHED DEED

# VOID



OWNER: RALF M. & REBECCA T. CLOUD		DRAWN BY: EJS III	
STREET ADDRESS: 675 LIPAN RUN			
LEGAL DESC: MARIA AMPORA SURVEY No. 3, A-5 aka TRACT 3 - SEE ATTACHED DEED			ACREAGE: 10.17
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 1/18/2022	REVISED:





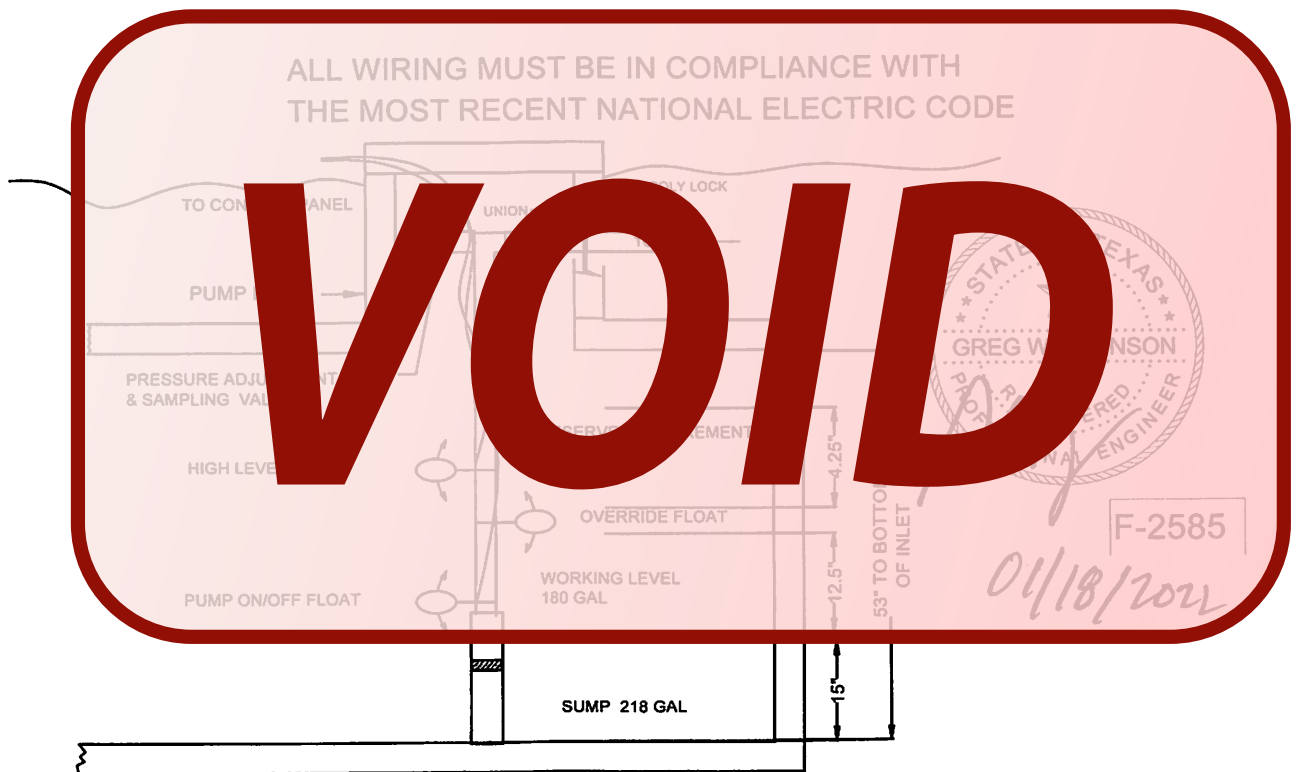
**TANK NOTES:**

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

Tightlines to the tank shall be SCH-40 PVC.

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

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



**TYPICAL PUMP TANK CONFIGURATION  
MAXX AIR M600 768 GAL PUMP TANK**

5/M



201806012715 04/04/2018 09:43:58 AM 1/5

↓  
151JTC/LBA/1808988 SMA

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

**GENERAL WARRANTY DEED**

**Date:** March 29<sup>th</sup>, 2018

**Grantor:** AURA-SOMA PRODUCTS, LTD., a British Stock Corporation

**Grantee:** RALF M. CLOUD and REBECCA T. CLOUD

**Grantee's Mailing Address:**

23130 Old Hwy. 105  
Cleveland, Texas 77328

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

**Property (including any improvements):**

Tract 1: Being a 10.17 acre tract out of the MARIA AMPORA SURVEY No. 3, Abstract No. 5, Comal County, Texas, and being a portion of a tract of land called 112.32 acres described in Document No. 201306008631, Official Public Records of Comal County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto;

Tract 2: Perpetual, unobstructed, non-exclusive easement for pedestrian and vehicular access, ingress and egress, over and upon that certain 4.404 acres of land out of the MARIA AMPORA SURVEY No. 3, Abstract No. 5, Comal County, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

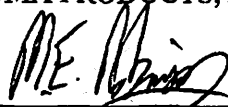
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property,

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

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

AURA-SOMA PRODUCTS, LTD.

By:



MALCOLM M. ROBINSON, Secretary

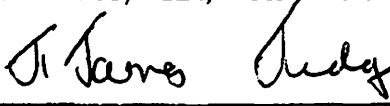
E. MR.

Grantor's Mailing Address:

COUNTRY OF ENGLAND AND WALES )

COUNTY OF LINCOLNSHIRE )

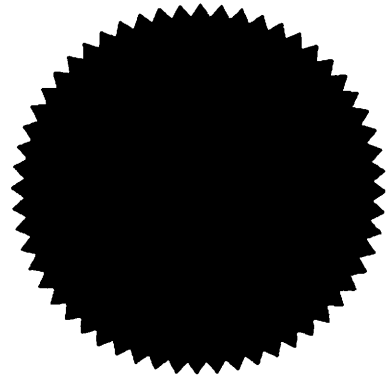
This instrument was acknowledged before me on 29<sup>th</sup> March, 2018, by MALCOLM M. ROBINSON, Secretary of AURA-SOMA PRODUCTS, LTD., a British Stock Corporation, on behalf of said corporation.



Notary Public, England and Wales

Jonathan James Judge  
Notary Public  
South England, UK.

PREPARED IN THE OFFICE OF:  
The Majors Law Firm, PLLC  
100 E. San Antonio, Ste. 102  
San Marcos, Texas 78666  
Tel: (512) 392-1273  
Fax: (512) 396-8539



POOR QUALITY

EXHIBIT "A"



410 N. Seguin Ave  
New Braunfels, TX 78130  
HMT@HMT.COM  
800.425.8888 - FAX 817.625.8888  
TELE 817.625.8888

METES AND BOUNDS DESCRIPTION  
FOR A  
10.17 ACRE TRACT OF LAND  
(TRACT III)

Being a 10.17 acre tract out of the Maria Ampora Survey No. 3, Abstract No. 5, Comal County, and being a portion of a tract of land called 112.32 acres, described in Document No. 201306008631, Official Public Records, Comal County, Texas, said a 10.17 acre tract being more particularly described as follows:

COMMENCING at a 1/2" iron pin found in the Westerly line of a called 15.80 acre tract recorded in Document No. 201106014651, Official Public Records, Comal County, Texas, and the Westerly line of a 60' wide access easement recorded in Document No. 201106014651, Official Public Records, Comal County, Texas, for a Southeast corner of a called 10.01 acre tract recorded in Document No. 201606010008, Official Public Records, Comal County, Texas;

THENCE along the Westerly line of said 15.80 acre tract, and said 60' access easement, S 00°00'28" E a distance of 40.01 feet to a 1/2" iron pin (with cap stamped "HMT") set for the POINT OF BEGINNING;

THENCE along the Westerly line of said 15.80 acre tract, and said 60' wide access easement, S 00°00'28" E a distance of 587.94 feet to a 1/2" iron pin found for a Southwesterly corner of said 15.80 acre tract, common with the Northwesterly corner of a called 21.319 acre tract recorded in Document No. 201306008631, Official Public Records, Comal County, Texas;

THENCE continuing along the Westerly line of said 21.319 acre tract, and the Westerly line of said 60' wide access easement, S 00°07'10" E a distance of 783.66 feet to a 1/2" iron pin (with cap stamped "HMT") set for the South corner of the herein described tract;

THENCE across the said 112.32 acre tract the following three (3) calls:

1. N 57°47'42" W a distance of 573.13 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
2. N 14°25'03" E a distance of 1096.20 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
3. N 88°46'47" E a distance of 210.35 feet to the POINT OF BEGINNING containing 10.17 acres of land in Comal County, Texas.

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

Surveyed this the 15th day of July, 2016.

Reference survey of said 10.88 acre tract of land prepared this same date.

  
Mark F. Conlan  
Registered Professional Land Surveyor No. 6342



S:\Projects\Title Surveys\Ampora, Maria\130 - Robinson (Aura-Soma)  
116-0783 - 32.66 into 3 Equal Tracts\tract1MB.docx

RECORDER'S MEMORANDUM  
THIS DOCUMENT WAS OF POOR  
QUALITY AT THE TIME OF RECORDING  
AND MAY NOT REPRODUCE

Exhibit "B"

60' ACCESS EASEMENT

METES AND BOUNDS DESCRIPTION  
OF 4.404 ACRES OF LAND  
IN THE MARIA AMPORA SURVEY NO. 3, A-5  
COMAL COUNTY, TEXAS

All that certain 4.404 acres of land, out of the 51.2689 acre tract described in the deed from Curtis L. Bruner's Wildgame, Inc. to Anna-Soma Landholding Co. recorded under Document No. 9506474537, in the Official Records of Comal County, Texas, and the 2.339 acre tract described in the deed from Curtis L. Bruner's Wildgame, Inc. to Anna-Soma Landholding Co. recorded under Document No. 9506474538, in the Official Records of Comal County, Texas, in the Maria Ampora Survey No. 3, A-5, Comal County, Texas, and more particularly described by metes and bounds as follows: (All bearings are based on the east line of said 2.339 acre tract as related to the Texas State Plane Coordinate System, South Central Zone)

**BEGINNING** at Texas Department of Transportation Type I concrete monument found for the southeast corner of said 2.339 acre tract, common to the southwest corner of the 24.738 acre tract described in the deed from Stan Lammons to Cameron Lavigne and Michelle Lavigne recorded under Document No. 200206001886, in the Official Records of Comal County, Texas, and the southeast corner and **POINT OF BEGINNING** of the herein described easement, in the northeast right-of-way line of F.M.L. 32 (R.O.W. Varles), and common to a point on a curve to the right, having a central angle of  $01^{\circ} 17' 36''$ , a radius of 2814.93', and from which point the center of the circle of said curve bears North  $18^{\circ} 35' 59''$  East,

**THENCE** along said northeast right-of-way line, in a northwesterly direction, an arc distance of 63.54' to a  $3/8''$  iron rod found for the southwest corner of said 2.339 acre tract, common to the southwest corner of the herein described easement;

**THENCE** North  $00^{\circ} 01' 28''$  East - 1696.01', along the west line of said 2.339 acre tract, to a  $1/2''$  iron rod found for the northwest corner of said 2.339 acre tract, common to the southeast corner of the 40.000 acre tract described in the deed from Curtis L. Bruner's Wildgame, Inc. to Anna-Soma Landholding Co. recorded under Document No. 463440, in the Official Records of Comal County, Texas, the most southerly southwest corner of aforesaid 51.2689 acre tract, and an angle corner of the herein described easement;

**THENCE** North  $04^{\circ} 02' 24''$  West - 1499.62' partially along the east line of said 40.000 acre tract, common to the west line of said 51.2689 acre tract, to a  $1/2''$  iron rod set for the northwest corner of the herein described easement, in the north line of said 51.2689 acre tract, common to the south line of the 58.838 acre tract described in the deed from Curtis L. Bruner's Wildgame, Inc. to Roy W. Keenan, et ux recorded under Document No. 468220, in the Official Records of Comal County, Texas;

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POOR QUALITY

Page 2 - 4.404 Acre Access Easement

THENCE North 88° 45' 05" East - 60.02', along said common line, to a 1/2" iron rod set for the northeast corner of the herein described easement;

THENCE South 00° 02' 24" East - 1497.46', departing said common line across said 51.2689 acre tract, to a 3/8" iron rod found for the northeast corner of aforesaid 2.339 acre tract, common to the northwest corner of aforesaid 24.738 acre tract, and an angle corner of the herein described easement, in the south line of aforesaid 51.2689 acre tract;

THENCE South 00° 01' 28" West - 1710.43', along the east line of said 2.339 acre tract, common to the west line of said 24.738 acre tract to the POINT OF BEGINNING of the herein described easement and containing 4.404 acres of land.

Prepared by:  
Kolojato Surveying Company  
Job No. 1123-001-03-560



*[Signature]*  
Certification Date  
February 13, 2009

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO EASEMENT DEDICATION DOCUMENTS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.

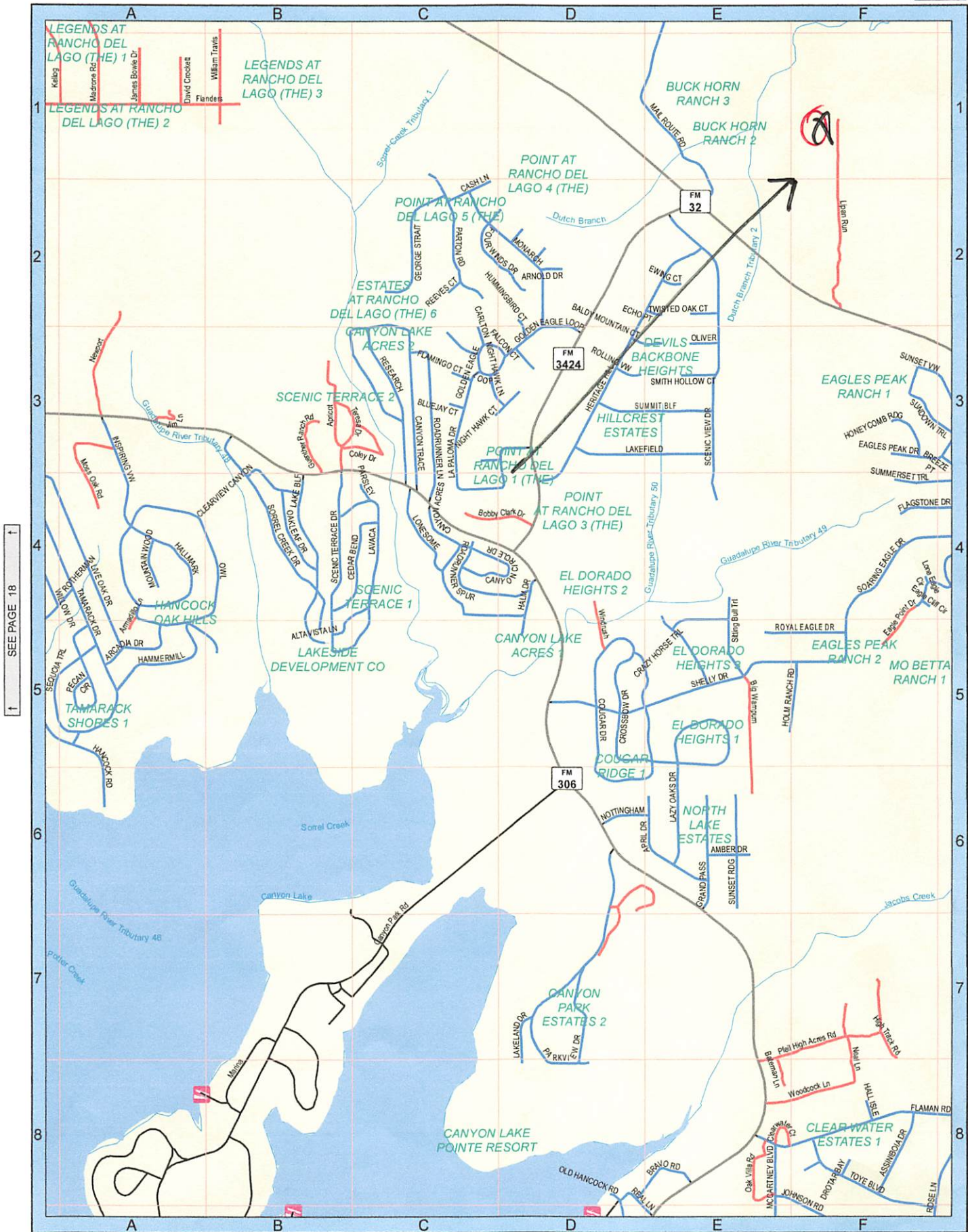
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Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
04/04/2018 09:43:58 AM  
JESSICA 5 Page(s)  
201806012715

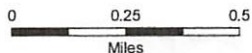
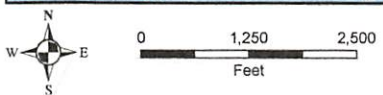


*Bobbie Koepf*





SEE PAGE 18



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

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

Printed: 12/19/2022 Insp ID #: 24032

Permit #: **113980**

**To: Ralf & Rebecca Cloud**  
**675 Lipan Run**  
**Fischer, TX 78623**

Main Phone: (281) 658-3396  
Work:  
Cell Phone:  
Alt Cell:

Agency: Comal County  
County: Comal County  
Mfg / Brand: - PRO-FLO  
Treatment Type: Aerobic  
Disposal: Surface Application

Sub: Maria Ampora

Customer ID: 5025  
Contract Dates: 8/26/2022 - 8/26/2025

Scheduled Date: 12/26/2022 Inspection 1 of 9  
Installed: 8/26/2022  
Warranty End: 8/26/2054  
GPS Coordinates: Latitude: 29.943881 Longitude: -98.200547

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 12/16/2022**

**Entered By: Ashley Spitzenberger**

**Method: Grab**

Copy emailed to Customer

Customer Emailed: 12/19/2022

**Technician: Not Assigned**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**Irrigation Pumps: Operational**

**For Tank 2: NA**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: .06**

**Electric Circuits: Operational**

**Tank Lid / Riser: Secured**

**Distribution System: Operational**

**Insp. Port / Plug: Secured**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

- Scum on pretreatment 0 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 12/19/2022.

Site: 675 Lipan Run, 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:10/10/2023

**Permit: 113980**

Site: 675 Lipan Run, Fischer, TX 78623

Main Phone: 2816583396

## Ralf & Rebecca Cloud

675 Lipan Run

Fischer, TX 78623

Agency: Comal County Environmental Health

County: Comal County

Subdivision: Maria Ampora

System Info: MFG: Brand: PRO-FLO

Customer ID: 6424

Treatment Type: Aerobic

Disposal Type: Surface Application

Insp ID: 34168

Installed: 8/26/2022

Warranty Expiration: 8/26/2054

Visit Details

**Visit Date: 10/9/2023**

Entered By: Nicole Loria

GPS Lat: 29.943881 GPS Long: -98.200547

Scheduled Date: 8/26/2023

Contract Starts: 8/26/2022

Customer Emailed: 10/10/2023

Entered On: 10/10/2023

Contract Ends: 8/26/2025

Visit Results

### Service Type: Scheduled Inspection

Count: Inspection 3 of 9

Method: Grab

License #

Expires

Technician: Andrew Bryan

MT0002561

8/31/2026

Provider: Luna Environmental, LLC

Service Completed

Aerators: Operational

Sludge Level Tank 1: 4

Filters: Operational

Sludge Level Tank 2: N/A

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: .1

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Drip/Sprayfield Veg: Operational

Alarm: Operational

PSI Pressure: 2.0

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. - Copy emailed to the customer on 10/10/2023.

**Luna Environmental**  
**4222 FM 482**  
**New Braunfels, TX 78132**

(830) 312-8776

sherrie@lunaenviromental.com

Printed:5/12/2023

Insp ID #:28241

Permit #: **113980**

**To: Ralf & Rebecca Cloud**  
**675 Lipan Run**  
**Fischer, TX 78623**

Main Phone: (281) 658-3396

Work:

Cell Phone:

Alt Cell:

Customer ID: 6424

Contract Dates: 8/26/2022 - 8/26/2025

Scheduled Date: 4/26/2023

Inspection 2 of 9

Installed: 8/26/2022

Warranty End: 8/26/2054

Site: 675 Lipan Run, Fischer, TX 78623

Agency: Comal County Environmental Health

County: Comal County

Sub: Maria Ampora

Mfg / Brand: - PRO-FLO

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.943881 Longitude: -98.200547

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Entered By: Julie**

**Visit Date: 5/11/2023**

**Method: Grab**

**Technician: Zack**

**Maint. Provider: Luna Environmental, LLC**

---

**Aerators:** Operational

**Filters:** Operational

**Irrigation Pumps:** Operational

**Disinfection Device:** Operational

**Chlorine Supply:** Operational

**Chlorine Residual:** 0.01

**Sludge Levels**

**For Tank 1:** 3

**For Tank 2:** NA

**Electric Circuits:** Operational

**Distribution System:** Operational

**Sprayfield Veg:** Operational

**Tank Lid / Riser:** Secured

**Insp. Port / Plug:** Secured

**Alarm:** Operational

**Comments**

**Service Completed**

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

Site: 675 Lipan Run, Fischer, TX 78623

Originally Entered On: 5/11/2023