



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 12/13/2023 Permit Number: 114672

Location Description: 1166 PRIMROSE PATH
CANYON LAKE, TX 78133

Subdivision: The Summit North, Phase 5
Unit: -
Lot: 347
Block: -
Acreage: 1.1000

Type of System: Aerobic
Surface Irrigation

Issued to: Villarreal Real Consteuction Services 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

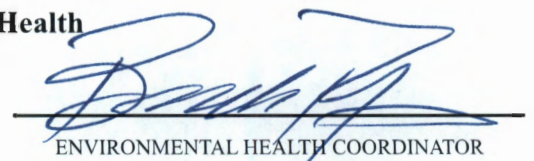
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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) | | | | |

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|-----|--|--------|---|-------|-----------|-----------|-----------|
| 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: 114672
Issued This Date: 06/17/2022
This permit is hereby given to: Villarreal Real Consteuction Services LLC

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

1166 PRIMROSE PATH
CANYON LAKE, TX 78133

Subdivision: The Summit North, Phase 5
Unit: -
Lot: 347
Block: -
Acreage: 1.1000

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

| |
|--------|
| 114672 |
|--------|

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.

Eg Vlp
Signature of Applicant

3-28-22
Date

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

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



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Date _____

Permit Number 114672

1. APPLICANT / AGENT INFORMATION

| | | | |
|------------------|--|------------------|---------------------------|
| Owner Name | <u>Villarreal Real Construction Services LLC</u> | Agent Name | <u>Doug Dowlearn R.S.</u> |
| Mailing Address | <u>24245 Wilderness Oaks Apt 2302</u> | Agent Address | <u>703 Oak Drive</u> |
| City, State, Zip | <u>San Antonio, TX 78258</u> | City, State, Zip | <u>Blanco, TX 78606</u> |
| Phone # | <u>832-250-6164</u> | Phone # | <u>210-240-2101</u> |
| Email | <u>hxvillarreal@gmail.com</u> | Email | <u>txseptic@gmail.com</u> |

2. LOCATION

Subdivision Name The Summit North, Phase 5 Unit _____ Lot 347 Block _____
Survey Name / Abstract Number _____ Acreage 1.1000
Address 1166 Primrose Path City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2109

☐ 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: \$ 450,000 (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]

Signature of Owner

3-28-22

Date

***** 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 _____

System Description _____

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

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

Gallons Per Day (As Per TCEQ Table III) _____

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

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

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

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

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

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

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

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

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

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

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

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

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

If yes, indicate the city: _____

By signing this application, I certify that:

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



Signature of Designer

Date

Page 2 of 2

1/c
COUNTY OF COMAL
STATE OF TEXAS



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AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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, give the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

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):

SUMMIT NORTH PHASE 5, LOT 347

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

VILLARREAL ENRIQUE

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

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

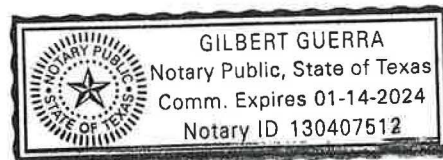
WITNESS BY HAND(S) ON THIS 31 DAY OF MAY, 2022

[Signature]
Owner(s) signature(s)

ENRIQUE VILLARREAL
(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 31 DAY OF MAY, 2022

[Signature]
Notary Public, State of Texas
Notary's Printed Name: GILBERT GUERRA
My Commission Expires: 1/14/24



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/01/2022 08:03:42 AM
CASHFOUR 1 Page(s)
202206025418



Bobbie Koepp

RECEIVED

By Brandon M. Olvera at 1:02 pm, Jun 19, 2023

GRUENE AEROBIC SERVICES 420 Bear Creek Dr. New
Braunfels, TX 78132
(830) 387-0550
grueneaerobicservices@gmail.com

1166 Primrose path
The Summit North
Phase 5 Lot #347

TWO YEAR SERVICE POLICY

#114672

Gruene Aerobic Services will operate and maintain the sewage treatment spray system located at PERMIT NUMBER
Henry Villarreal, for the period of Two (2) year
Beginning License to operate and ending 2 years After LTO

During this period, we will conduct visual inspections every **FOUR (4)** months. We will visually inspect the treatment plant, effluent quality, color, turbidity, odor, sludge and scum buildup. A mechanical visual inspection will include, aerator, irrigation pump, lines and fittings, alarm tests and electrical control conditions. We will also visually inspect the irrigation pump station, spray heads, pressure lines, other tanks, pumps, filters and appurtenances.

This agreement will not cover costs of service calls, labor, or materials which are due to "mis-use" or "abuse" of the system; failure to maintain electrical power to system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non biodegradable materials (i.e. baby wipes, plastic, feminine hygiene products), chemicals, solvents, grease, oil, paint, etc.; or any usage contrary to the requirements listed in the owner's manual or as advised by an authorized service representative. All testing and reporting is required by Comal County and State regulations. Copies of this contract and all reports will be submitted to the County. ** The system must be accessible at the time of the inspection between the hours of 8AM and 4PM, Monday thru Friday. There will be an extra charge for special appointments. ** Adding chlorine tablets is the responsibility of the owner/user. ** Response time for service calls will be within **TWO (2)** work days between the hours of 8AM-4PM Monday thru Friday.

Owner Signature and Date

Enr Villarreal 6-12-23

Maintenance Operator

Carl EuffMaintenance Operator's License No. MP0001745

Plant Make, Model and Serial No.

Solar Air 6000

Owner Contact Phone Number and Email

ENRIQUE VILLARREAL 832-250-6164 hxvillarreal@gmail.com

Advanced Aerobic Repair Services

487 Perryman St New Braunfels Texas 78130

John Weige 830-708-3000 phone/text

TCEQ License MP0002077

Aerobic Maintenance / Service Contract

Henry Villarreal
1166 Primrose Path

Name:

Address:

City/ST/ZIP:

Phone:

Canyon Lake, TX 78133

Start Date:

End Date:

County: Comal

Agency:

Manufacturer:

The cost of this service contract will be \$

...the contract will be terminated. Failure to make necessary repairs can also lead to termination of contract. Improperly functioning systems require Maintenance Provider report to proper authorities.

This contract will provide all required inspections; reporting and tracking of your Aerobic Treatment Unit (ATU). The contract will cover the following:

- Three (3) inspections per month (at least one on each month) including the following:
 - An effluent quality inspection including visual check for color and odor.
 - Adjustment and servicing of mechanical components that are out of order.
 - Periodic cleaning of filter in aeration system.
 - If any improper operation is observed which is not corrected by inspection, the owner/user will be notified of the condition. It is the responsibility of the user/owner to contact the maintenance provider to schedule repairs.
 - Complaints within the time is specified.

2. The owner/user is responsible for maintaining a chlorine residual of 1.0 mg/l in pump chambers AT ALL TIMES. The maintenance provider DOES NOT SUPPLY CHLORINE. Owner/User is responsible to maintain chlorine in chlorinator. (maintenance provider will assist if needed)

The owner is responsible for eradication of fire ants. The owner is also responsible to keep vegetation to a minimum around unit and spray heads. High vegetation or fire ants may negate the inspection. A separate contract is available for an additional fee.

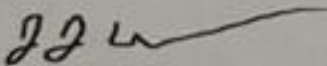
4. This contract DOES NOT COVER system/tank pumping

5. No repairs will be made with consent of the owner/user

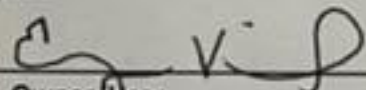
6. Maintenance provider or Authorized Agent is granted an easement/access to the system and enter property at reasonable times. Failure to access system will require re-inspection for an additional fee.

Important: This contract does not cover customer ordered service calls; labor or materials which are required due to misuse or abuse of the system; failure to maintain electrical power to the system; sprinklers that are broken, leaking, stopped up or otherwise malfunctioning; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non-biodegradable materials, solvents, grease, oil, paints ETC; or any usage contrary to the requirements listed in the systems owner's manual or by Authorized Service Representative.

Agreed and Accepted



Authorized Service Representative Date



Owner/User Date

A schedule of charges for labor; re-inspection fees; parts or additional service is available by calling the number above.



Comal County TX
Honorable Bobbie Koepp , Comal County Clerk
150 N. Seguin, Suite 1037
New Braunfels, TX 78130
(830) 221-1230

Receipt for Services

Cashier CASHFOUR

Batch # 845901

Customer Name ENRIQUE VILLARREAL

Date: 06/01/2022 Time: 08:03:42AM

| Date | Instrument No | Document Type | Transaction Type | GF Number | Pg/Amt |
|--------------------|-----------------|---------------|------------------|-----------|---------|
| 6/1/2022 8:03:42AM | 202206025418 | AFFIDAVIT | | | 1 |
| Total: | | | | | \$26.00 |
| Fee Total: | | | | | \$26.00 |
| CHECK | VILLERREAL 1047 | TK | | | 26.00 |
| Payment Total: | | | | | \$26.00 |

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 3/15/2022

Applicant Information:

Name: Villarreal Real Construction Services LLC

Address: 24245 Wilderness Oaks Apt 2302

City, State & Zip Code: San Antonio, TX 78258

Phone: 832-250-6164

Email: hxvillarreal@gmail.com

Site Evaluator Information:

Name: Douglas R. Dowlearn

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

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

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

Email: txseptic@gmail.com

Subdivision: The Summit North Phase 5 **Lot:** 347

Street/Road Address: 1166 Primrose Path

City : Canyon Lake **Zip:** 78133

Additional Info: Comal County

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone:

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

DESIGN SPECIFICATIONS

Application Rate (RA): 0.064

OSSF is designed for: 3 BR 2109 Sq. Ft.

240 gallons per day

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

3750 sq. ft. disposal area required

600 gallon/day aerobic tank required

Calculations: Absorption Area: $Q/RA = 240/0.064 = 3750$ Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

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

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

Signature:



License No. OS9902 – Exp. 6/30/2023

TDH: #2432 – Exp. 2/28/2023

D.A.D SERVICES, INC.
DOUG DOWLEARN
703 OAK DRIVE, BLANCO, TX 78606
Designed for:
Villarreal Enrique

The installation site is at lot 347 of The Summit North Phase 5 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 bedroom(2109 sf) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

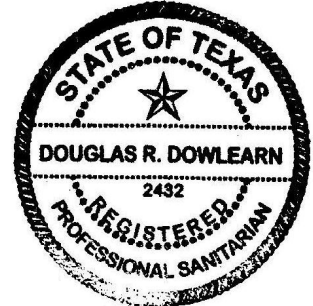
A 4" PVC pipe will discharge from the residence to a pre-treatment tank, which flows into a 600 gpd aerobic treatment plant. The aerobic tank effluent flows to a 768 gallon storage/pump tank containing a liquid chlorinator and a single 20 gpm submersible pump. Distribution is through 2 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying a radius of 35 feet at 40 psi. Each sprinkler will spray 180 degrees of arc. An audio and visual alarm monitoring both high water and aerator failure will be placed in a noticeable location.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 240 gpd
Application rate: 0.064
Application area required: $240/.064 = 3750$ ft. sq.
Application area utilized: 3848 sq. ft.
Pump tank reserve capacity: 80 gal minimum

SYSTEM COMPONENTS:

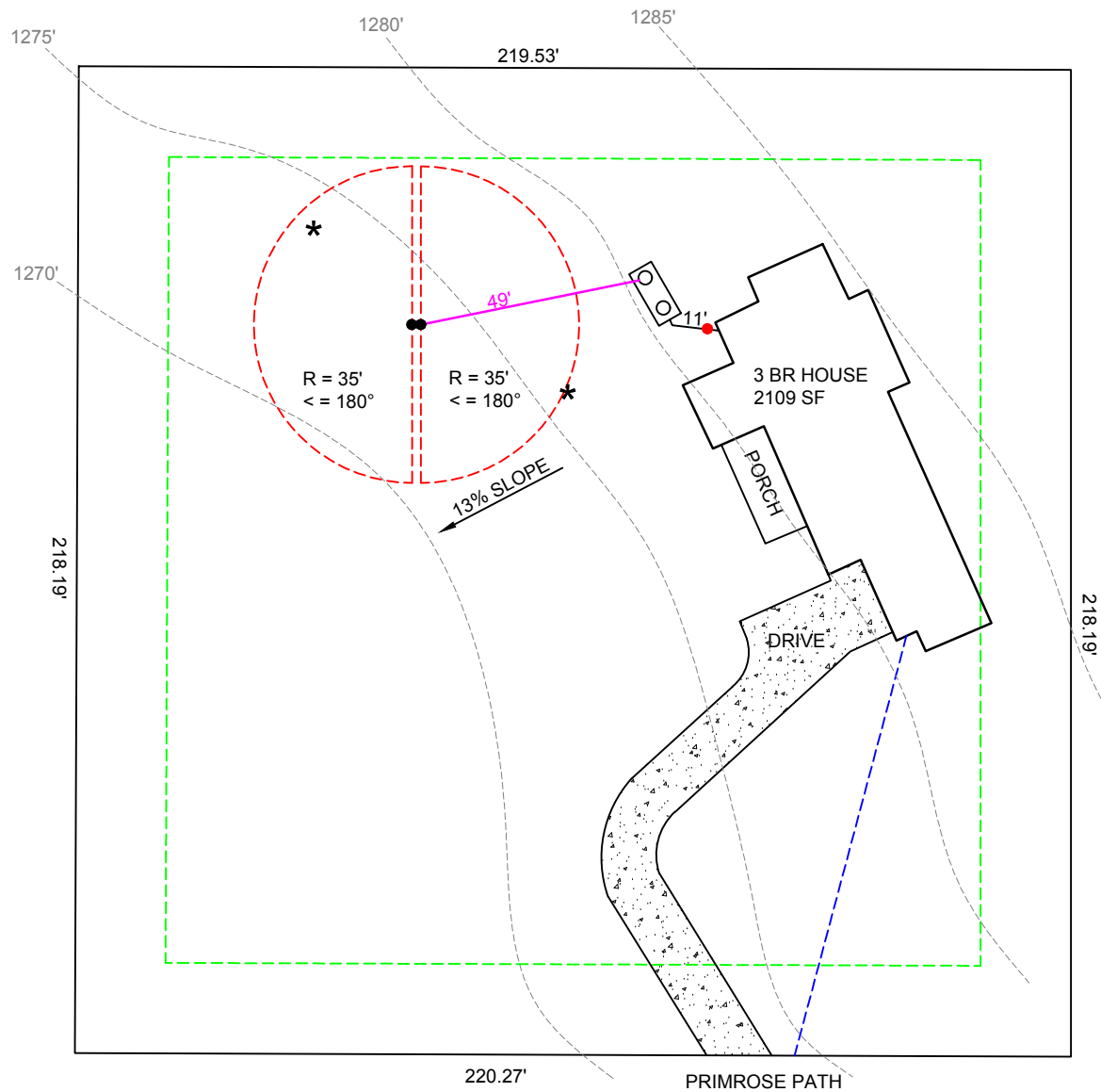
SCH 40 PVC sewer line
1" purple PVC supply line
600 gpd aerobic treatment plant with manual controls
Liquid chlorinator
Pre-treatment tank and 768 gallon pump tank
2 K-Rain Gear Driven pop-up sprinklers



Douglas R. Dowlearn

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.



VILLARREAL ENRIQUE
1166 PRIMROSE PATH
CANYON LAKE, TX 78133
THE SUMMIT NORTH, PHASE 5
LOT 347/ACRES 1.1
COMAL COUNTY



SCALE 1" = 40'



Douglas R. Dowlearn

KEY

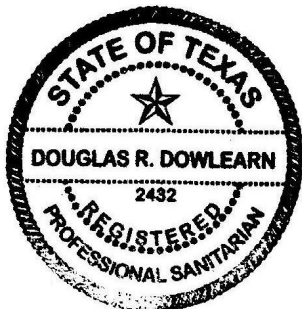
| | |
|--|----------------------------------|
| ● | - 2 WAY CLEANOUT |
| --- | - 20' OSSF SPRAY SETBACK |
| --- | - 1" SCH 40 PVC PURPLE PIPE |
| --- | - PROPOSED WATER LINE |
| * | - TEST HOLE |
| | - 600 GPD AEROBIC TREATMENT UNIT |

NOTES:

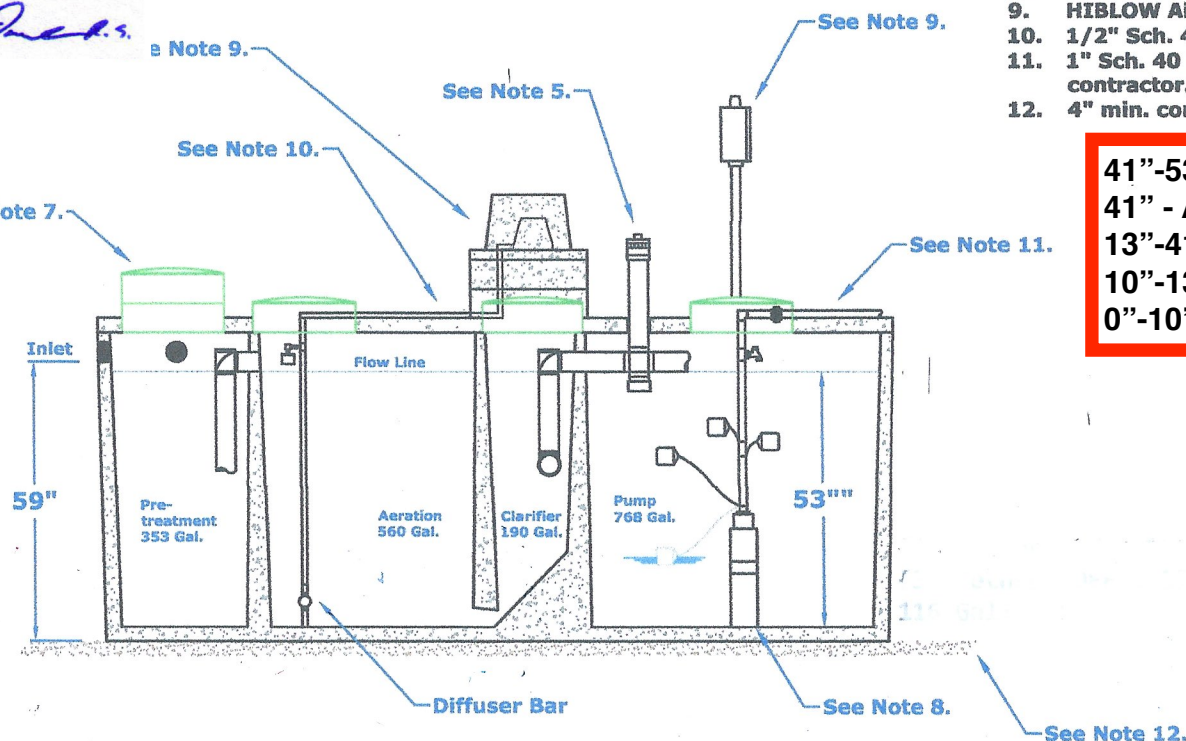
- 1" SCH 40 PURPLE PIPE TO ALL SPRAY HEADS.
- 3" OR 4" SCH 40 PVC PIPE FROM STRUCTURE TO TANK.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- TOTAL SPRAY AREA = 3848 SF.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.

Assembly Details

OSSF



14.49 Gallons per inch



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor

41"-53" - Reserve - 174 Gal
 41" - Alarm
 13"-41" - Working Level - 405 Gal
 10"-13" - On/Off Tether - 44 Gal
 0"-10" - Sump - 145 Gal

DIMENSIONS:

Outside Height: 67"
 Outside Width: 63"
 Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
 Length: 176"

**NuWater B-550 (600 GPD)
 Aerobic Treatment Plant (Assembled)**

Model: B-550-PC-400PT

March, 2012 - Rev 1
 By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage
 Wastewater Solutions Inc.

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

Independence Title/GF# 2216854 SBSA/ *[Signature]*

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: April 20th, 2022

GRANTOR: ENRIQUE VILLARREAL

GRANTOR'S MAILING ADDRESS:

EV 24245 Apt 2302
~~284 Champions Ridge~~
~~Spring Branch, Texas 78070~~ Wilderness Oak
San Antonio TX. 78258

GRANTEE: VILLARREAL REAL CONSTRUCTION SERVICES LLC

GRANTEE'S MAILING ADDRESS:

EV 24245 Apt 2302
~~284 Champions Ridge~~
~~Spring Branch, Texas 78070~~ Wilderness Oak
San Antonio TX. 78258

CONSIDERATION:

CASH and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either express or implied.

PROPERTY (including any improvements):

LOT 347, THE SUMMIT NORTH, PHASE 5, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 14, PAGES 96-101, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

RESERVATIONS FROM CONVEYANCE: NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY: THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO:

Any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described Property, but only to the extent they are still in effect, whether or not shown of record in the herein above mentioned County and State, and to all mineral leases, outstanding mineral interest, zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any,

but only to the extent that they are still in effect, relating to the herein above described Property; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

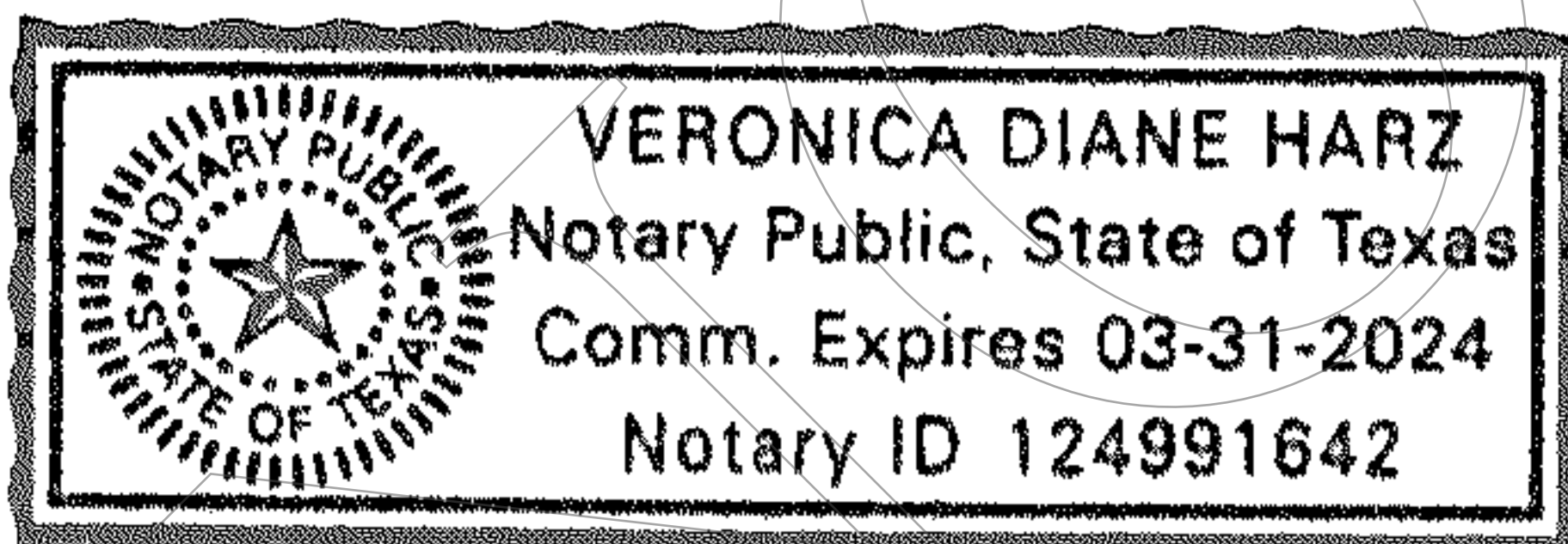
Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs,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


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


ENRIQUE VILLARREAL

STATE OF TEXAS)
COUNTY OF Blanco)

This instrument was acknowledged before me on the 20th day of April, 2022 by ENRIQUE VILLARREAL.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Villarreal Real Construction Services LLC
~~284 Champions Ridge~~ EV 24245 Apt 2302
~~Spring Branch, Texas 78606~~ Wilderness Oak
San Antonio TX 78258

PREPARED IN THE LAW OFFICE OF:

Dean C. Myane
P. O. Box 787
Blanco, Texas 78606

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