



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **08/26/2022** Permit Number: **114872**

Location Description: **1114 BRADS FLIGHT
CANYON LAKE, TX 78133**

Subdivision: **The Enclave at Canyon Lake**
Unit: **1**
Lot: **32**
Block: **n/a**
Acreage: **1.0000**

Type of System: **Aerobic
Surface Irrigation**

Issued to: **Michael & Allyson Patronella**

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


ENVIRONMENTAL HEALTH COORDINATOR

OS0032485

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: 114872
Issued This Date: 07/15/2022
This permit is hereby given to: Michael & Allyson Patronella

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

1114 BRADS FLIGHT
CANYON LAKE, TX 78133

Subdivision: The Enclave at Canyon Lake
Unit: 1
Lot: 32
Block: n/a
Acreage: 1.0000

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.

COUNTY OF COMAL

COUNTY ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Items	Date Received
	Initials

114872
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
- 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.

[Handwritten Signature]

Signature of Applicant

07/11/22

Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

Renewal for Permit 112919



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 114872

1. APPLICANT / AGENT INFORMATION

Owner Name	<u>MICHAEL B. PATRONELLA & ALLYSON T. PATRONELLA</u>	Agent Name	<u>GREG JOHNSON, P.E.</u>
Mailing Address	<u>c/o 23011 FM 306</u>	Agent Address	<u>170 HOLLOW OAK</u>
City, State, Zip	<u>CANYON LAKE TEXAS 78133</u>	City, State, Zip	<u>NEW BRAUNFELS TEXAS 78132</u>
Phone #	<u>830-935-4936</u>	Phone #	<u>830-905-2778</u>
Email	<u>katelyn@psseptics.com</u>	Email	<u>gregjohnsonpe@yahoo.com</u>

2. LOCATION

Subdivision Name THE ENCLAVE AT CANYON LAKE Unit 1 Lot 32 Block _____
 Survey Name / Abstract Number _____ Acreage _____
 Address 1114 BRADS FLIGHT 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 7
 Indicate Sq Ft of Living Area 6298

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: \$ 1,000,000 (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 Rainwater Collection

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.

Michael B. Patronella _____ 07/11/22 _____
 Signature of Owner 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 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 M1000 & 1000 PUMP TANK Absorption/Application Area (Sq Ft) 8482

Gallons Per Day (As Per TCEQ Table III) 480

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

Is the property located over the Edwards Recharge Zone? [] Yes [X] No

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

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

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

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

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

Is the property located over the Edwards Contributing Zone? [X] Yes [] No

Is there an existing TCEQ approval CZP for the property? [X] 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 [X] No

If yes, indicate the city:



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer (Handwritten signature)

Date June 30, 2021

AFFIDAVIT

**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

1 UNIT/PHASE/SECTION _____ BLOCK 32 LOT _____ THE ENCLAVE AT CANYON LAKE SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): MICHAEL B. PATRONELLA & ALLYSON T. PATRONELLA

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 1st DAY OF July, 2021

Michael B. Patronella

Michael B. Patronella

A. Patronella MD

ALLYSON T. PATRONELLA

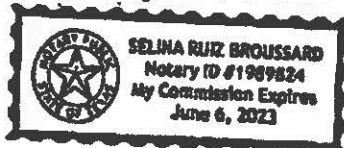
Owner(s) signature(s)

Owner (s) Printed name (s)

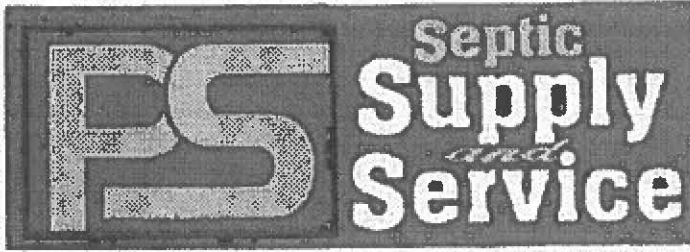
Michael B. + Allyson T. Patronella SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1st DAY OF

Selina Ruiz Broussard
Notary Public Signature

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
07/12/2021 08:51:34 AM
TERRI 1 Pages(s)
202106036934







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

MP#0001708
CHRISTOPHER RYAN SEIDENSTICKER

PROPERTY LEGAL DESCRIPTION:

ENCLAVE AT CANYON LAKE (THE) 1, LOT 32

Customer: MICHAEL B. PATRONELLA & ALLYSON T. PATRONELLA

Site Address: 1114 BRADS FLIGHT

City/State: CANYON LAKE, TEXAS **Zip:** 78133

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 MICHAEL B. PATRONELLA & ALLYSON T. PATRONELLA (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: Michael B Patronella
A Patronella MO
Contractor: PS

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

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

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

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

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

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

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

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

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

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

Client:

Michael B. Petrucci
A. J. Patrone

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:

Verbal B Patrone
A. Patrone

Contractor:

CRS

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

June 30, 2021

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760


RE- SEPTIC DESIGN
1114 BRADS FLIGHT
THE ENCLAVE AT CANYON LAKE, UNIT 1, LOT 32
CANYON LAKE, TX 78133
PATRONELLA RESIDENCE

Ms. Brenda Ritzen/Allyse Gros,

The referenced property is located within the Edwards Aquifer Contributing Zone. This OSSF design will comply with requirements in the CZP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 06/30/2021

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



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

Date Soil Survey Performed: June 29, 2021

Site Location: The ENCLAVE at CANYON LAKE, UNIT 1, LOT 32

Proposed Excavation Depth: N/A

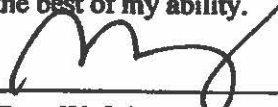
Requirements:

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

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 10"	BROWN
1						
2						
3						
4						
5						

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

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

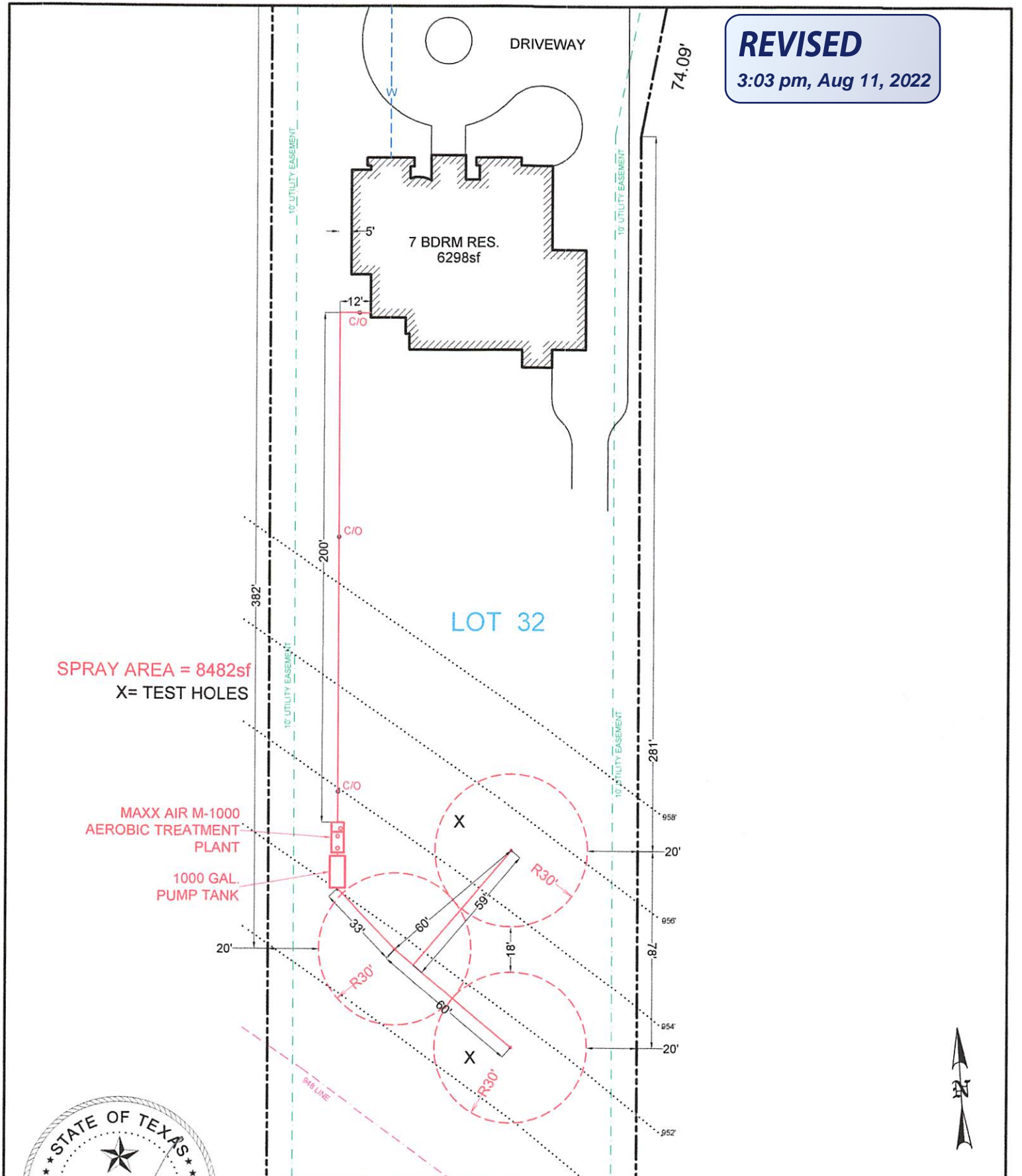


 Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

06/29/2021

 Date

REVISED
3:03 pm, Aug 11, 2022

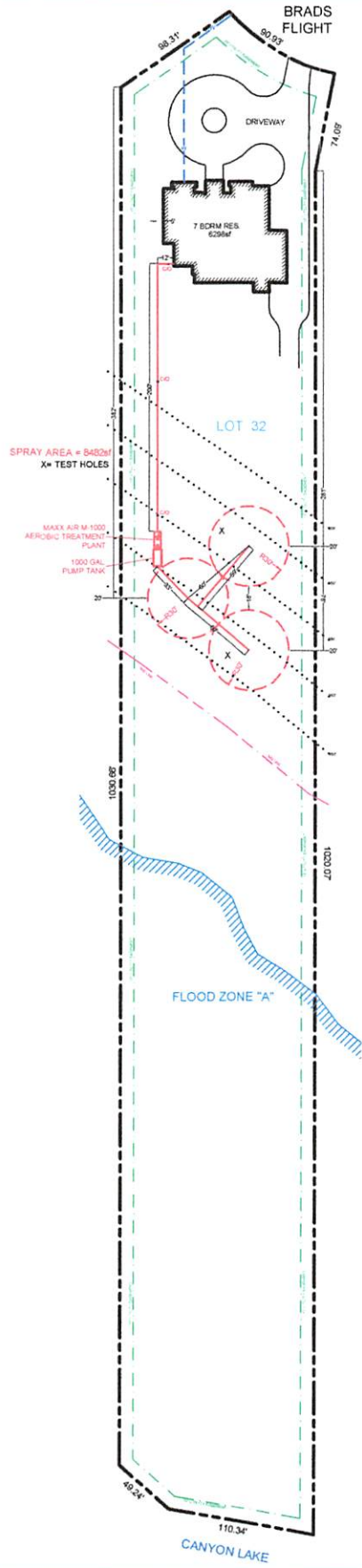


OWNER: MICHAEL B. & ALLYSON T. PATRONELLA		DRAWN BY: EJS III	
STREET ADDRESS: 1114 BRADS FLIGHT			
LEGAL DESC: The ENCLAVE at CANYON LAKE	UNIT/SECTION/PHASE: 1	BLOCK:	LOT: 32
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 6/30/2021	2nd REVISION: 7/25/2022



112919

REVISED
3:03 pm, Aug 11, 2022

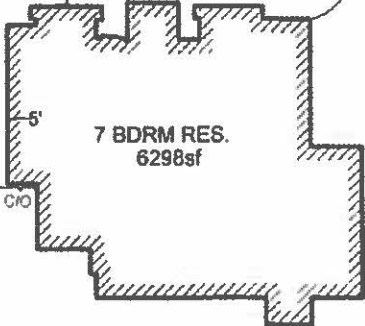


OWNER: MICHAEL B. & ALLYSON T. PATRONELLA		DRAWN BY: EJS III	
STREET ADDRESS: 1114 BRADS FLIGHT			
LEGAL DESC: The ENCLAVE at CANYON LAKE	UNIT/SECTION/PHASE: 1	BLOCK: 1	LOT: 32
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 6/30/2021	2nd REVISION: 7/25/2022

REVISED
 12:38 pm, Mar 03, 2022

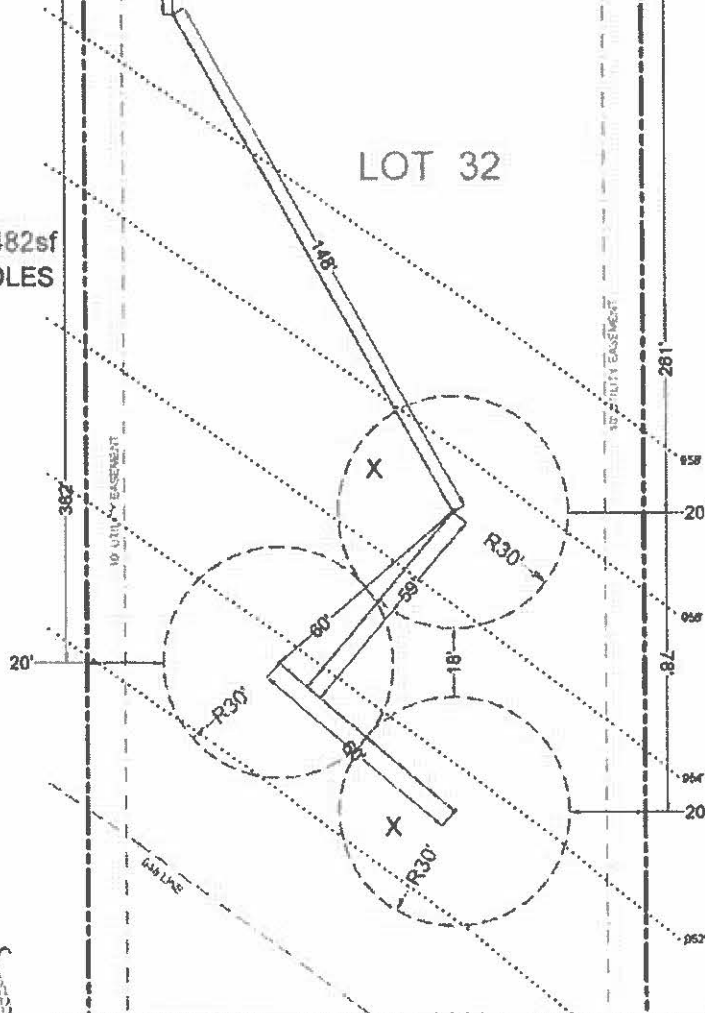
VOID

1000 GAL PUMP TANK
 MAXX AIR M-1000 AEROBIC TREATMENT PLANT



LOT 32

SPRAY AREA = 8482sf
 X= TEST HOLES

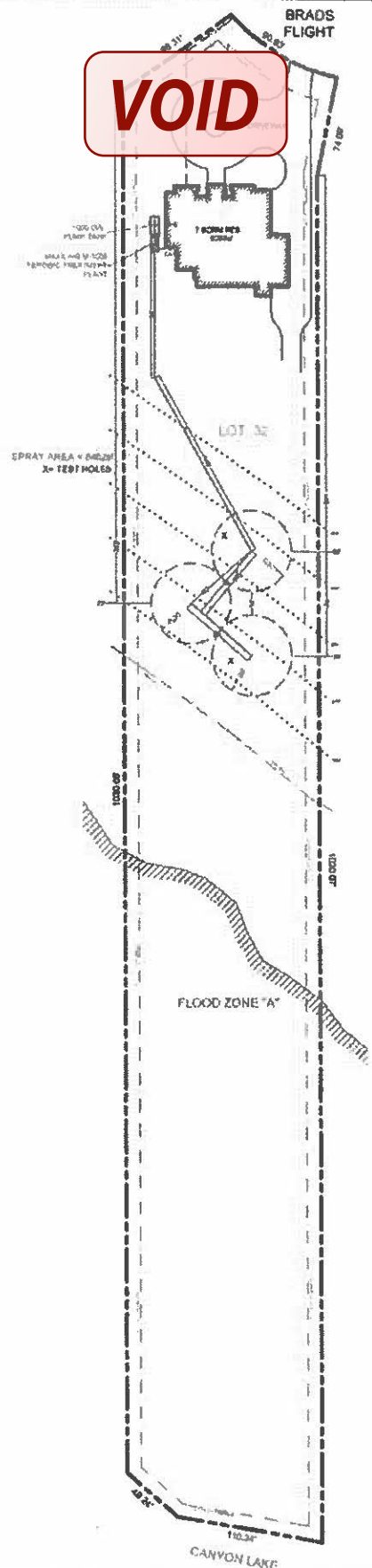


OWNER: MICHAEL B. & ALLYSON T. PATRONELLA		DRAWN BY: EJS III	
STREET ADDRESS: 1114 BRADS FLIGHT			
LEGAL DESC: The ENCLAVE at CANYON LAKE	UNIT/SECTION/PHASE: 1	BLOCK:	LOT: 32
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 6/30/2021	REVISED: 3/3/2022

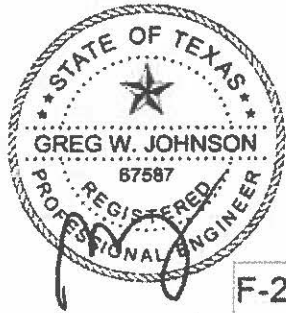
#112919

REVISED
12:38 pm, Mar 03, 2022

VOID



OWNER: MICHAEL B. & ALLYSON T. PATRONELLA		DRAWN BY: EJS III	
STREET ADDRESS: 1114 BRADS FLIGHT			
LEGAL DESC: The ENCLAVE at CANYON LAKE	UNIT/SECTION/PHASE: 1	BLOCK:	LOT: 32
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 6/30/2021	REVISED: 3/3/2022



F-2585

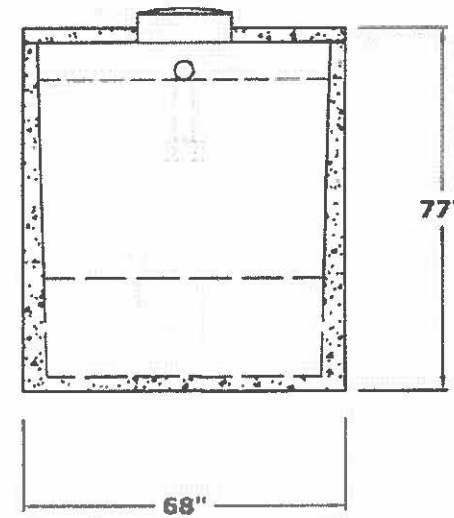
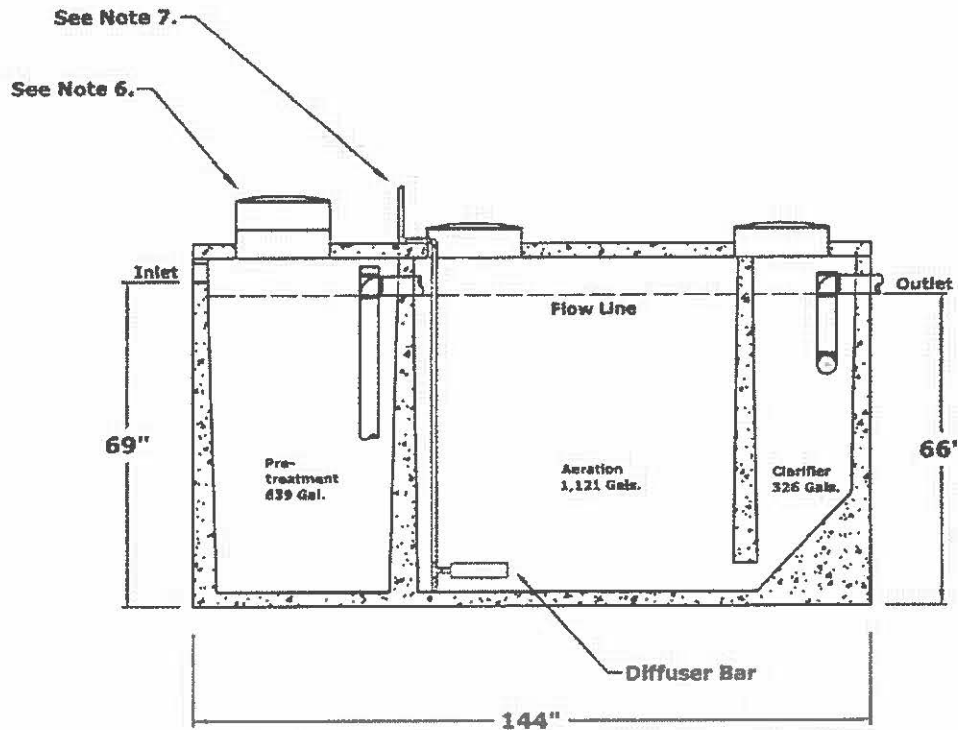
06/30/2021

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,600 lbs.
4. Treatment capacity is 1,000 GPD.
5. BOD Loading = 3.00 lbs. per day.
6. 20" Ø access riser w/ lid (Typical 3). Optional extension risers available.
7. Sch. 40 PVC Air Line to Maxx Air M-1000 Air Compressor (Max. 50 Lft from Plant).

MINIMUM EXCAVATION DIMENSIONS:

Width: 80"
Length: 156"



**MAXX AIR M-1000
Aerobic Treatment Plant (Assembled)**

Model: M-1000

NOV, 2015
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-M1000-2



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

TANK NOTES:

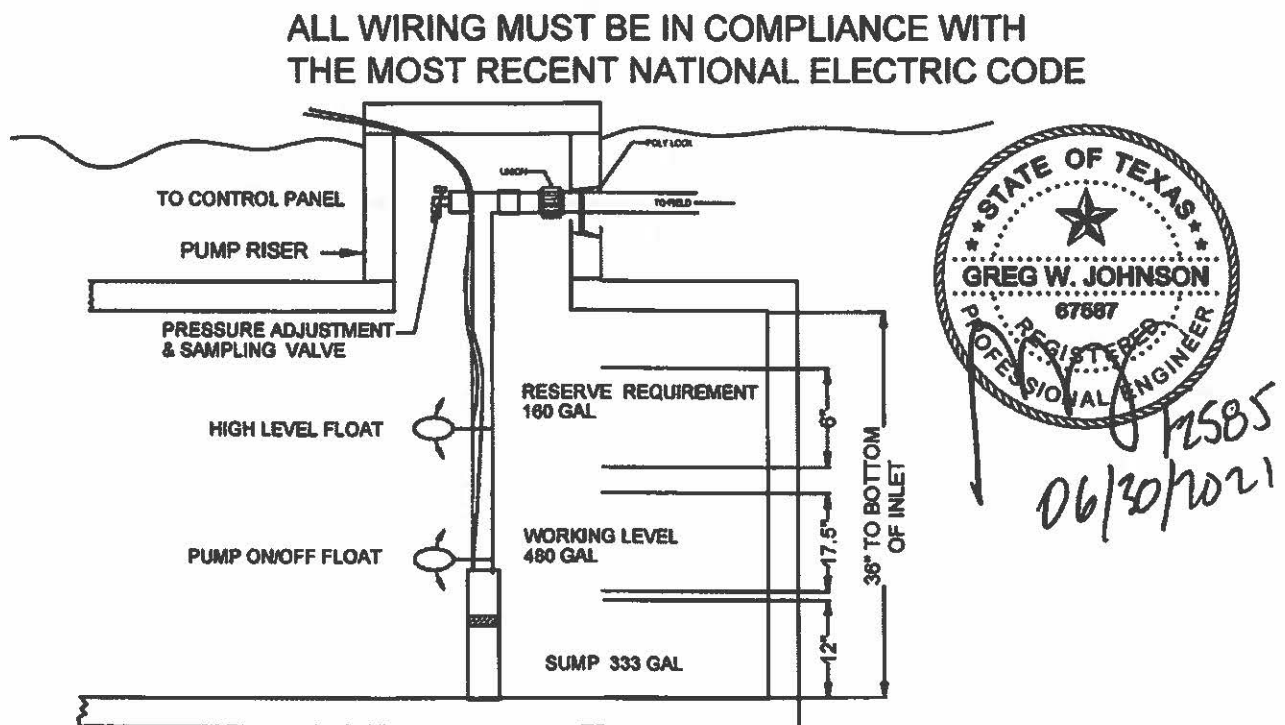
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

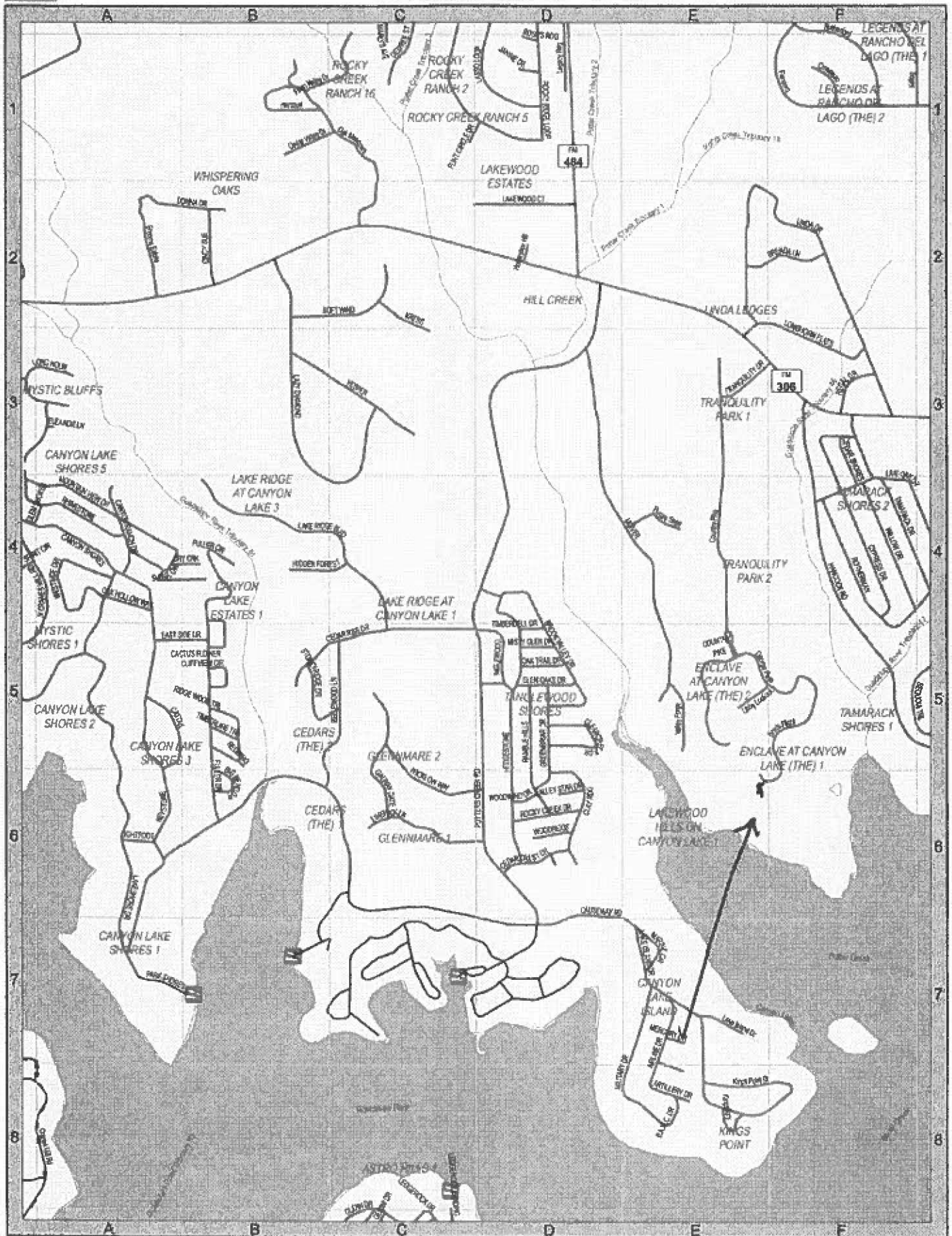
A two way sanitary tee is required between residence and tank.

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

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



TYPICAL PUMP TANK CONFIGURATION
1000 GAL TANKS



SEE PAGE 19



0 1,250 2,600
Feet

0 0.25 0.5
Miles

85-13008529
13

ATC...
10/11/2007

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

SPECIAL WARRANTY DEED

Date: September 21, 2007
Grantor: THE ENCLAVE AT CANYON LAKE, LTD., A Texas Limited Partnership



Grantor's Mailing Address (including county):
24165 IH-10 West, Suite 217-640
San Antonio, Bexar County, Texas 78257

Grantee: Michael B. Patronella and Allyson T. Patronella, husband and wife

Grantee's Mailing Address (including county):
7 Woodsborough Circle
Houston, Harris County, Texas 77055

Consideration:
Ten and No/100 Dollars (\$10.00) and a Note of even date that is in the principal amount of \$245,000.00, bears interest as therein provided, and is executed by Grantee, payable to the order of SAN ANTONIO FEDERAL CREDIT UNION. The note is secured by a Vendor's Lien retained in favor of SAN ANTONIO FEDERAL CREDIT UNION, in this Deed and by a Deed of Trust of even date from Grantee to Charles A. Smith, Trustee.

Property (including any improvements):
Lot 32, The Enclave at Canyon Lake, Unit 1, Comal County, Texas, according to plat thereof filed for record April 7, 2006, under County Clerk File No. 200606014077, Map and Plat Records of Comal County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
All effective and enforceable restrictions, reservations, conditions, covenants, easements, and all other matters affecting title of record in the Official Public Records of Real Property of Comal County, Texas.

EXCEPT FOR THE WARRANTY OF TITLE, IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY. GRANTEE AND GRANTEE'S AGENTS, CONTRACTORS, ENGINEERS, INSPECTORS AND EMPLOYEES HAVE BEEN GIVEN SUFFICIENT OPPORTUNITIES TO FULLY INSPECT THE PROPERTY. GRANTEE HEREBY AGREES THAT THE PROPERTY IS BEING SOLD BY GRANTOR TO GRANTEE "AS IS," "WHERE IS," "WITH ALL FAULTS" AND WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES AS TO THE MERCHANTABILITY, CONDITION, FITNESS OR

HABITABILITY THEREOF, AS TO USE FOR A PARTICULAR PURPOSE, COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS, OR AS TO THE PRESENCE OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS OR ENDANGERED SPECIES. GRANTEE AGREES TO RELY SOLELY AND EXCLUSIVELY UPON GRANTEE'S OWN INSPECTION AND INVESTIGATION OF THE PROPERTY. GRANTEE ACKNOWLEDGES THAT TO THE EXTENT THAT GRANTOR MAY HAVE PROVIDED ANY INFORMATION REGARDING THE PROPERTY, SUCH INFORMATION IS NEITHER WARRANTED NOR REPRESENTED BY GRANTOR AS BEING ACCURATE OR EXHAUSTIVE INFORMATION REGARDING THE PROPERTY. GRANTEE AND GRANTOR AGREE THAT A MATERIAL FACTOR IN DETERMINING THE PURCHASE PRICE OF THE PROPERTY WAS GRANTEE'S AGREEMENT TO PURCHASE THE PROPERTY WITHOUT ANY REPRESENTATIONS, WARRANTIES OR GUARANTEES.

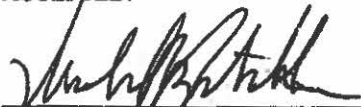
Current taxes have been prorated and shall be assumed by Grantee.

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

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were exchanged correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

SAN ANTONIO FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of SAN ANTONIO FEDERAL CREDIT UNION, and are transferred to that party without recourse on Grantor.

ACCEPTED:


MICHAEL B. PATRONELLA


ALLYSON T. PATRONELLA

THE ENCLAVE AT CANYON LAKE LTD.,
a Texas limited partnership

By: J. B. LONG INVESTMENTS, LLC
a Texas limited liability company
General Partner

By: _____
Johnnie R. Long,
Chairman of Managers

HABITABILITY THEREOF, AS TO USE FOR A PARTICULAR PURPOSE, COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS, OR AS TO THE PRESENCE OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS OR ENDANGERED SPECIES. GRANTEE AGREES TO RELY SOLELY AND EXCLUSIVELY UPON GRANTEE'S OWN INSPECTION AND INVESTIGATION OF THE PROPERTY. GRANTEE ACKNOWLEDGES THAT TO THE EXTENT THAT GRANTOR MAY HAVE PROVIDED ANY INFORMATION REGARDING THE PROPERTY, SUCH INFORMATION IS NEITHER WARRANTED NOR REPRESENTED BY GRANTOR AS BEING ACCURATE OR EXHAUSTIVE INFORMATION REGARDING THE PROPERTY. GRANTEE AND GRANTOR AGREE THAT A MATERIAL FACTOR IN DETERMINING THE PURCHASE PRICE OF THE PROPERTY WAS GRANTEE'S AGREEMENT TO PURCHASE THE PROPERTY WITHOUT ANY REPRESENTATIONS, WARRANTIES OR GUARANTEES.

Current taxes have been prorated and shall be assumed by Grantee.

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

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were exchanged correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

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ACCEPTED:

MICHAEL B. PATRONELLA

ALLYSON T. PATRONELLA

THE ENCLAVE AT CANYON LAKE LTD.,
a Texas limited partnership

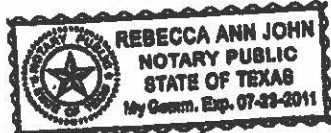
By: J. B. LONG INVESTMENTS, LLC
a Texas limited liability company
General Partner

By: 

John R. Long,
Chairman of Managers

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on the 21 day of September, 2007, by Johnnie R. Long, Chairman of J.B. LONG INVESTMENTS, LLC, a Texas limited liability company, General Partner of THE ENCLAVE AT CANYON LAKE, LTD., a Texas limited partnership, on behalf of said partnership.



Rebecca Ann John
Notary Public, State of Texas

~~STATE OF TEXAS §
 §
COUNTY OF HARRIS §~~

~~This instrument was acknowledged before me on the _____ day of September, 2007 by MICHAEL B. PATRONELLA.~~

~~_____
NOTARY PUBLIC, STATE OF TEXAS~~

~~STATE OF TEXAS §
 §
COUNTY OF HARRIS §~~

~~This instrument was acknowledged before me on the _____ day of September, 2007 by ALLYSON T. PATRONELLA.~~

~~_____
NOTARY PUBLIC, STATE OF TEXAS~~

PREPARED IN THE LAW OFFICES OF:

JOHNSON, CHRISTOPHER,
JAVORE & COCHRAN, INC.
5802 N.W. Expressway
San Antonio, Texas 78201

RETURN TO:

Michael and Allyson Patronella
7 Woodsbrough Circle
Houston, Texas 77055

STATE OF TEXAS
COUNTY OF COMAL

This instrument was acknowledged before me on the ___ day of September, 2007, by Jennie R. Long, Chairman of J.B. LONG INVESTMENTS, LLC, a Texas limited liability company, General Partner of THE ENCLAVE AT CANYON LAKE, LTD., a Texas limited partnership, on behalf of said partnership.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HARRIS

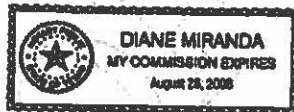
This instrument was acknowledged before me on the 21st day of September, 2007 by MICHAEL B. PATRONELLA.



Diane Miranda
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 21st day of September, 2007 by ALLYSON T. PATRONELLA.



Diane Miranda
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICES OF:

JOHNSON, CHRISTOPHER,
JAVORE & COCHRAN, INC.
5802 N.W. Expressway
San Antonio, Texas 78201

RETURN TO:

Michael and Allyson Patronella
7 Woodborough Circle
Houston, Texas 77055



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

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

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
10/11/2007 01:03:45 PM
\$28.00 CASH/100
200706041216



Joy Streater

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 #: 24029

Permit #: **114872**

To: Michael & Allyson Patronella
1114 Brads Flight
Canyon Lake, TX 78133

Main Phone:
Work:
Cell Phone:
Alt Cell:

Customer ID: 5021

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

Scheduled Date: 12/26/2022 Inspection 1 of 9

Installed: 8/26/2022

Warranty End: 8/26/2025

Agency: Comal County

County: Comal County

Mfg / Brand: - MAXX AIR

Sub: The Enclave at Canyon Lake

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.912987 Longitude: -98.251152

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Ashley Spitzenberger

Visit Date: 12/16/2022

Method: Grab

Technician: Not Assigned

Maint. Provider: Ryan Seidensticker

Sludge Levels

For Tank 1: NA

For Tank 2: NA

For Tank 3: NA

For Tank 4: NA

Chlorine Residual: NA

Comments

- No power to System-House under construction - Inspection Port Plug was noted as N/A prior to leaving.

Service Completed

Site: 1114 Brads Flight, Canyon Lake, TX 78133

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:9/2/2023

Permit: 114872

Site: 1114 Brads Flight, Canyon Lake, TX 78133

Main Phone: 2814501481

Michael & Allyson Patronella

1114 Brads Flight

Canyon Lake, TX 78133

Agency: Comal County

County: Comal County

Subdivision: The Enclave at Canyon Lake

System Info: MFG: Brand: MAXX AIR Customer ID: 6420
Treatment Type: Aerobic Disposal Type: Surface Application Insp ID: 32209
Installed: 8/26/2022 Warranty Expiration: 8/26/2025
Visit Details <----->
Visit Date: 8/30/2023 Entered By: Nicole Loria GPS Lat: 29.912987 GPS Long: -98.251152
Scheduled Date: 8/26/2023 Contract Starts: 8/26/2022 Customer Emailed: 9/2/2023
Entered On: 9/2/2023 Contract Ends: 8/26/2025

Visit Results

Service Type: Scheduled Inspection
Count: Inspection 3 of 9

Method: <u>Grab</u>	License #	Expires
Technician: <u>Andrew Bryan</u>	<u>MT0002561</u>	<u>8/31/2026</u>
Provider: <u>Luna Environmental, LLC</u>		

Service Completed

Aerators: <u>Operational</u>	Sludge Level Tank 1: <u>2</u>
Filters: <u>Operational</u>	Sludge Level Tank 2: <u>N/A</u>
Irrigation Pumps: <u>Operational</u>	
Disinfection Device: <u>Operational</u>	
Chlorine Supply: <u>Operational</u>	
Chlorine Residual: <u>.1</u>	

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

Alarm: <u>Operational</u>	PSI Pressure: <u>2.4</u>
---------------------------	---------------------------------

Comments

- Scum on pretreatment 0 - Reset Timer - Please add bleach to system-only regular bleach not gel or splashless - 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 9/2/2023.

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

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

Printed:4/28/2023 Insp ID #:27943

Permit #: **114872**

To: Michael & Allyson Patronella
1114 Brads Flight
Canyon Lake, TX 78133

Main Phone:
Work:
Cell Phone:
Alt Cell:

Customer ID: 5021

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

Scheduled Date: 4/26/2023

Inspection 2 of 9

Installed: 8/26/2022

Warranty End: 8/26/2025

Agency: Comal County

County: Comal County

Mfg / Brand: - MAXX AIR

Sub: The Enclave at Canyon Lake

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.912987 Longitude: -98.251152

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"
Entered By: Julie Feibelman

Visit Date: 4/27/2023

Method: Grab

Technician: Fabian Young

Maint. Provider: Ryan Seidensticker

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: na

Sludge Levels

For Tank 1: na

For Tank 2: na

For Tank 3: na

For Tank 4: na

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Scum on pretreatment- na - No power to System-House under construction - Inspection Port Plug was noted as N/A prior to leaving.

Site: 1114 Brads Flight, Canyon Lake, TX 78133

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

License Info: MP0001708 Expires: