



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: 03/27/2025 Permit Number: 115712

Location Description: 521 PRIMROSE PATH  
CANYON LAKE, TX 78133

Subdivision: The Summit North, Phase 5  
Unit: -  
Lot: 65  
Block: -  
Acreage: 0.5200

Type of System: Aerobic  
Surface Irrigation

Issued to: ATR Financial Interests 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

OS0036769

  
ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

# Comal County Environmental Health

## OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Permit#:

Address:

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E) 285.91(2) 285.32(b)(1) (F) 285.32(b)(1)(E) (iii) 285.32(b)(1)(E)(ii) (II) 285.32(b)(1)(E)(ii) (I) 285.32(b)(1)(E) (i) 285.32(b)(1) (D) 285.32(b)(1)(C) (ii) 285.32(b)(1)(C) (i) 285.32(b)(1) (B) 285.32(b)(1) (A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				



**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



# COMAL COUNTY

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## ENGINEER'S OFFICE

### **Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued**

Permit Number: 115712  
Issued This Date: 01/30/2023  
This permit is hereby given to: ATR Financial Interests LLC

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

521 PRIMROSE PATH  
CANYON LAKE, TX 78133

Subdivision: The Summit North, Phase 5  
Unit: -  
Lot: 65  
Block: -  
Acreage: 0.5200

#### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

RECEIVED

By Kathy Griffin at 2:49 pm, Jan 18, 2023



## COMAL COUNTY

ENGINEER'S OFFICE

## OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		115712
Date Received	Initials	Permit Number

### Instructions:

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

### OSSF Permit

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

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

Signature of Applicant

10/25/2022

Date

\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION

\_\_\_ (Missing Items Circled, Application Refused)

RECEIVED

By Kathy Griffin at 2:48 pm, Jan 18, 2023



COMAL COUNTY  
ENGINEER'S OFFICE

## ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
[WWW.CCEO.ORG](http://WWW.CCEO.ORG)

Date 1.18.2023

Permit Number 115712

### 1. APPLICANT / AGENT INFORMATION

Owner Name ATR Financial Interests, LLC  
Mailing Address 17803 La Cantera Terrace Apt 6403  
City, State, Zip San Antonio, TX 78256  
Phone # \_\_\_\_\_  
Email \_\_\_\_\_

Agent Name Doug Dowlearn R.S.  
Agent Address 703 Oak Drive  
City, State, Zip Blanco, TX 78606  
Phone # 210-240-2101  
Email txseptic@gmail.com

### 2. LOCATION

Subdivision Name The Summit North, Phase 5 Unit \_\_\_\_\_ Lot 65 Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage .5200  
Address 521 Primrose Path City Canyon Lake State TX Zip 78133

### 3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2250

☐ 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: \$ \$240,000 (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.

OR

Signature of Owner

Date

10/25/2022

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

Planning Materials & Site Evaluation as Required Completed By \_\_\_\_\_

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





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**COUNTY OF COMAL  
STATE OF TEXAS**

**AFFIDAVIT TO THE PUBLIC**

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

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):

**ATR FINANCIAL INTERESTS LLC**

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

**SUMMIT NORTH PHASE 2, LOT 65**

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 9 DAY OF January 2023

Owner(s) signature(s)

(PRINTED NAME)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9 DAY OF January, 2023

Notary Public, State of Texas

Notary's Printed Name: Leandra Valero

My Commission Expires: 1-27-24

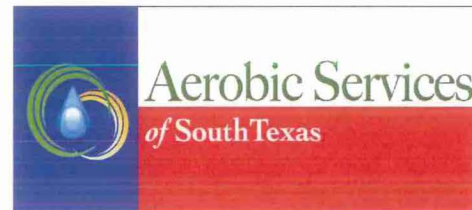


**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
01/09/2023 10:37:43 AM  
LOUISA 1 Page(s)  
202306000916**



**Bobbie Koepp**

Maintenance Service Provider  
15188 FM 306  
Canyon Lake, TX 78133  
Office/Fax (830) 964-2365



521 Primrose Path

Aerobic Services

1/18/2023

**SITE ADDRESS**

**INSTALLER**

**DATE**

### **Routine Maintenance and Inspection Agreement**

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between ATR Financial Interests LLC (referred to as "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein.

This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 6 over the **two year period** including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The customer is responsible for the chlorine; it must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, and County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. BOD and TSS testing is covered by this contract.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. **Pumping of sludge build-up is not covered by this policy and will result in additional charges.**

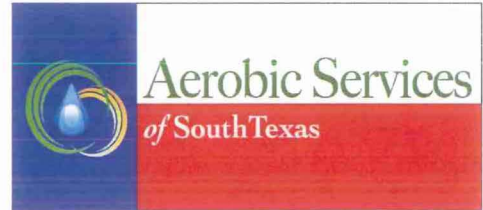
#### **ACCESS BY CONTRACTOR**

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil Is to be replaced with the excavated material as best as possible.

#### **Termination of Agreement**

Either party may terminate this agreement within ten days with a written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, **the Contractor will immediately notify the appropriate health authority of the termination.**



**Limit of Liability**

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

**Dispute Resolution**

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

**Entire Agreement**

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

**Severability**

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

**HOME OWNER**

Andres Molina

NAME / ENTITY

uvashomesllc@gmail.com

EMAIL

575-936-0296

PHONE

Andres Molina

SIGNATURE

EFFECTIVE DATE \_\_\_\_\_

EXPIRED DATE \_\_\_\_\_

INSTALLED \_\_\_\_\_

Model # \_\_\_\_\_

Blower/Panel Serial # \_\_\_\_\_

**SERVICE PROVIDER**

Aerobic Services of South Texas Inc.

15188 FM 306, Canyon Lake TX 78133

(830) 964 - 2365

BWR

TOM HAMPTON

Signature of Service Provider and License #

[Thomas Hampton, OS0024597 / MP0000349]

*The effective date of this initial maintenance contract shall be the date license to operate is issued.*

**RECEIVED**

By Brandon M. Olvera at 12:43 pm, Jan 30, 2023

Douglas R. Dowlearn  
D.A.D. Services, Inc.  
703 Oak Drive  
Blanco, TX 78606  
(210)240-2101  
[txseptic@gmail.com](mailto:txseptic@gmail.com)

January 27, 2023

RE: 521 Primrose Path

To Whom It May Concern:

I am requesting a variance for the placement of a spray disposal area 10 feet from the property line, but less than 20 feet from the property line as Comal County regulations require. This variance is requested due to limited space. This setback complies with TCEQ CHAPTER 285 rules Table X. requirements. Equivalent protection will be maintained by including a battery backup to the timer clock to assure sprayers only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

If there are any questions or concerns, please contact me at 210.240.2101 or by email at [txseptic@gmail.com](mailto:txseptic@gmail.com).

Sincerely,



Douglas R. Dowlearn, R.S.



Designed for:  
ATR Financial Interests LLC

The installation site is at lot 65 of the Summit North Phase 2 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (2263 sq. ft.) 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 3 K-Rain Gear Driven pop-up sprinklers, with low angle (13 degrees) spray nozzles spraying at 40 psi. Each sprinkler will spray a radius of 30 feet and 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:

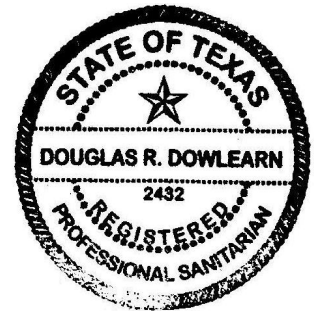
Daily Waste Flow: 240 gpd

Application rate: 0.064

Application area required:  $240 / .064 = 3750$  sq. ft.

Application area utilized: 4239 sq. ft. - 489 sq. ft. (spray overlap) = 3750 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 timed controls set to spray in the pre-dawn hours of midnight to 5:00 am

Liquid chlorinator

Pre-treatment tank and 768 gallon pump tank

3 K-Rain Gear Driven pop-up sprinklers

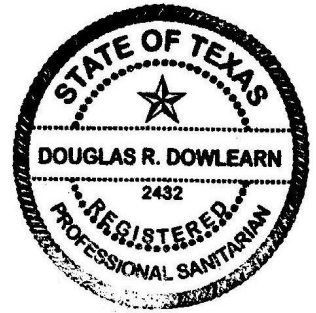
### LANDSCAPING:

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.

ATR FINANCIAL INTERESTS LLC  
521 PRIMROSE PATH  
CANYON LAKE, TX 78133  
SUMMIT NORTH PHASE 2  
LOT 65  
COMAL COUNTY/.52 ACRES  
\* = TEST HOLES

**RECEIVED**

By Brandon Olvera at 1:02 pm, Mar 05, 2025



*Douglas R. Dowlearn*



SCALE 1" = 30'

1' OFFSET FROM  
UTILITY SETBACK  
& DRAINAGE EASEMENT

15' UTILITY SETBACK  
& DRAINAGE EASEMENT

3 BR HOUSE  
2263 SF








25' UTILITY SETBACK  
& DRAINAGE EASEMENT

NOTES:  
- 1" SCH 40 PURPLE PIPE TO ALL  
SPRAY HEADS.  
- 3" OR 4" SCH 40 PVC PIPE FROM  
STRUCTURE TO TANK.  
- SEWER PIPE CONNECTING THE  
STRUCTURE TO THE TANK MUST  
HAVE AT MINIMUM 1/8" FALL PER 1'.  
- CLEANOUT WITHIN 3' OF  
STRUCTURE.  
- TOTAL SPRAY AREA = 4239 SF -  
489 SF (SPRAY OVERLAP) = 3750 SF.  
- TANK WILL BE WATER TIGHT AND  
MANUFACTURED ACCORDING TO  
ASTM DESIGNATION: C 1227.  
- AEROBIC TREATMENT UNIT TO BE  
BURIED AT DEPTH TO ALLOW FOR  
12" SOIL OVER THE AEROBIC  
TREATMENT UNIT.

15' UTILITY SETBACK  
& DRAINAGE EASEMENT

1' OFFSET FROM  
UTILITY SETBACK  
& DRAINAGE EASEMENT

**KEY**

-  - 2 WAY CLEANOUT
-  - 10' OSSF SPRAY SETBACK
-  - 1" SCH 40 PVC PURPLE PIPE
-  - PROPOSED WATER LINE
-  - TEST HOLE
-  - 600 GPD AEROBIC TREATMENT UNIT
-  - SPRAY OVERLAP AREA = 489 SF

15' UTILITY SETBACK  
& DRAINAGE EASEMENT

1' OFFSET FROM  
UTILITY SETBACK  
& DRAINAGE EASEMENT

1240'

1245'

1250'

1255'

1260'

1265'

14% SLOPE

220.00'

216.30'

88.51'

PRIMROSE PATH

DRIVE

20.54'

32'

33'

35'

46'

53'

R = 30'  
<= 180°

R = 30'  
<= 180°

## Olvera,Brandon

---

**From:** Olvera,Brandon  
**Sent:** Friday, January 27, 2023 12:14 PM  
**To:** 'Lauren Dowlearn '  
**Subject:** 115712

RE: 521 Primrose Path  
The Summit North 5  
Lot 65

Property Owner & Agent,

We received planning materials for the referenced permit application on 01-18-2023 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- ✓ 1. There is a 20ft separation distance from edge of spray to property lines TAC 285.91(10)
2. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

**Brandon Olvera** | Designated Representative | Comal County | [www.cceo.org](http://www.cceo.org)

195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: [olverb@co.comal.tx.us](mailto:olverb@co.comal.tx.us)

**D.A.D SERVICES, INC.**  
**DOUG DOWLEARN**  
703 OAK DRIVE, BLANCO, TX 78606  
Designed for:  
ATR Financial Interests LLC

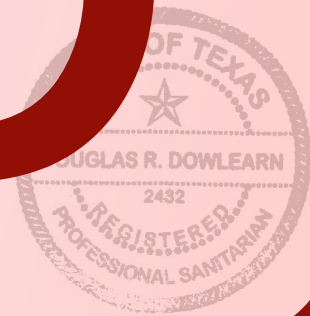
The installation site is at lot 65 of the Summit North Phase 2 subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (2263 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with spray irrigation. This method was chosen because 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 3 K-Rain Gear Driven pop up sprinklers with low angle 45 degree nozzles spraying at 40 psi. Each sprinkler will spray in a wet and dry degree and include audio and visual alarm monitoring by high voltage and aerated culture in the plant in a notified location.

**DESIGN RECOMMENDATIONS:**

Daily Wastewater: 240 gpd  
Application rate: 0.064  
Application area required:  $240 / 0.064 = 3750$  ft. sq.  
Application area utilized: 3809 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 timed controls set to spray in the pre-dawn hours of midnight to 5:00 am  
Liquid chlorinator  
Pre-treatment tank and 768 gallon pump tank  
3 K-Rain Gear Driven pop-up sprinklers

**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.



ATR FINANCIAL INTERESTS LLC  
521 PRIMROSE PATH  
CANYON LAKE, TX 78133  
SUMMIT NORTH PHASE 2  
LOT 65  
COMAL COUNTY/.52 ACRES  
\* = TEST HOLES



SCALE 1" = 30'

1' OFFSET FROM  
UTILITY SETBACK  
& DRAINAGE EASEMENT

15' UTILITY SETBACK  
& DRAINAGE EASEMENT

# VOID

3 BR HOUSE  
2263 SF

25' UTILITY SETBACK  
& DRAINAGE EASEMENT

NOTES:  
- 1" SCH 40 PURPLE PIPE  
TO ALL SPRAY HEADS  
- 3" OR 4" SCH 40 PVC PIPE  
FROM STRUCTURE TO  
TANK.  
- SEWER PIPE  
CONNECTING THE  
STRUCTURE TO THE TANK  
MUST HAVE AT MINIMUM  
1/8" FALL PER 1'.  
- CLEANOUT WITHIN 3' OF  
STRUCTURE.  
- TOTAL SPRAY AREA  
3809 SF.  
- TANK WILL BE WATER  
TIGHT AND  
MANUFACTURED  
ACCORDING TO ASTM  
DESIGNATION: C 227.

15' UTILITY SETBACK  
& DRAINAGE EASEMENT

1' OFFSET FROM  
UTILITY SETBACK  
& DRAINAGE EASEMENT

KEY

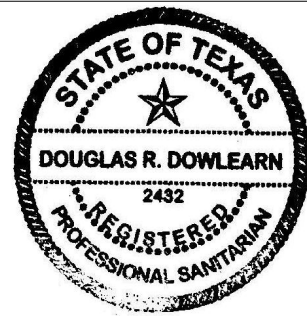
- - 2 WAY CLEANOUT
- - 10' OSSF SPRAY SETBACK
- - 1" SCH 40 PVC PURPLE PIPE
- - - - - PROPOSED WATER LINE
- \* - TEST HOLE
- - 600 GPD AEROBIC TREATMENT UNIT
- ▨ - SPRAY OVERLAP AREA = 430 SF

14% SLOPE

15' UTILITY SETBACK  
& DRAINAGE EASEMENT

1' OFFSET FROM  
UTILITY SETBACK  
& DRAINAGE EASEMENT

ATR FINANCIAL INTERESTS LLC  
521 PRIMROSE PATH  
CANYON LAKE, TX 78133  
SUMMIT NORTH PHASE 2  
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*Douglas R. Dowlearn*



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DESIGNATION: C 127.

## KEY

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- 1" SCH 40 PVC PURPLE PIPE
- PROPOSED WATER LINE
- \* - TEST HOLE
- - 600 GPD AEROBIC TREATMENT UNIT
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15' UTILITY SETBACK  
& DRAINAGE EASEMENT

1' OFFSET FROM  
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& DRAINAGE EASEMENT

14% SLOPE

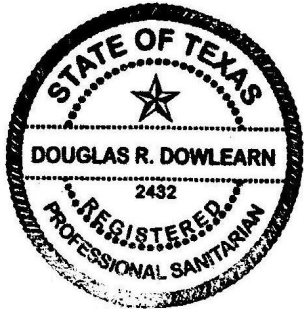
1260'

1255'

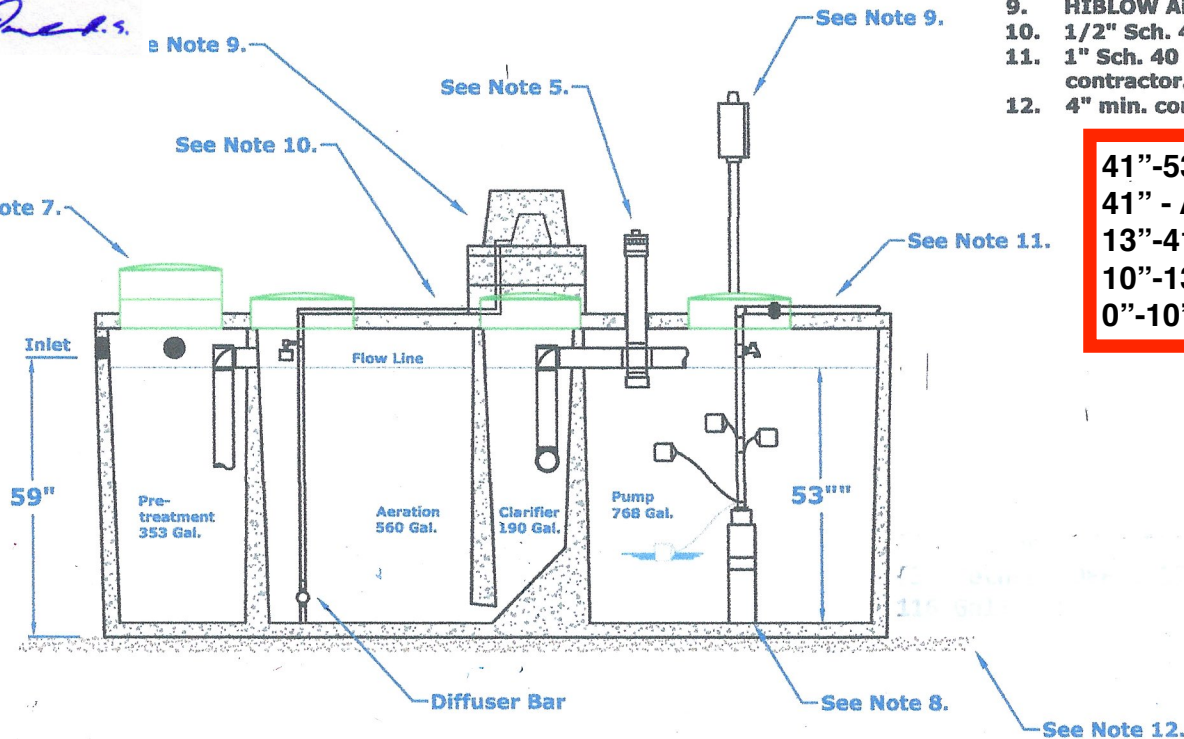


# Assembly Details

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



2/05



202106025173 05/10/2021 11:29:24 AM 1/2

# WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS )

( KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL )

THAT, SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporation, of P.O. Box 2202, Canyon Lake, Comal County, Texas 78133-0009, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable cash consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of one certain promissory note of even date herewith in the principal sum of: **Forty thousand five hundred and 00/100 DOLLARS (\$40,500.00)**, payable to the order of SUMMIT RESORT DEVELOPMENTS, INC., a Texas Corporation as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to MICHELE BARNES, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto: **ATR Financial Interests, LLC, a Texas Limited Liability Company, Roberto Molina, Manager, 17803 La Cantera Terrace, Apt. 6403, San Antonio, Bexar County, Texas 78256**, all of the following described real property in Comal County, Texas to-wit:

**All that certain tract or parcel of land lying and being situated in Comal County, Texas, known and designated as Lot 65, THE SUMMIT NORTH, PHASE 2, a subdivision, according to map or plat recorded in Volume 13, Page(s) 87-88, of the Map and Plat Records of Comal County, Texas.**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee(s), **its** heirs and assigns forever; and it does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee(s) **its**, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



But it is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

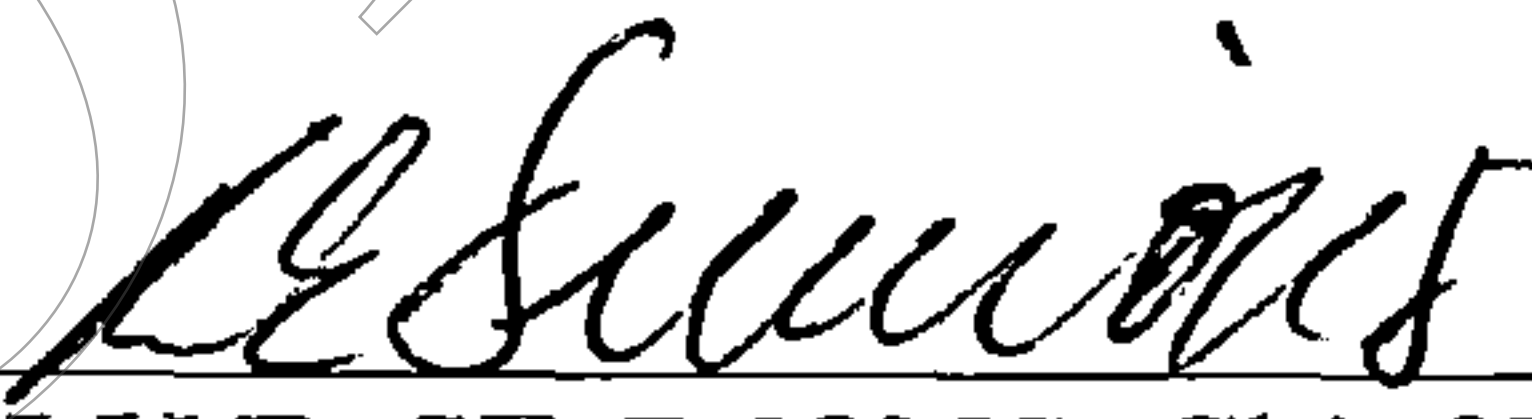
Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantees.

This conveyance is made and accepted subject to the following:

- 1.) Any and all restrictions, reservations, assessments, maintenance charges, covenants, conditions and easements, if they are still in effect, shown of record in the hereinabove mentioned County and State, including restrictions for the subdivision.
- 2.) A water assessment of \$700.00 per lot for the purpose of installing a water system to bring water to the lot; said water assessment shall be due and payable to **Summit Resort Developments, Inc.**, a Texas Corporation, or its assigns on or before six (6) months after the lot is conveyed by **SUMMIT RESORT DEVELOPMENTS, INC.**, a Texas Corporation.
- 3.) Recorded and unrecorded utility easements to Pedernales Electrical Co-operative, Inc., and GVTC Communications, Inc.
- 4.) Visible and apparent easements.

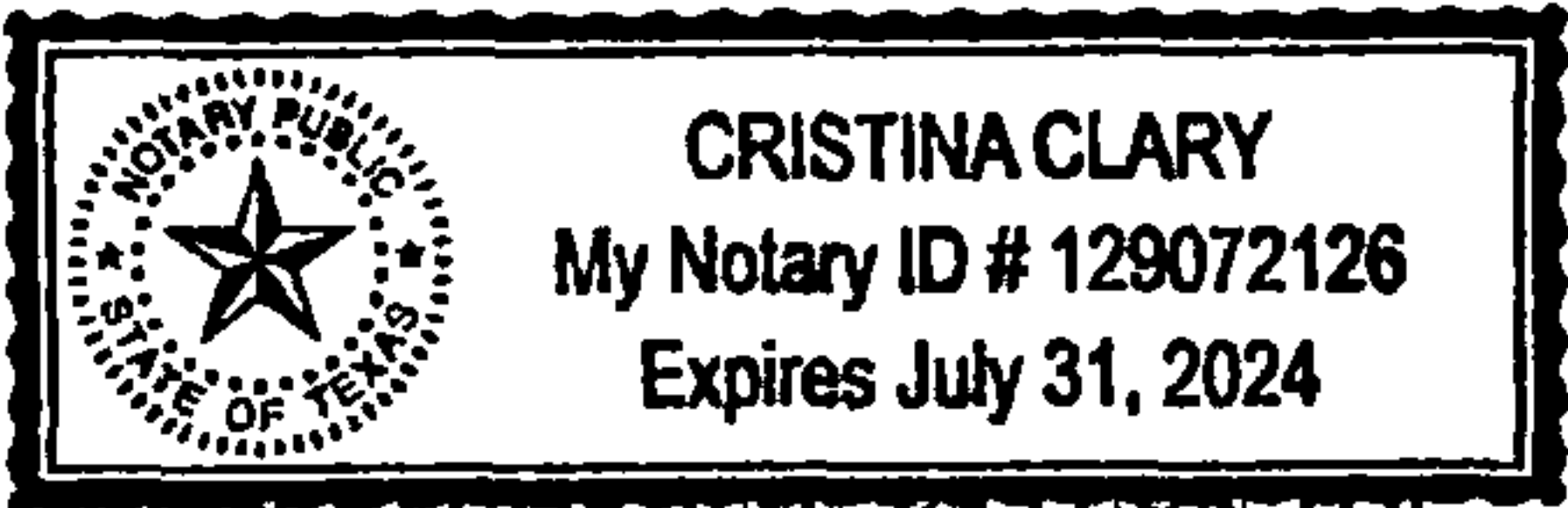
EXECUTED this **22nd day of April, 2021**

**SUMMIT RESORT DEVELOPMENTS, INC.,**  
a Texas Corporation

  
\_\_\_\_\_  
KELLY E. SIMMONS, Chief Financial Officer


STATE OF TEXAS     )  
                                  (  
COUNTY OF COMAL    )

This instrument was acknowledged before me on the 7<sup>th</sup> day of May, 2021, by **KELLY E. SIMMONS, Chief Financial Officer of SUMMIT RESORT DEVELOPMENTS, INC.**, a Texas Corporation.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

Rinco of Texas, Inc.  
P.O. Box 2202  
Canyon Lake, Texas 78133-0009  
(830) 935-2807  
(830) 935-2729 FAX

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
05/10/2021 11:29:24 AM  
TERRI 2 Page(s)  
202106025173  
 **Bobbie Koepp**