

# 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)<br>285.30(b)(1)(A)(iv)<br>285.30(b)(1)(A)(v)<br>285.30(b)(1)(A)(iii)<br>285.30(b)(1)(A)(ii)<br>285.30(b)(1)(A)(i)   |       |           |           |           |
| 2        | SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards                              |          | 285.91(10)<br>285.30(b)(4)<br>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)<br>285.32(b)(1)(E)(iii)<br>285.32(b)(1)(E)(iv)<br>285.32(b)(1)(F)<br>285.32(b)(1)(B)<br>285.32(b)(1)(C)(i)<br>285.32(b)(1)(C)(ii)<br>285.32(b)(1)(D)<br>285.32(b)(1)(E)<br>285.32(b)(1)(A)<br>285.32(b)(1)(E)(ii)(II)<br>285.32(b)(1)(E)(i)<br>285.32(b)(1)(E)(ii)(I) |       |           |           |           |
| 7        | PRETREATMENT Grease Interceptors if required for commercial  |          | 285.34(d)   |       |           |           |           |

Inspector Notes:

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|-----|---|--------|---|-------|-----------|-----------|-----------|
| 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)<br>(E)285.91(2)285.32(b)(1)<br>(F)285.32(b)(1)(E)<br>(iii)285.32(b)(1)(E)(ii)<br>(II)285.32(b)(1)(E)(ii)<br>(I)285.32(b)(1)(E)<br>(i)285.32(b)(1)<br>(D)285.32(b)(1)(C)<br>(ii)285.32(b)(1)(C)<br>(i)285.32(b)(1)<br>(B)285.32(b)(1)<br>(A)285.32(b)(1)(E)(iv) |       |           |           |           |
| 9   | ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used  |        | 285.32(b)(1)(F)<br>285.32(b)(1)(G)<br>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)<br>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<br>AEROBIC TREATMENT UNIT Model Number  |        |   |       |           |           |           |
| 16  | DISPOSAL SYSTEM Absorptive  |        | 285.33(a)(4)<br>285.33(a)(1)<br>285.33(a)(2)<br>285.33(a)(3)  |       |           |           |           |
| 17  | DISPOSAL SYSTEM Leaching Chamber  |        | 285.33(a)(1)<br>285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(2)  |       |           |           |           |
| 18  | DISPOSAL SYSTEM Evapo-transpirative   |        | 285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(1)<br>285.33(a)(2)  |       |           |           |           |

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| 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)<br>285.33(a)(3)<br>285.33(a)(1)<br>285.33(a)(2) |       |           |           |           |
| 22  | DISPOSAL SYSTEM Gravelless Pipe   |        | 285.33(a)(3)<br>285.33(a)(2)<br>285.33(a)(4)<br>285.33(a)(1) |       |           |           |           |
| 23  | DISPOSAL SYSTEM Mound   |        | 285.33(a)(3)<br>285.33(a)(1)<br>285.33(a)(2)<br>285.33(a)(4) |       |           |           |           |
| 24  | DISPOSAL SYSTEM Other (describe) (Approved Design)  |        | 285.33(d)(6)<br>285.33(c)(4)                                 |       |           |           |           |
| 25  | DRAINFIELD Absorptive Drainline<br>3" PVC<br>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<br>DRAINFIELD Excavation Depth<br>DRAINFIELD Excavation Separation<br>DRAINFIELD Depth of Porous Media<br>DRAINFIELD Type of Porous Media |        |  |       |           |           |           |
| 29  | DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place   |        | 285.33(b)(1)(E)  |       |           |           |           |
| 30  | DRAINFIELD Leaching Chambers<br>DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)          |        | 285.33(c)(2)   |       |           |           |           |
| 31  | LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches  |        | 285.33(d)(1)(C)(i)   |       |           |           |           |

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|-----|--|--------|---|-------|-----------|-----------|-----------|
| 32  | EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling<br>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%<br>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom )<br>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<br>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)<br>285.33(b)(3)(A)<br>285.33(b)(3)<br>(B)285.91(13)<br>285.33(b)(3)(D)<br>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<br>AEROBIC TREATMENT UNIT Secondary restraint system provided<br>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank<br>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<br>PUMP TANK Sampling Port Provided in the Treated Effluent Line<br>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required<br>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump  |        |   |       |           |           |           |
| 37  | PUMP TANK Inspection/Clean Out Port & Risers Provided<br>PUMP TANK Secondary restraint system provided<br>PUMP TANK Riser permanently fastened to lid or cast into tank<br>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  |        |   |       |           |           |           |

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|-----|---|--------|--|-------|-----------|-----------|-----------|
| 40  | APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?   |        | 285.33(d)(2)(G)(iii)(II)<br>285.33(d)(2)(G)(iii)(III)<br>285.33(d)(2)(G)(v)<br>285.33(d)(2)(G)(iii)<br>285.33(d)(2)(G)(iv)<br>285.33(d)(2)(G)(i)<br>285.33(d)(2)(G)(ii)<br>285.33(d)(2)(G)(iii)(I) |       |           |           |           |
| 41  | APPLICATION AREA Low Angle Nozzles Used / Pressure is as required<br>APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads?<br>APPLICATION AREA The Landscape Plan is as Designed |        | 285.33(d)(2)(G)<br>(i)285.33(d)(2)<br>(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: 116119  
Issued This Date: 04/25/2023  
This permit is hereby given to: GARRETT LEGACY VENTURES, LLC

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

1212 BLUERIDGE DR  
CANYON LAKE, TX 78133

Subdivision: CANYON LAKE HILLS  
Unit: 1  
Lot: 147  
Block: -  
Acreage: 0.1100

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.



Date 4/19/2023

Permit Number 116119

1. APPLICANT / AGENT INFORMATION

Owner Name Garrett Legacy Ventures, LLC
Mailing Address 19703 Secret Cove
City, State, Zip Garden Ridge, TX 78266
Phone # 210 850-4480
Email bdalsfencingllc@gmail.com

Agent Name Doug Dowlearn R.S.
Agent Address 703 Oak Dr.
City, State, Zip Blanco, TX 78606
Phone # 210-878-8100
Email TXSEPTIC@GMAIL.COM

2. LOCATION

Subdivision Name Canyon Lake Hills Unit 1 Lot 147 Block
Survey Name / Abstract Number Acreage .1148
Address 1212 Blueridge City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

[X] Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 3
Indicate Sq Ft of Living Area 1090

[ ] 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: \$ 220,000.00 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

[ ] Yes [X] No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [X] Public [ ] Private Well [ ] Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner Kelly Smith

Date 01/09/2023

**\*\*\* 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



2/c



**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.

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.

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):

**Canyon Lake Hills, Unit 1, Lot 147**

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

**Garrett Legacy Ventures, LLC**

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

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

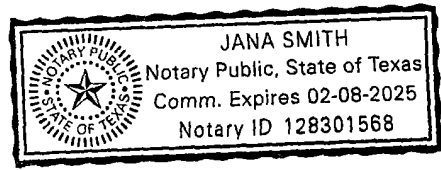
WITNESS BY HAND(S) ON THIS 9<sup>TH</sup> DAY OF JANUARY 2023

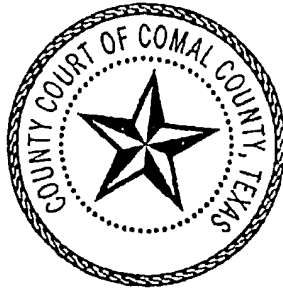
Jody Smith  
Owner(s) signature(s)

KELLY Smith, Managing Member  
(PRINTED NAME) / TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9<sup>th</sup> DAY OF January 2023

Jana Smith  
Notary Public, State of Texas  
Notary's Printed Name: Jana Smith  
My Commission Expires: 02-08-2025





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.

UNOFFICIAL

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/26/2023 10:05:09 AM  
TRACY 2 Page(s)  
202306002694



*Bobbie Koepf*

**Gatco DBA Aerobic Maintenance Solutions**  
**P O Box 311899**  
**New Braunfels, TX 78131**

Phone: (830) 312-8776

sherrie@lunaenviromental.com

**To: Billy Raymer**  
**224 Firebird Run**  
**Cibolo, TX 78108**

**Contract Period**

**Start Date: 4/17/2023**  
**End Date: 4/17/2025**

Customer ID: 1299

Main Phone: (210) 850-4480

Cell Phones:

Alternate Cell:

Email: bdaisfencingllc@gmail.com

Gatco DBA Aerobic Maintenance Solutions

Site: 1212 Blueridge Dr., Canyon Lake, TX 78133

County: Comal

Installer: Anthony Edgell

Agency: Comal County Environmental Health

Mfg/Brand: -PRO-FLO-

3 visits per year - one every 4 months

**Agreement**

1. **General:** This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Aerobic Maintenance Solutions LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/ their responsibilities under the agreement as described herein.

II. **Effective Dates:** **If this is an Initial Contract, contract will be for two years and begins when the License To Operate (LTO) has been issued.** A 30 day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.

IV. **Services by Contractor:** Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. Contractor **does not** provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weather proof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following; Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)
6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24 hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at going rate.

V. **Clients Responsibilities:**

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms of problems with, including failure of the OSSF.
4. Provide for pumping of tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.

9. Promptly and fully pay Contractor's Bills, Fees or invoices as described herein.

VI. Contractor will schedule with client, dates to perform the above described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$68.50 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client, request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. Contract fee is \$ 450.00

VIII. 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 held valid and enforceable. If a court finds that any provision of the agreement is invalid or unenforceable, 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.

Client  
Print Name: Billy Raymer Signature: Billy Raymer Date: 4-18-2023

Client Phone number Home 216-850-4480 Work 11 Cell 11

Email Address Bdalsfencing LLC @ gmail . com

Any Gate or Combo code for inspections NA

Contractor Aerobic Maintenance Solutions LLC:

MP Signature: James H. Siddle Date 4/18/2023  
MP NUMBER MP 0000996

4/17/2023

Date Printed: 4/17/2023

Date: 4/19/2023

**Applicant Information:**

Name: Garrett Legacy Ventures LLC  
Address: 19703 Secret Cv  
City, State & Zip Code: Garden Ridge, TX 78266  
Phone:  
Email:

**Site Evaluator Information:**

Name: Douglas R. Dowlearn  
Company: D.A.D. Services, Inc.  
Address: 703 Oak Drive  
City, State & Zip: Blanco, TX 78606  
Phone: (210)240-2101 Fax: (866)260-7687  
Email: txseptic@gmail.com

**Property Location:**

Subdivision: Canyon Lake Hills Unit: 1 Lot: 147  
Street/Road Address: 1212 Blueridge Dr  
City: Canyon Lake Zip: 78133  
Additional Info: Comal County

**Installer Information:**

Name:  
Company:  
Address:  
City, State & Zip:  
Phone: Fax:

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

**DESIGN SPECIFICATIONS**

Application Rate (RA): 0.2  
OSSF is designed for: 3 Bedroom 1090 Sq. Ft Residence  
240 Gallons per day required  
An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.  
1200 sq. ft. disposal area required  
600 gallon/day aerobic tank required  
Calculations: Absorption Area:  $Q/RA = 240/0.2 = 1200$  Sq. Ft.

**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO  
Existing or proposed water well in nearby area: NO  
Presence of adjacent ponds, streams, water impoundments: NO  
Presence of upper water shed: NO  
Organized sewage service available to lot: NO

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

**Site Evaluator:**

NAME: Douglas R. Dowlearn, R.S.

Signature:

License No. OS9902 – Exp. 6/30/2023

TDH: #2432 – Exp. 2/28/2025

**REVISED**

9:43 am, Feb 29, 2024

Douglas R. Dowlearn  
D.A.D. Services, Inc.  
PO Box 212  
Bulverde, TX 78163  
(210)240-2101  
[txseptic@gmail.com](mailto:txseptic@gmail.com)

Feb 28th, 2024

RE: 1212 Blueridge Dr(permit #116119) - Water line variance request

To Whom It May Concern:

I am requesting a variance for a water line to be placed within 10 feet of a drain field . This variance is requested due to limited space. Equivalent protection will be maintained by sleeving the water line with SCH 40 PVC pipe where it is within 10' of the drain field. The water line will be greater than 1' away from the drainfield; therefore is out of the absorption area.

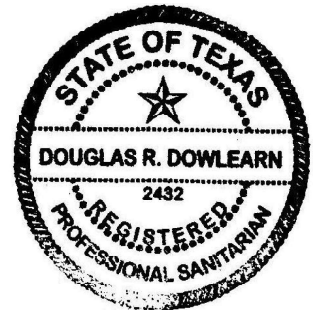
In my professional opinion this variance will not pose a threat to the environment or public health.

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.



**D.A.D SERVICES, INC.**  
DOUG DOWLEARN  
PO BOX 212, BULVERDE, TX 78163  
Designed for:  
Garrett Legacy Ventures LLC

**REVISED**  
9:42 am, Feb 29, 2024

The installation site is at Unit 1, Lot 147 of the Canyon Lake Hills Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3 Bedroom (1090 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

**PROPOSED SYSTEM:**

A 3” or 4” PVC pipe will discharge from the structure to a Clearstream 600 GPD ATU, model 600NC3T equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1” SCH-40 manifold to a 600 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1” SCH-40 return line is installed to periodically flush the system by cycling a 1” ball valve. Solids caught in the spin filter are flushed each cycle back to the pre-treatment tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12” of soil under the drip tubing. The tubing will be covered with 6” of Class II soil.

**DESIGN SPECIFICATIONS:**

Daily Waste Flow: 240 gpd  
Application rate: 0.2  
Application area required:  $240/0.2 = 1200$  ft. sq.  
Application area utilized: 1200 sq. ft.  
Pump tank reserve capacity: 80 gal minimum



*Douglas R. Dowlearn*

**SYSTEM COMPONENTS:**

SCH 40 PVC sewer line  
Clearstream 600 GPD ATU, model 600NC3T with timed controls  
    C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)  
1” purple PVC supply line  
30 PSI pressure regulator - Model PMR30MF  
Netafim Bioline Drip tubing

**LANDSCAPING:**

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

**REVISED**

9:43 am, Feb 29, 2024

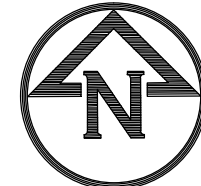
NOTES:

- WATER LINE WILL MAINTAIN GREATER THAN 10' SEPARATION FROM ANY PART OF THE OSSF. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 290.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- PVC CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- TANK TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.

NOTES:

- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT CROSSES THE 1" SCH 40 SUPPLY AND FLUSH LINES AND 10' BEYOND. SLEEAVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.
- WATER LINE WILL BE SLEEVED WHERE IT IS WITHIN 10' OF THE DRIP FIELD. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 290 - SEE VARIANCE REQUEST.

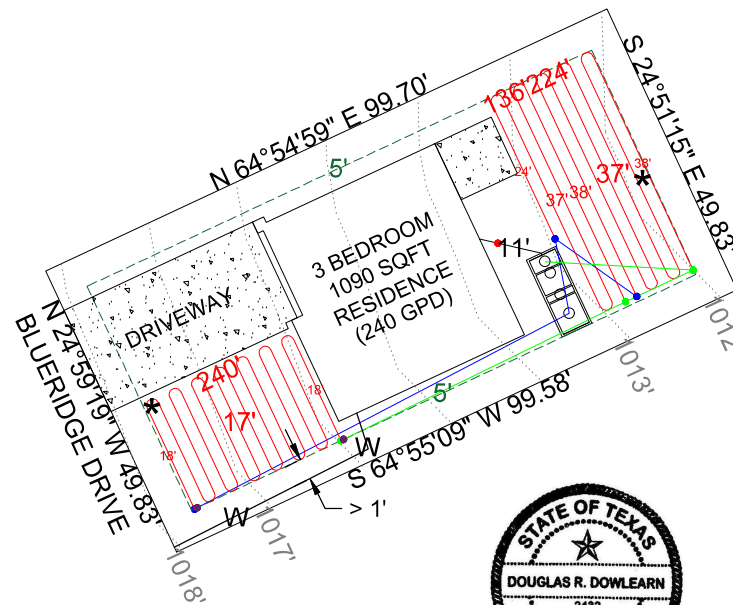
GARRETT LEGACY VENTURES LLC  
1212 BLUERIDGE DR  
CANYON LAKE, TX. 78133  
CANYON LAKE HILLS  
UNIT 1, LOT 147  
COMAL COUNTY / 0.1148 ACRES



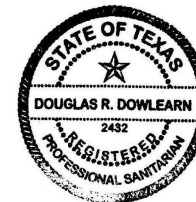
1" = 20'

PRINT SIZE 11" X 17"

| LEGEND |                          |
|--------|--------------------------|
| •      | - 2-WAY CLEANOUT         |
| •      | - 1" VACUUM BREAKER      |
| •      | - SUPPLY LINE CONNECTION |
| •      | - FLUSH LINE CONNECTION  |
| —      | - DRIP TUBING            |
| —      | - SUPPLY LINE            |
| —      | - FLUSH LINE             |
| - - -  | - OSSF SETBACK           |
| - - -  | - EASEMENT/FEATURE       |
| *      | - TEST HOLE              |
|        | - 600 GPD ATU            |



600 L.F. OF DRIP TUBING  
SPACED 2' APART.  
LINEAR FEET OF ROWS  
FROM HIGHEST TO LOWEST  
ELEVATION, RESPECTIVELY:  
LATERAL 1 @ 240 L.F.  
LATERAL 2 @ 136 L.F.  
LATERAL 3 @ 224 L.F.



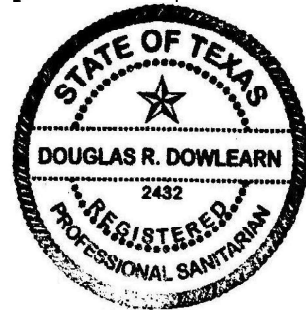
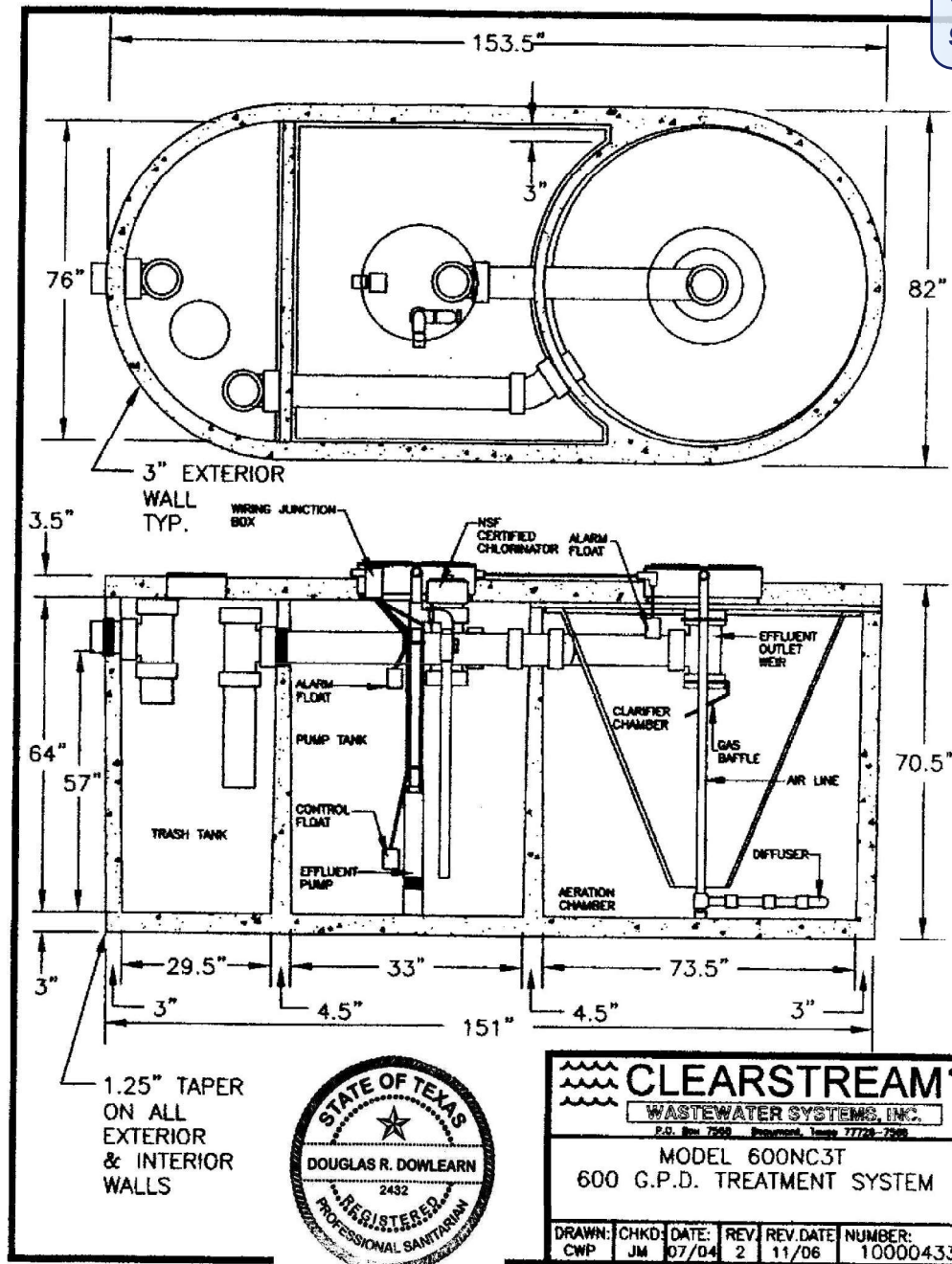
*Douglas R. Dowlearn*



# CLEARSTREAM 600NC3T SCHEMATIC

**REVISED**

9:43 am, Feb 29, 2024



*Douglas R. Dowlearn*



*Douglas R. Dowlearn*

**CLEARSTREAM®**  
 WASTEWATER SYSTEMS, INC.  
 P.O. Box 7569 Richmond, Texas 77726-7569

MODEL 600NC3T  
 600 G.P.D. TREATMENT SYSTEM

|        |       |       |      |            |          |
|--------|-------|-------|------|------------|----------|
| DRAWN: | CHKD: | DATE: | REV: | REV. DATE: | NUMBER:  |
| CWP    | JM    | 07/04 | 2    | 11/06      | 10000433 |

12.3 GALLONS/INCH

32" - 57" - RESERVE - 307.5 GALLONS

32" - ALARM ON

12" - 32" - PUMP ON TO ALARM ON - 246 GALLONS

10" - 12" - PUMP OFF TO PUMP ON - 24.6 GALLONS

0 - 10" - SUMP - 123 GALLONS

NOTE: SET ON A TIMER TO DOSE 8 TIMES PER DAY AT 10 MINUTES PER DOSE.

**REVISED**

9:43 am, Feb 29, 2024

**C1 SERIES**  
Franklin Electric

# C1 SERIES

## CISTERN PUMPS

Designed for use in gray water / filtered effluent service applications, the C1 Series cistern pump provides high performance and long life in less than ideal water conditions. The C1 Series pump is able to pass solids up to 1/8" without having a negative effect on the internal hydraulic components.

The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



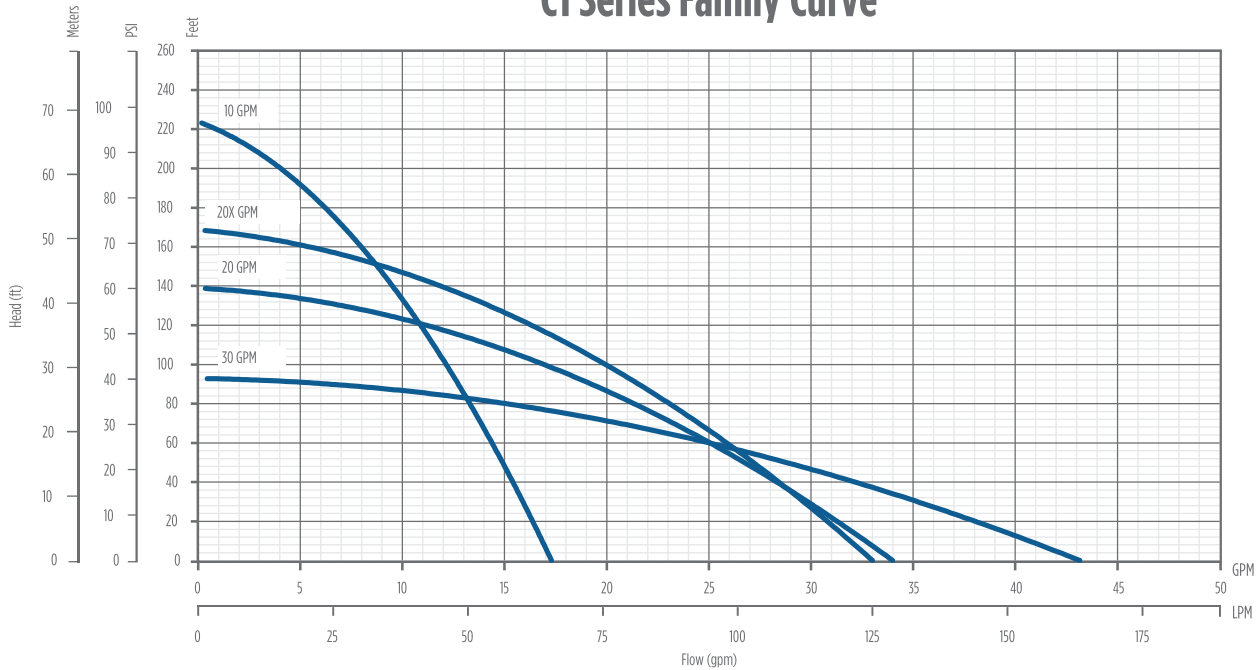
**Franklin Electric**

[franklinwater.com](http://franklinwater.com)

**REVISED**

9:43 am, Feb 29, 2024

## C1 Series Family Curve



### FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

### APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

### ORDERING INFORMATION

| C1 Series Pumps |     |       |       |                  |           |             |              |
|-----------------|-----|-------|-------|------------------|-----------|-------------|--------------|
| GPM             | HP  | Volts | Stage | Model No.        | Order No. | Length (in) | Weight (lbs) |
| 10              | 1/2 | 115   | 7     | 10C1-05P4-2W115  | 90301005  | 26          | 17           |
|                 |     | 230   | 7     | 10C1-05P4-2W230  | 90301010  | 26          | 17           |
| 20              |     | 115   | 5     | 20C1-05P4-2W115  | 90302005  | 25          | 16           |
|                 |     | 230   | 5     | 20C1-05P4-2W230  | 90302010  | 25          | 16           |
| 20X             |     | 115   | 6     | 20XC1-05P4-2W115 | 90302015  | 26          | 17           |
|                 |     | 230   | 6     | 20XC1-05P4-2W230 | 90302020  | 26          | 17           |
| 30              |     | 115   | 4     | 30C1-05P4-2W115  | 90303005  | 25          | 16           |
|                 |     | 230   | 4     | 30C1-05P4-2W230  | 90303010  | 25          | 16           |

Note: All units have 10 foot long SJ00W leads.



**From:** [Ritzen, Brenda](#)  
**To:** [Lauren Dowlearn](#); [Majid Howiatdost](#)  
**Subject:** RE: Permit 116119  
**Date:** Thursday, February 29, 2024 9:45:00 AM  
**Attachments:** [image001.png](#)

---

Lauren,

The permit file has been updated.

Thank you,



**Brenda Ritzen**  
Environmental Health Coordinator  
195 David Jonas Dr.  
New Braunfels, TX 78132  
DR:OS00007722  
830-608-2090  
[www.cceo.org](http://www.cceo.org)

---

**From:** Lauren Dowlearn <txseptic@gmail.com>  
**Sent:** Thursday, February 29, 2024 8:07 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>; Majid Howiatdost <mhowiatdost@yahoo.com>  
**Subject:** Re: Permit 116119

**This email originated from outside of the organization.**  
Do not click links or open attachments unless you recognize the sender and know the content is safe.

*- Comal IT*

---

Please see attached revision for 1212 Blueridge.

Thank you,  
Lauren Dowlearn  
210-878-8100  
D.A.D Services, Inc.  
[www.TexasSuperSeptic.com](http://www.TexasSuperSeptic.com)

On Tue, Apr 25, 2023 at 12:11 PM Ritzen, Brenda <[rabbjr@co.comal.tx.us](mailto:rabbjr@co.comal.tx.us)> wrote:

**VOID**  
D. A. DOWLEARN INC.  
DOUG DOWLEARN

P.O. BOX 212, BULVERDE, TX. 78163

Designed for:  
Garrett Legacy Ventures LLC

The installation site is at Unit 1, Lot 147 of the Canyon Lake Hills Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 3-bedroom (1090 sqft) residence. The proposed method of wastewater management is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

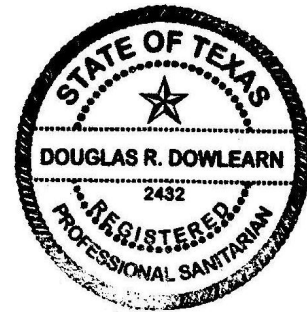
**PROPOSED SYSTEM:**

A 3" or 4" PVC pipe will discharge from the structure to a 353-gallon pretreatment tank, which flows into a 600 GPD aerobic treatment unit, and then into a 768-gallon pumptank with a single 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10-minute run time with float switches set to pump 240 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self-flushing 100 micron spin filter and then through a 1" SCH-40 manifold to 600 L.F. drip tubing field, with drip lines set approximately two feet apart in parallel with 0.61 gph emitters set every two linear feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to periodically flush the system. Solids caught in the spin filter are flushed each cycle back to the pretreatment tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified.

**DESIGN SPECIFICATIONS:**

Daily Waste Flow: 240 gpd  
Application rate: 0.2  
Application area required:  $240 / .2 = 1200$  ft. sq.  
Application area utilized: 1200 sq. ft.  
Pump tank reserve capacity: 80 gal minimum

**VOID**



**SYSTEM COMPONENTS:**

SCH 40 PVC sewer line  
353-gallon Pretreatment tank  
NuWater B-550 (600 GPD Aerobic Treatment Unit)  
768-gallon Pump tank with timed controls  
C1X Series, 20gpm – 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)  
1" purple PVC supply line  
30 PSI pressure regulator - Model PMR30MF

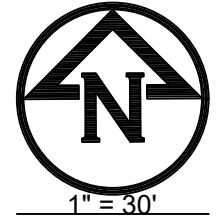
**LANDSCAPING:**

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection. The placement of the drip tubing will be on soil that has been scarified. The tubing will be covered with 6" of Class II or Class III soil. In the event the natural cover is disturbed, a suitable ground cover must be installed on all excavated areas.

NOTES:

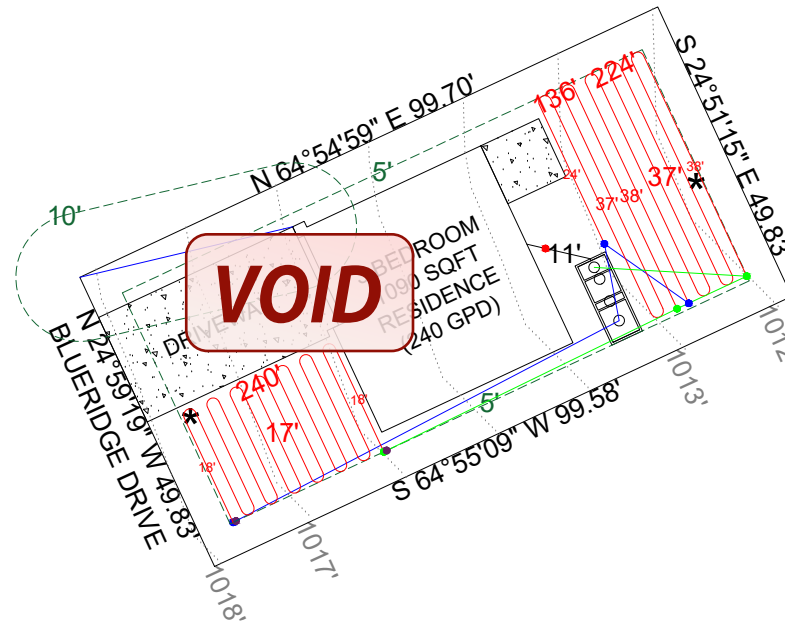
- WATER LINE WILL MAINTAIN GREATER THAN 10' SEPARATION FROM ANY PART OF THE OSSF. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 290.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- PVC CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- TANK TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.

VOID
  
 GARRETT LEGACY VENTURES LLC
   
 1002 BLUE RIDGE DR
   
 CANYON LAKE, TX. 78133
   
 CANYON LAKE HILLS
   
 UNIT 1, LOT 147
   
 COMAL COUNTY / 0.1148 ACRES



Douglas R. Dowlearn

| LEGEND         |                          |
|----------------|--------------------------|
| •              | - 2-WAY CLEANOUT         |
| •              | - 1" VACUUM BREAKER      |
| •              | - SUPPLY LINE CONNECTION |
| •              | - FLUSH LINE CONNECTION  |
| — (red)        | - DRIP TUBING            |
| — (blue)       | - SUPPLY LINE            |
| — (green)      | - FLUSH LINE             |
| - - - (blue)   | - WATER LINE             |
| - - - (dashed) | - OSSF SETBACK           |
| — (solid)      | - EASEMENT/FEATURE       |
| *              | - TEST HOLE              |
|                | - 600 GPD ATU            |



600 L.F. OF DRIP TUBING  
 SPACED 2' APART.  
 LINEAR FEET OF ROWS  
 FROM HIGHEST TO LOWEST  
 ELEVATION, RESPECTIVELY:  
 LATERAL 1 @ 240 L.F.  
 LATERAL 2 @ 136 L.F.  
 LATERAL 3 @ 224 L.F.

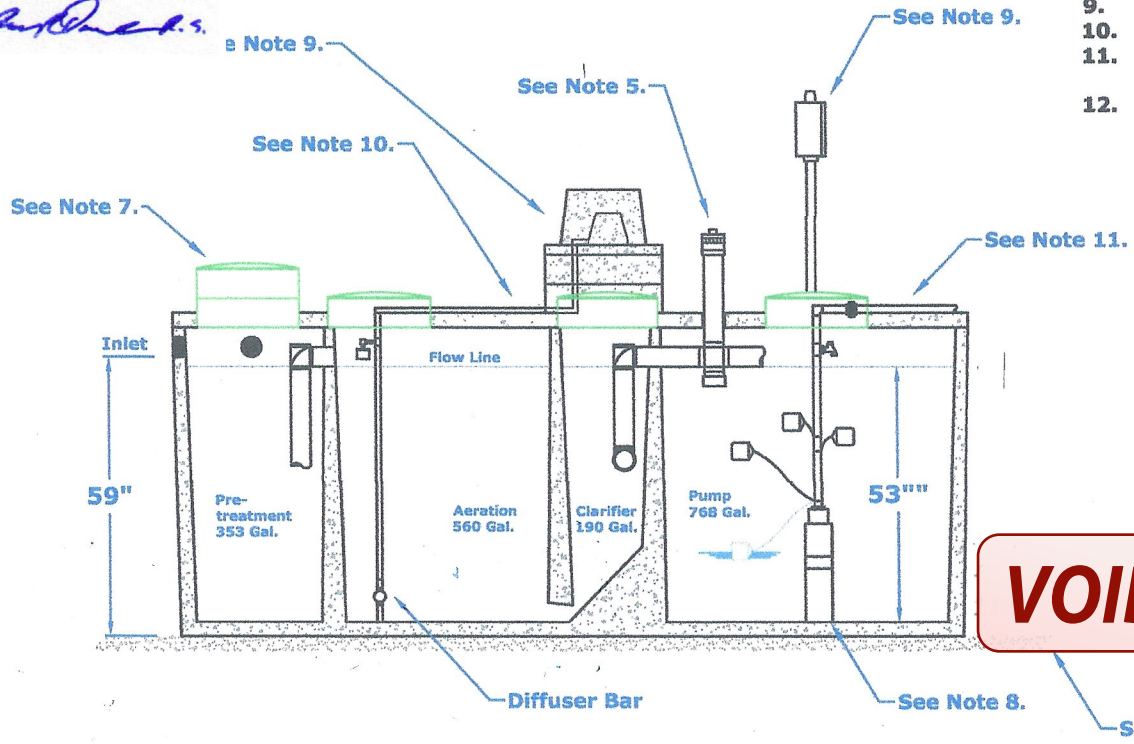
# Assembly Details

OSSF



14.49 Gallons per inch

*Douglas R. Dowlearn*



**VOID**

**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 beedroom, < 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"

**VOID**

**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 llc.  
 444 A Old Hwy No 9  
 Comfort, TX 78013  
 830-995-3189  
 fax 830-995-4051

Alamo Title Co. GF# 4000411901239

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

**GENERAL WARRANTY DEED**

STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

**Date:** June 21, 2019

**Grantor:** BLANCA L. ALANIZ

Grantor's Mailing Address:

2445 Old Seguin Rd  
San Marcos, TX 78666  
Guadalupe County

**Grantee:** GARRETT LEGACY VENTURES, LLC, a Texas limited liability company

Grantee's Mailing Address:

19703 Secret Cove  
Garden Ridge, Texas 78266  
Bexar County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

Lot 147, in Canyon Lake Hills, Unit No. 1, Comal County, Texas, according to map or plat recorded in Volume 2, Page 17, Map and Plat Records of Comal County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to all validly existing conditions, restrictions, reservations, declarations, exceptions, easement grants, set-backs, assessments, maintenance and / or association charges and ordinances, affecting the property conveyed, if any, appearing in the public records; and all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public records; and standby fees, taxes, and assessments by any



taxing authority for the 2019 tax year, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantee, by its acceptance hereof, agrees to be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2019 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

[signature(s) on following page(s)]

UNOFFICIAL

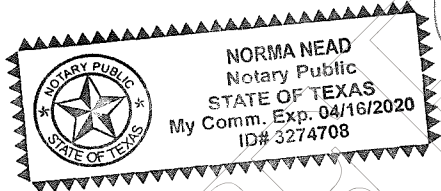
Executed effective as of the date first set forth herein.

**GRANTOR:**

*Blanca L. Alaniz*  
\_\_\_\_\_  
BLANCA L. ALANIZ

STATE OF Texas §  
COUNTY OF Bexar §

This instrument was acknowledged before me on June 21, 2019, by BLANCA L. ALANIZ, an individual.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
06/21/2019 02:40:17 PM  
LAURA 3 Pages(s)  
201906021408

**AFTER RECORDING RETURN TO:**

GARRETT LEGACY VENTURES, LLC  
19703 Secret Cove  
Garden Ridge, Texas 78266



*Bobbie Koepp*



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

|                      |                 |                      |
|----------------------|-----------------|----------------------|
|                      |                 | 116119               |
| <i>Date Received</i> | <i>Initials</i> | <i>Permit Number</i> |

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.

*Kelly Smith*

Signature of Applicant

*01/09/2023*

Date

\_\_\_ COMPLETE APPLICATION

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

INCOMPLETE APPLICATION  
(Missing Items Circled, Application Refused)

**Gatco DBA Aerobic Maintenance Solutions**  
**P O Box 311899**  
**New Braunfels, TX 78131**

Phone: (830) 312-8776

sherrie@lunaenviromental.com

**To: Billy Raymer**  
**224 Firebird Run**  
**Cibolo, TX 78108**

**Contract Period**

**Start Date: 4/17/2023**  
**End Date: 4/17/2025**

Customer ID: 1299

Main Phone: (210) 850-4480

Cell Phones:

Alternate Cell:

Email: bdalsfencingllc@gmail.com

Gatco DBA Aerobic Maintenance Solutions

Site: 1212 Blueridge Dr., Canyon Lake, TX 78133

County: Comal

Installer: Anthony Edgell

Agency: Comal County Environmental Health

Mfg/Brand: -PRO-FLO-

3 visits per year - one every 4 months

**Agreement**

1. General: This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Aerobic Maintenance Solutions LLC (hereinafter referred to as Contractor), located at 4222 FM 482 New Braunfels, Texas 78132, (830-312-8776). By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/ their responsibilities under the agreement as described herein.

II. Effective Dates: **If this is an Initial Contract, contract will be for two years and begins when the License To Operate (LTO) has been issued.** A 30 day written notice is required if there is a cancellation before the year of the agreement is up. The written notice will be sent to the local regulatory Agency and any of the agreement unused funds is non-refundable.

Contractor or Client, if choosing to terminate the contract, must give the other party and the local regulatory Agency written notice Thirty (30) Days prior to the ending of the Contract.

IV. Services by Contractor: Contractor will provide the following services (Referred to as the "Services").

1. In compliance with the Local Regulatory Agency and Manufacture's requirements, inspect and perform routine maintenance and upkeep on all parts within the On-Site Sewage Facility (hereafter referred to as the "OSSF") three times per year. Contractor **does not** provide chlorine. Client is solely responsible for maintaining the chlorine in the chlorinator at all times.
2. Contractor will provide a weather proof tag on the control panel containing company name, phone number and inspection dates.
3. Contractor will do inspections 3 times a year, every 4 months.
4. Contractor will report all findings to the appropriate regulatory and authority and to the Client, as required by both the State's On-Site rules and the local Agency's rules. All findings must be reported to local Agency's within 14 days, email is acceptable.
5. The contractor's inspection will include the following; Effluent Quality (Color, Turbidity, overflow and Odor), Alarm Function Filters, Operation of Effluent Pump and Chlorine Availability in the Chlorinator, (BOD and TSS Annually on Commercial Accounts, Client is responsible for charges for test)
6. Contractor will respond to client calls and complaints, regarding visual or audible alarms, suspicious conditions and or problems that might confront the Client within 48 hours, excluding weekend and holidays. The Contractor will maintain a 24 hour answering service at 830-312-8776. The unscheduled responses may be billed to the client at going rate.

V. Clients Responsibilities:

1. Maintain Chlorinator and Proper Chlorine supply, if OSSF is equipped with.
2. Provide all necessary lawn or yard maintenance and remove all obstacles, including dogs and other animals as needed to allow the OSSF to function properly and to allow the Contractor easy and safe access to all parts of the OSSF.
3. Immediately notify the Contractor of any alarms or problems with, including failure of the OSSF.
4. Provide for pumping of tanks, generally every 3 years or as suggested by the Contractor at Clients own expense.
5. Upon receiving a written notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service.
6. Contractor will not be responsible for any warranty work; Client must contact the Installer for Warranty Problems.
7. Not allow the backwash from water treatment of water conditioning equipment to enter the OSSF.
8. Maintain site drainage to prevent adverse effects on OSSF.

9. Promptly and fully pay Contractor's Bills, Fees or invoices as described herein.

VI. Contractor will schedule with client, dates to perform the above described Services of repairs. If Contractor is not able to access the site on the date of appointment, a charge of \$75.00 will be billed if the inspection for repairs is not able to be completed and are required to be scheduled on another date. The contractor requires access to the OSSF electrical and physical components, including tanks, by means of man ways or risers for the purpose of evaluation of system and equipment as required by the manufacturer and /or rules. If such man ways or risers are not in place, excavation together with other labor and materials will be required and be billed to the Client an additional service at a rate of \$68.50 per hour plus materials billed at list process. Excavated soil is to be replaced as best as reasonably possible.

VII. Payments: The fee for this agreement only covers the Services described herein. This fee does not cover equipment or labor supplied for non-warranty repairs or for charges for unscheduled Client, request trips to the Client's site of pumping of the OSSF. Payments not received within 30 days from the date will be subject to a \$30.00 late penalty and or a 1.5% carrying charge, whichever is greater, in addition to reasonable attorney's fees. All cost of collection incurred by contractor in collection of any unpaid debt. By signing this contract, the Client is authorizing the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. Invoice due when service is completed. Contract fee is \$ 450.00

VIII. 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 held valid and enforceable. If a court finds that any provision of the agreement is invalid or unenforceable, 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.

Client  
Print Name: Billy Raymer Signature: Billy Raymer Date: 4-18-2023

Client Phone number Home 216-850-4480 Work 11 Cell 11

Email Address Bdalsfencing LLC @ gmail . com

Any Gate or Combo code for inspections NA

Contractor Aerobic Maintenance Solutions LLC:

MP Signature: James H. Sichel Date 4/18/2023  
MP NUMBER MP 0000996

4/17/2023

Date Printed: 4/17/2023