



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: 118123
Issued This Date: 03/11/2025
This permit is hereby given to: Dotare Construction Group LLC

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

1095 DIAMONDHEAD DR
CANYON LAKE, TX 78133

Subdivision: Canyon Lake Hills
Unit: 1
Lot: 269
Block: N/A
Acreage: 0.1700

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip 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.

Preliminary Field Check For Drip Systems

Preliminary Field Check For Drip Systems



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name Dotare Construction Group LLC
 Mailing Address 21807 Barton Woods
 City, State, Zip San Antonio, TX 78259
 Phone # 210-415-9770
 Email brad@dotareconstruction.com

Agent Name Eoff Septic Services
 Agent Address 420 Bear Creek Drive
 City, State, Zip New Braunfels, TX 78132
 Phone # 210-844-1885
 Email keith.eismann@yahoo.com

2. LOCATION

Subdivision Name Canyon Lake Hills Unit 1 Lot 269 Block _____
 Survey Name / Abstract Number _____ Acreage .1722
 Address 1095 Diamond Head Dr. City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1625

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: \$ 225000. (Structure Only)

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

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

Source of Water Public Private Well Rainwater

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 _____

12-19-24
Date



ON-SITE SEWAGE FACILITY APPLICATION

Date _____

Permit Number _____

REVISED
1:06 pm, Dec 19, 2024

1. APPLICANT / AGENT INFORMATION

Owner Name Dotare Construction Group LLC
Mailing Address 21807 Barton Woods
City, State, Zip San Antonio, TX 78259
Phone # 210-415-9770
Email brad@dotareconstruction.com

Agent Name Eoff Septic Services
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Phone # 210-844-1885
Email keith.eismann@yahoo.com

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Travel Trailer/RV Parks - Indicate Number of Spaces _____

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Signature of Owner _____

12-19-24
Date



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidensticker

System Description Aerobic with Deep Disposal

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

Tank Size(s) (Gallons) 600 GPD ATU Absorption/Application Area (Sq Ft) 1230

Gallons Per Day (As Per TCEQ Table III) 240

(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 Hoyt Seidensticker Date 8-14-23



Affidavit to the Public

YCB

The County of Comal
State of Texas

Certification of OSSF Requiring Maintenance

Before me, the undersigned authority, on this day personally appeared Tammy Cox who, after being, by me, duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Comal County, Texas and being more particularly described as follows.

Legal Description of Property in as follows:

Lot 269, Canyon Lake Hills 1

Commonly Known As: 1095 Diamondhead Drive, Canyon Lake, TX 78133

An OSSF requiring a maintenance contract, according to 30 Texas administrative code §285.91(12) will be installed on the property.

The Texas Health and Safety Code, Chapter 366, authorizes the Texas Commission on Environmental Quality (commission/TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ 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 that the appropriate OSSF was installed.

This OSSF shall be covered by a continuous maintenance contract for the first two years. After the initial two-year service polity, the owner of an aerobic treatment system shall comply with State and/or Local requirements.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the County Environmental Division.

WITNESS MY HAND ON THIS 21st DAY OF July, 2023


Tammy Cox
OWNER/AGENT NAME (Signature)

Tammy Cox
OWNER/AGENT NAME (Printed)



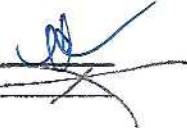
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21st DAY OF July, 2023

Lynn Michelle Bradshaw
Notary Public, State of Texas
My Commission Expires: 6/2/28

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/01/2023 12:54:02 PM
LAURA 1 Page(s)
202306024429
 Bobbie Koepf

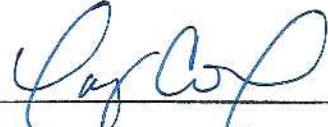
On-Site Sewage Facility (OSSF) Maintenance Agreement

- i. **General:** This work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Dotare Construction Inc. (hereinafter referred to as "Client") and Eoff Septic Services (hereinafter referred to as "Contractor"). By this Agreement, Contractor agrees to render services, as described herein, and the Client agrees to fulfill his/their responsibilities under this agreement as described herein.
- ii. **Effective Dates:** Unless otherwise stated below, this agreement commences on the date the Licenses to Operate (LTO), date as noted below or upon receipt of full payment and runs for two (2) Year(s).
- Agreement Starting Date: (LTO Date) and Ending Date: (Two-Years Thereafter).
- iii. **Services by Contractor:** Contractor will provide the following services (hereinafter referred to as the "Services"):
- In compliance with Agency (TCEQ and/or County) and manufacturer's requirements, inspect and perform routine maintenance on the On-Site Sewage Facility (hereinafter referred to as the "OSSF") three (3) times per years (Every 4 Months).
 - Report to the appropriate regulatory authority and to the Client, as is required by both the State's on-site rules and local Agency's rules, if more stringent. All findings must be reported to the local agency within 14 days.
 - If any components of the OSSF are found to be in need of repair during the inspection, the Contractor will notify the Client of the repairs needed and provide any associated materials and labor costs.
 - Visit site in response to Client's request(s) for unscheduled service(s) within two business days from the date of Contractor's receipt of Client's request. All unscheduled responses are in addition to the fee covered by the Agreement and will be billed to the Client.
 - Provide notification of arrival to site to the homeowner or to site personnel. Additionally, written notification will be left at the site with site personnel or e-mailed to the Client upon completion of inspection, as well as, forwarded to Agency within 14 days.
- iv. **Site Location:** The Services are to be performed at the property located at:
Site Address: 1095 Diamondhead Dr., Canyon Lake, TX 78133 OSSF Permit #: TBA
- v. **Payment(s):** The fee for this Agreement only covers the Services described herein. This fee does not cover equipment, parts or labor supplied for repairs or charges for unscheduled Client requested trips to the site. 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.
- vi. **Client's Responsibilities:** The Client is responsible for each and all of the following:
- Maintain chlorinator and provide proper chlorine supply, if OSSF is equipped with same.
 - Provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor easy access to all parts of the OSSF.
 - Immediately notify Contractor and Agency of any and all problems with, including failure of the OSSF.
 - Upon receiving notification of services needed from the Contractor, it becomes the Client's responsibility to contact the Contractor to authorize the service. If the Client chooses to use a

Client Initial: 
Contractor Initial: _____

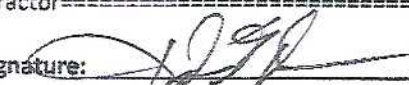
- different contractor to perform the service, the **Client** is responsible for ensuring the **Contractor** holds the proper licenses (Installer II, Maintenance provider) and is certified by the manufacture. Also, the **Client** is responsible for ensuring proper notification is given to the **Agency**, as required by the State local Agency rules.
- e. **Clients** residing in Comal County should allow for samples at both the inlet and outlet to the OSSFF to be obtained by the **Contractor** for the purpose of evaluating, the OSSFs performance when requested by the **County**. If these samples are sent to a lab for testing, the **Client** will directly pay the lab for the cost of the testing plus pay the **Contractor** for all man-hours expending in providing this additional service at the current **Contractor's** labor rate.
 - f. Not allow backwash from water treatment or water conditioning equipment to enter the OSSF.
 - g. Maintain site drainage to prevent adverse effect on the OSSF.
 - h. Promptly and fully pay **Contractor's** bills, fee, or invoices are described herein.
- vii. **Access by Contractor:** **Contractor**, or personnel authorized by the **Contractor**, may enter the property at reasonable times without prior notice for the purpose of performing the above-described services. **Contractor** will require access to the OSSF electrical and physical components, including tanks, by means of manway or risers for the purpose of evaluations required by manufacture, and/or rules. If such manway or risers are not in place, excavation together with other labor and materials will be required, and will be billed to **Client** as an additional service. Any excavated soil is to be replaced as best as reasonable possible.
- viii. **Limits of Liability:** In no event shall the **Contractor** be liable for indirect, consequential, incidental or punitive damages, whether in contract tort of any other theory. In no event shall the **Contractor's** liability for damages exceed the price for the **Services** described in this **Agreement**.
- ix. **Entire Agreement:** this **Agreement** contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement, oral or written.

Client and/or Authorized Client Agent:

Print Name: Dotare Construction Group LLC Signature: 
 Date: 7-17-23 Email Address: tcox@tammycoxrealty.com & brad@dotareconstruction.com
 Phone Number: 210-289-4310
 Site Address: 1095 Diamondhead Dr., Canyon Lake, TX 78133 OSSF Permit #: TBA
 Billing Address: Same

=====**Contractor**=====

C Eoff Services Inc. dba Eoff Septic Services
 420 Bear Creek Drive
 New Braunfels, TX 78132
 210-844-1885

Signature: 
 Name/Title: Keith R. Eismann / CFO
 Date: 7-17-23

OSSF Maintenance Provider Licenses # - MP0001745
 OSSF Installer II Licenses # - OS00029546

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

Date: 7/21/2023

Site Evaluator Information:

Name: Hoyt Seidensticker
License OS0008771 Expires 8/31/2023

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email: hoyt@landstewardshipperservices.com

Installer information:

Name: Carl Eoff OS0029546

Company: Carl Eoff Services

Address: 420 Bear Creek Road

City: New Braunfels State: Texas Zip: 78132

Phone: (210) 669-6088 Fax: _____

Applicant Information:

Name: Dotare Construction Group LLC

Address: 21807 Barton Woods

City: SA State: Texas Zip: 78259

Phone: 210-415-9770

Property Location:

Lot: 269 Block _____

Sub.: Canyon Lake Hills, Unit 1

Street/Road Address: 1095 Diamond Head Drive

City: Canyon Lake State: Texas Zip: 78133

Unincorporated Area? Y or N y

Additional information _____

Schematic of Lot or Tract

Show:

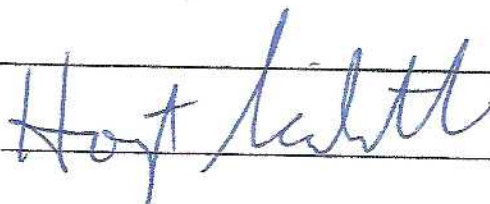
- Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 0.1722 acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No: OS0008771

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 7/21/2023

Site Location: 1095 Diamond Head Drive

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: 6 inches County: Comal

Requirements:

- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Location of soil boring or dug pits must be shown on the site drawing.
- For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>								
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)		
0	III	Clay loam	<30%	none		Black		
1								
2 <u>18 in</u>							rock	yes, rock
3								
4								
5								

Soil Boring Number <u>2</u>								
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)		
0	III	Clay loam	<30%	none		Black		
1								
2 <u>18 in</u>							rock	yes, rock
3								
4								
5								

Features of Site Area

- Presence of 100 year flood zone Yes ___ No x
- Presence of adjacent ponds, streams, water improvements Yes ___ No x
- Existing or proposed water well in nearby area Yes ___ No x
- Organized sewage service available to lot or tract Yes ___ No x
- Recharge feature within 150 feet Yes ___ No x

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation

determined the site is suitable for a Drip Irrigation disposal system with Aerobic unit treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has been given to the property owner to inform them of

other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

8-19-23
Date

8/14/2023
3:51 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Dotare Construction Group LLC

Property Information:

St. Address: 1095 Diamond Head Drive
City: Canyon Lake State: Texas
Zip code: 78133

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 240
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.2
Minimum Adsorptive Area (sq. ft.): 1200
Absorptive area installed (sq.ft.): 1230

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 353
Class 1 Aerobic Unit: NuWater 550-PC-400PT
Pump tank total capacity (gal): 768
Chlorination: n/a
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Franklin E-Series 20 GPM

House Information

No. of Bedrooms: 3
Sq. footage (Approx.): 1625
Water Supply: CLWS
Gallons per day: 240

Supply Line from House

Length of supply line (approx. ft.): 8
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

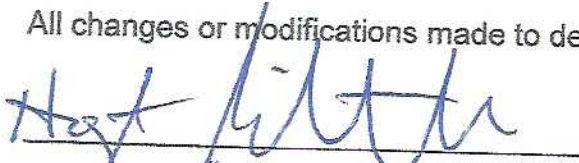
Supply Line to Drip Irrigation Manifold

Length of supply line (approx. ft.): 112
Type of supply line: Purple SCH 40
Size of supply and flush line (in): 1

Required linear foot of tubing: 600
Linear feet of tubing installed: 615

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipperservices.com

Date

8-14-23



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

REVISED

12:50 pm, Mar 11, 2025

3/10/25 Revised
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Dotare Construction Group LLC

A class 1 residential aerobic treatment unit will be designed for this home. Wastewater from the home will flow to the pretreatment tank of the aerobic unit. From the pretreatment tank, effluent will flow to the treatment unit. Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank. The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Ball valves must be installed on the return lines for pressure adjustment.

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

A minimum 12" of Class II or Class III soil must be installed between the native ground and the drip tubing and a minimum 6" of Class II or Class III soil must be installed over the drip tubing. Sod Grass or Grass seed must then be installed over the entire drip field.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

 3-12-25

Hoyt Seidensticker, R.S. No. 3588

Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



REVISED

12:51 pm, Mar 11, 2025

Specs

Aerobic with Drip Irrigation Disposal System

Dotare Construction Group LLC

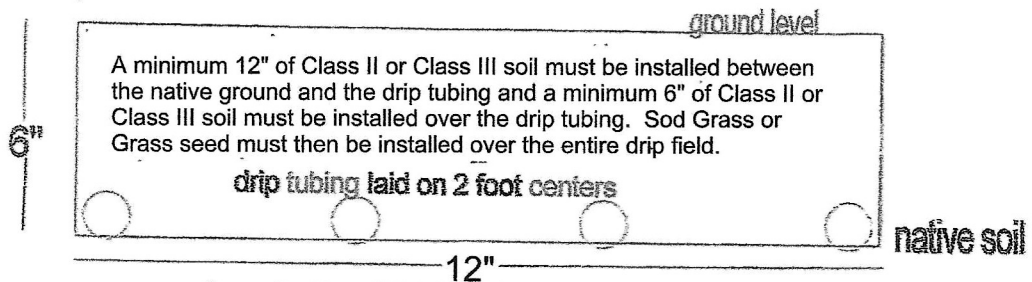
Lot 269, Canyon Lake Hills, unit 1

1095 Diamond Head Drive

Canyon Lake, Texas 78133

Comal County

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. the drip tubing needs to be installed as level as possible.



Cross Section of Drip Irrigation
single connection

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

vacuum relief valves must be installed in each zone at the highest point of the supply line and return manifolds

100 yr flood plain does not exist on this tract



The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2)

" exempt ... Does not exceed 20% impervious cover on the site."

There is no recharge feature within 150' of the proposed septic system.

The installer will need to certify to the permitting authority that there is a minimum of 12 inches of soil between the bottom of the drip tubing and the restrictive horizon.

8/14/2023
3:51 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

Dotare Construction Group LLC

If the drip lines are laid on top of the native soil and the native soil is scarified then a minimum of 6 inches of class II sandy loam or class III clay loam must be placed over the drip lines. The installer must certify to the permitting authority that there will be a minimum of 12 inches of native material or imported material between the drip tubing and the restrictive horizon of limestone rock.

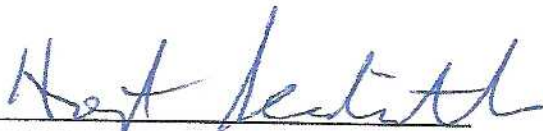
The drip lines will be laid on two foot centers and parallel with the contour of the land. The drip lines will not be laid perpendicular with the slope. The drip lines will then be covered with a minimum of 6 inches of the material.

Drip lines are to be placed on 2 ft centers and tied into a pressure manifold at one end and a return manifold which is run back to the pump tank for continuous flushing of the drip lines. A pressure gage and control valve on the return line at the pump tank is to be set at 35 psi, which maintains a minimum required pressure of the drip emitters. The drip lines will be flushed continuously when the pump doses the drip field. The drip lines will be continuously flushed.

Then entire area where the drip lines have been installed or disturbed, must be sodded with a type of vegetative cover or an equivalent county approved method of cover that is considered a high water user prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the install aerobic system.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Date



Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshippervices.com



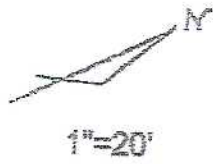
Dotare Construction Group LLC

Gallons per Day	240
Application Rate (gal/sq. ft/day)	0.2
Square footage required	1200
Feet between Lines	2
Feet between emitters	2
Number of zones	1
Linear feet of dripline	615
Number of emitters	307.5
Linear Feet of Tubing Per Zone	615
Type of emitters	Pressure compensating
Determine drip field pressure (psi)	35
Feet of head pressure	80.85
gph/emitter	0.61
gallons per minute per Zone	3.1
gallons per hour	187.575
minutes per dose	11
Minutes Per Day Per Zone	77
gallons per day	240
Doses per Zone	7
Total Doses per Day	7
Time Between Doses in Hours	3.4
Total Run time in Minutes	76.76929228
Number of Connections to Manifold	2
Linear feet of dripline per connection	307.5
minimum pump capacity (gpm)	3.1
header pipe size (inches)	1
Pressure loss in 100 ft. pipe (psi)	1.58
Friction head in 100 ft. of pipe (ft of head)	3.6498
Static head	
height from pump to top of tank (ft.)	4
Elevation increase (ft.)	1
Total static head (ft.)	5
Friction head	
equivalent length of fittings (ft.)	1
Distance from pump to field (ft.)	112
Total equivalent length of pipe (ft.)	113
total effective head (ft.)	4.12
head required at drip field (ft.)	80.85
Head loss through filters or headworks (ft.)	23.10
head loss through valves (ft.)	3.47
Minimum total head (ft.)	111.54

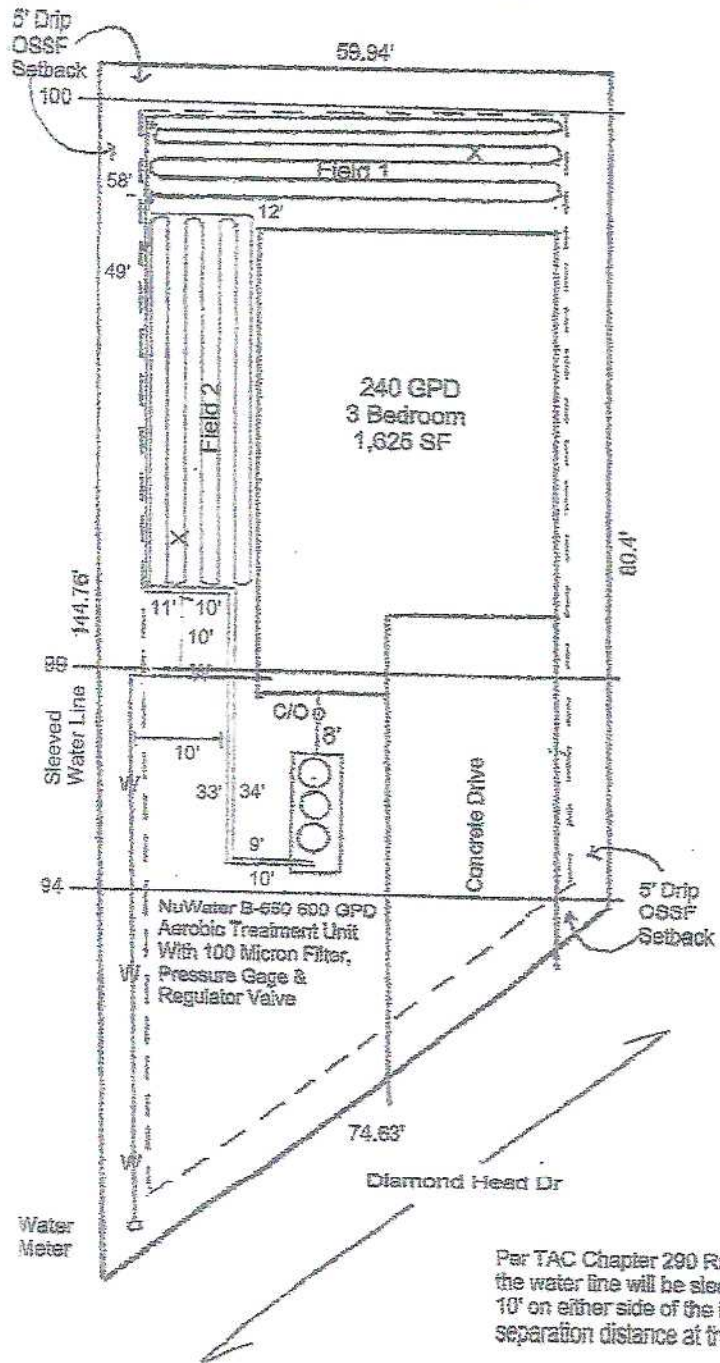
8-14-23



Hoyt Seidensticker



Dotare Construction Group LLC
 1095 Diamond Head Drive
 Canyon Lake, TX 78133
 Lot 269
 Canyon Lake Hills Unit 1
 .1722 Acres

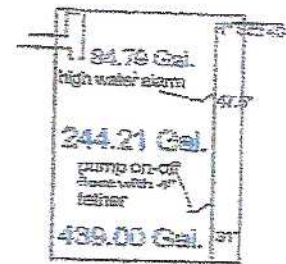


240 GPD Drip Field Configuration

Field 1 - 6 Lines @ 50' = 300 LF
 Field 2 - 7 Lines @ 45' = 315 LF
 Total = 615 LF
 Total Sq. Ft. = 1,230

Total 1" Supply Line = 112'
 Total 1" Return Line = 114'

X Marks Test Holes
 * Marks Pressure Relief Valves



8-14-23



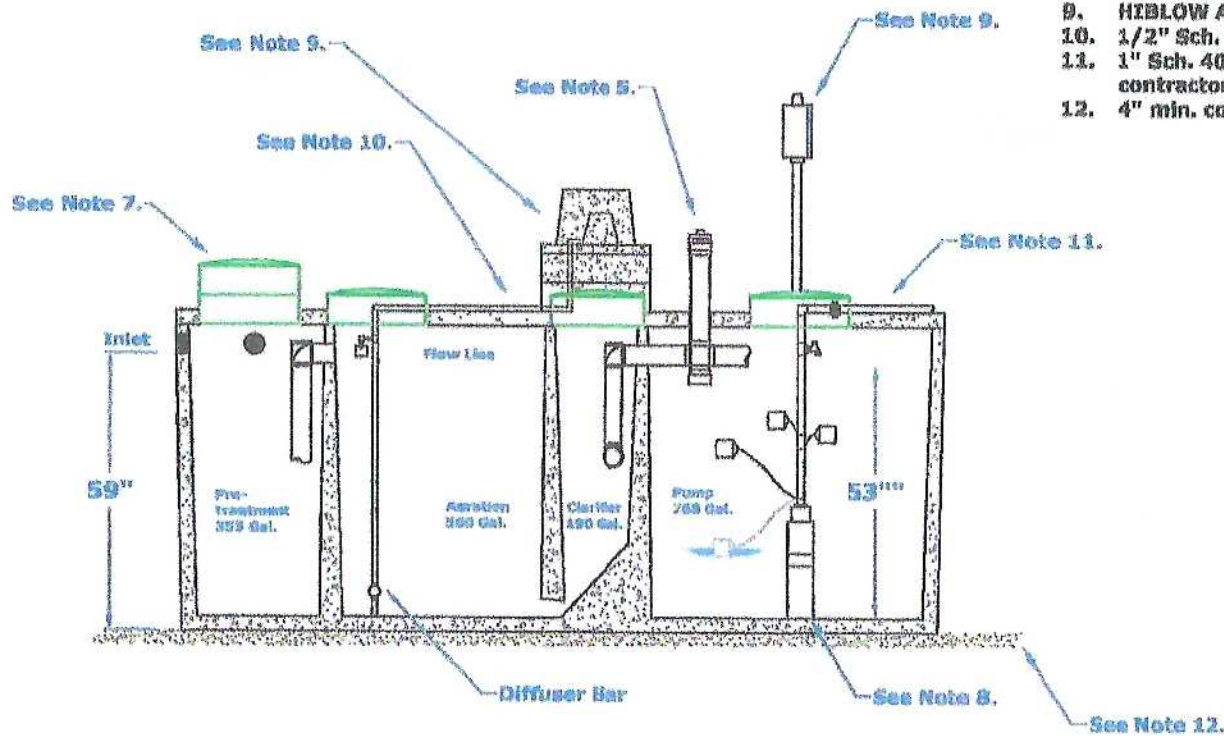
Hoyt Seidensticker

Per TAC Chapter 290 Rules for public water systems, the water line will be sleeved in a minimum schedule 40 PVC, 10' on either side of the intersection and will maintain a 1' separation distance at the intersection.

Additionally, the supply and return lines will be sleeved in a 2" schedule 40 pipe in any areas where the line is within 10' of the water line.

Assembly Details

OSSF



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" ϕ 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

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

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

BLASTER®

Filtered Effluent Pump

SPECIFICATIONS

Model	Flow Range GPM	Horsepower Range	Best Eff. GPM	Discharge Connection	Maximum Solids Size	Rotation [Ⓢ]
8EB	1.5 - 10	1/2 - 1	7	1 1/4"	1/8" dia.	CCW
12EB	3 - 16	1/2 - 1 1/2	10	1 1/4"	1/8" dia.	CCW
20EB	6 - 28	1/2 - 1 1/2	16	1 1/4"	1/8" dia.	CCW
33EB	10 - 50	1/2 - 1 1/2	33	1 1/4"	1/8" dia.	CCW
55EB	20 - 80	1/2 - 1 1/2	55	1 1/4"	1/8" dia.	CCW

[Ⓢ] Rotation is counterclockwise when observed from pump discharge end.

"EB" SERIES MATERIALS OF CONSTRUCTION

Part Name	Material
Discharge Head	Glass Filled Thermo-Plastic
Check Valve Poppet	Thermo-Plastic
Check Valve O-ring	E P Rubber
Bearing Spider - Upper	Glass Filled Polycarbonate
Bearing	Urethane
Impeller	AISI 301 SS
Diffuser	Glass Filled * Noryl™
Impeller	Noryl™
Bowl	AISI 304 SS
Shim	AISI 304 SS
Spacer	AISI 304 SS, Powder Metal
Inlet Strainer	Glass Filled Thermo-Plastic
Motor Adapter	Glass Filled Thermo-Plastic
Casing	
Shaft	AISI 304 SS
Coupling	AISI 304 SS, Powder Metal

* 33EB and 55EB Glass Filled Polycarbonate



FEATURES

■ **Designed for pumping filtered effluent from processed septic systems only.**

■ **Field Serviceable:** Pump can be rebuilt in the field to like new condition with common tools and readily available spare parts.

NOTE: The Model EB has left hand casing threads.

■ **Powered for Continuous Operation:** All ratings are within the working limits of the motor as recommended by the motor manufacturer. Pump can be operated continuously without damage to the motor.

■ **Metal Parts are Stainless Steel:** AISI types 301 and 304 are corrosion resistant.

■ **Non-Metallic Parts are Effluent Compliant:** Impellers, diffusers constructed of glass filled polycarbonate or Noryl, engineered composites. Both materials are corrosion resistant.

■ **Bearing Discharge Head:** State of the art engineered composite material for superior strength and corrosion resistance. Loop for safety line molded into head.

■ **Motor Adapter:** State of the art engineered composite material with high rigidity to provide accurate alignment of liquid end to motor. Generous space for removal of motor mounting nuts with regular open-end wrench.

■ **Bowls:** Stainless steel for strength and abrasive resistance.

■ **100" 3 wire motor lead standard.**

■ **Consult factory for recommendations involving long run cycles followed by short off cycles to assure proper motor cooling flows.**

■ **Check Valve:** Built-in check valve assembly on 8, 12, 20 EB models. No check valve provided on 33 and 55 EB models.

■ **Warranted for one year against failure due to workmanship and materials. Solids plugged pumps are not covered. Pumps used for liquids other than filtered effluent are not covered.**

■ **Stainless Steel Casing:** Polished stainless steel is attractive and durable in the most corrosive effluent.

■ **Hex Shaft Design:** Six sided shafts for positive impeller drive.

■ **Inlet Strainer:** Molded suction strainer built into motor adapter.

■ **Urethane Upper Bearings:** Fluted design for free passage of abrasives.

■ **Franklin Electric Motor:**

- Corrosion resistant stainless steel construction.

- Built-in surge arrestor is provided on single phase motors.

- Stainless steel splined shaft.

- Hermetically sealed windings.

- Replaceable motor lead assembly.

- UL 778 and CSA recognized.

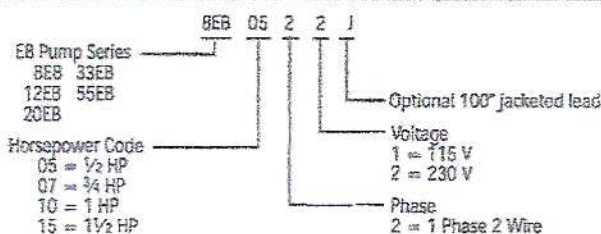
- NEMA mounting dimensions.

■ **Optional 100" jacketed power cord available.**

■ **Agency Listings:** All complete pump/motor assemblies are UL778 and CSA listed. All Franklin Electric Motors are UL778 recognized.

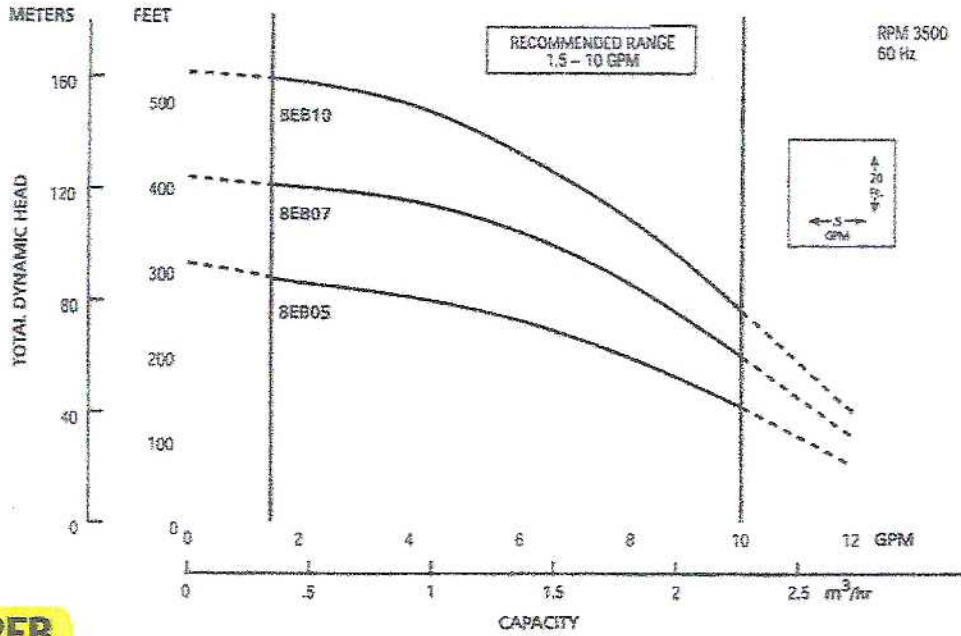
■ **All models have 100" motor lead bypass in discharge for backflow ensure ver.**

ORDER NUMBER CODE



Model 8EB

FILTERED EFFLUENT BLASTER

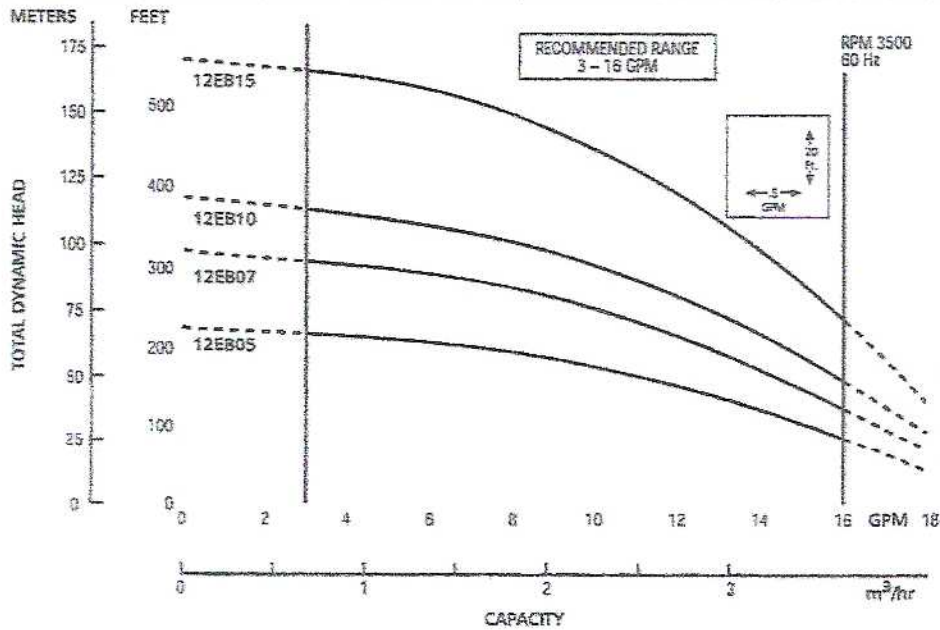


RECEIVED

OCT 29 2020

COUNTY ENGINEER

Model 12EB

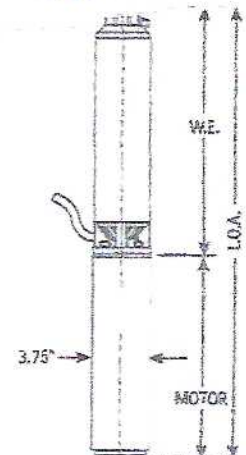


DIMENSIONS AND WEIGHTS

Order Number	HP	Phase	Stages	Length (meters)			Weight (lbs.)		
				W.E.Ⓢ	Motor	L.O.A.Ⓢ	W.E.	Motor	Total
8EB0522, 8EB0521	1/2	1	10	13.3	9.5	22.8	5	18	23
8EB0722	3/4	1	13	15.4	10.7	26.1	6	20	26
8EB1022	1	1	17	18.3	11.8	30.1	8	23	31
12EB0522, 12EB0521	1/2	1	7	11.0	9.5	20.5	4	18	22
12EB0722	3/4	1	10	13.0	10.7	23.7	5	20	25
12EB1022	1	1	12	14.4	11.8	26.2	6	23	29
12EB1522	1 1/2	1	17	17.9	15.1	33.0	8	31	39

Ⓢ W.E. = water end or pump without motor.

Ⓢ L.O.A. = length of assembly - complete pump - water end and motor.



BIOLINE® DRIPLINE

**THE WORLD'S MOST ADVANCED CONTINUOUS
SELF-CLEANING, PRESSURE COMPENSATING DRIPLINE
SPECIFICALLY DESIGNED FOR WASTEWATER**

CROSS SECTION OF BIOLINE DRIPLINE

Bioline dripper inlets are positioned in the center of flow where water is the cleanest



PRODUCT ADVANTAGES

- Pressure compensation - all drippers deliver equal flow, even on sloped or rolling terrain.
- Unique flow path - Turbonet technology provides more control of water and a high resistance to clogging.
- Continuous self-flushing dripper design - flushes debris, as it is detected - throughout operation, not just at the beginning or end of a cycle. Ensures uninterrupted dripper operation.
- Single hole dripper outlet from tubing:
 - Better protection against root intrusion
 - Allows the dripline to be used in subsurface applications without need for chemical protection
- Drippers capture water flow from the center of the tubing - ensures that only the cleanest flow enters the dripper.
- Built-in physical root barrier - drippers are protected from root intrusion without the need for chemical protection. Water exits dripper in one location while exiting the tubing in another.
- Three dripper flow rates - provides the broadest range of flow rates available. Allows the designer to match the dripline to any soil or slope condition.
- Bioline tubing is completely wrapped in purple - easily identifying it for non-potable use, regardless of how the tubing is installed.
- Anti-bacterial-impregnated drippers - prevents buildup of microbial slime.
- Can be used subsurface - Bioline can be installed on-surface, under cover or subsurface.
- No special storage requirements - does not degrade if stored outdoors.

APPLICATIONS

- Typically installed following a treatment process
- Can be used with domestic septic tank effluent with proper design, filtration and operation
- Reuse applications including municipally treated effluent designated for irrigation and other disinfected and non-disinfected water sources.

SPECIFICATIONS

- Dripper flow rates: 0.4, 0.6 or 0.9 GPH
- Dripper spacings: 12", 18" or 24" dripper spacings and blank tubing
- Pressure compensation range: 7 to 58 psi
- Maximum recommended system pressure: 58 psi
- Tubing diameter: 0.66" OD, 0.56" ID
- Tubing color: Purple color indicates non-potable
- Coil lengths: 500' or 1,000' (Blank tubing in 250')
- Recommended filtration: 120 mesh
- Bending radius: 7"
- UV resistant
- Tubing material: Linear low-density polyethylene

Additional spacing and pipe sizes available by special order. Please contact Netafim USA Customer Service for details.

BIOLINE DRIPLINE

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 3.0 fps FLUSH VELOCITY
ADDITIONAL FLOW OF 2.3 GPM REQUIRED PER LATERAL TO ACHIEVE 3 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	102	94	84	136	127	113	161	151	137
	25	151	136	118	203	184	161	245	223	197
	35	193	171	145	260	232	200	315	283	245
	40	211	186	153	286	254	218	347	311	267
	45	228	200	169	310	274	233	377	335	287
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 3 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 2.5 fps FLUSH VELOCITY
ADDITIONAL FLOW OF 2.0 GPM REQUIRED PER LATERAL TO ACHIEVE 2.5 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	128	115	100	172	155	136	205	187	165
	25	183	161	137	248	220	188	301	268	231
	35	228	199	165	310	272	229	379	333	283
	40	248	214	178	338	295	247	413	362	305
	45	266	229	190	364	316	263	447	389	327
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 2.5 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 2.0 fps FLUSH VELOCITY
ADDITIONAL FLOW OF 1.6 GPM REQUIRED PER LATERAL TO ACHIEVE 2.0 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	161	141	119	217	191	164	263	233	201
	25	221	190	157	302	261	219	369	321	276
	35	269	229	187	370	316	260	455	391	324
	40	290	246	200	399	340	278	493	421	347
	45	310	261	212	427	362	296	527	449	369
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 2 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 1.5 fps FLUSH VELOCITY
ADDITIONAL FLOW OF 1.2 GPM REQUIRED PER LATERAL TO ACHIEVE 1.5 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	201	171	140	275	235	194	337	289	241
	25	266	222	179	366	308	251	453	393	313
	35	316	262	210	437	365	295	543	455	389
	40	337	280	223	469	391	313	583	487	399
	45	358	296	236	497	413	331	619	517	415
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 1.5 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 1.0 fps FLUSH VELOCITY
ADDITIONAL FLOW OF 0.8 GPM REQUIRED PER LATERAL TO ACHIEVE 1.0 fps

DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	248	205	163	344	285	228	427	355	285
	25	315	258	203	440	361	286	549	453	359
	35	367	299	234	513	419	331	642	527	417
	40	389	316	248	545	445	350	683	559	441
	45	409	332	260	574	468	367	721	589	463
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 1 fps flushing/scouring velocity

MAXIMUM LENGTH OF A SINGLE LATERAL WITH 0.5 fps FLUSH VELOCITY
ADDITIONAL FLOW OF 0.4 GPM REQUIRED PER LATERAL TO ACHIEVE 0.5 fps

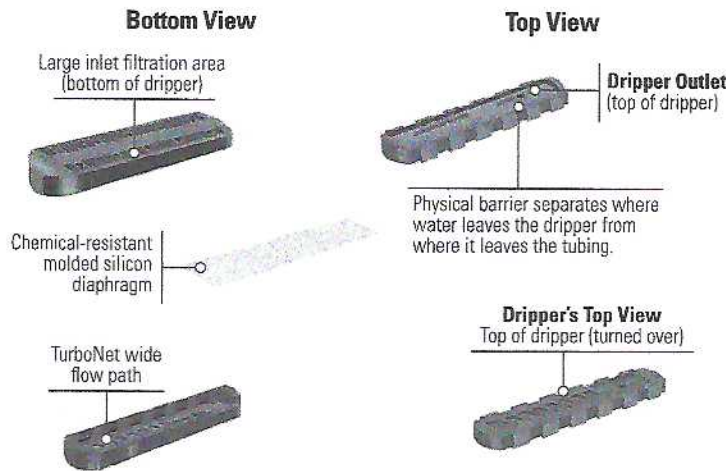
DRIPPER SPACING		12"			18"			24"		
DRIPPER FLOW RATE (GPH)		0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH	0.4 GPH	0.6 GPH	0.9 GPH
INLET PRESSURE	15	301	242	188	422	341	265	531	426	335
	25	369	296	226	520	418	323	655	527	409
	35	421	357	260	595	476	368	749	603	467
	40	443	354	273	626	501	387	790	636	491
	45	464	371	285	656	524	404	829	665	513
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.66/41	1.02/61	0.34/20	0.51/31	0.77/46

Lateral lengths are based on flows allowing for a 0.5 fps flushing/scouring velocity

Netafim recommends flushing velocities capable of breaking free any accumulated bioslimes and debris in the piping network.

- Notes:
1. Refer to local regulations for information on flushing velocities that may be written into codes.
 2. Netafim does not endorse a specific flushing velocity.
 3. Flushing velocities should be determined based on regulations, quality of effluent, and type of flushing control.
 4. Using a flushing velocity less than 1 fps does not provide turbulent flow as defined by Reynolds Number.
 5. Higher flushing velocities provide more aggressive flushing.

EXPLODED VIEW OF BIOLINE DRIPPER



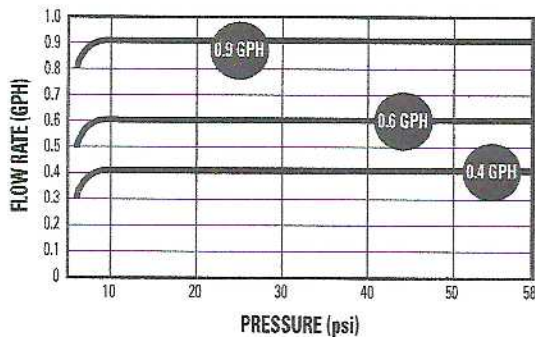
BIOLINE DRIPPER OPERATION

Bioline® drippers are pressure compensating - delivering the water uniformly into the soil for further treatment or for reuse by the landscape. These unique drippers allow the tubing to be installed on flat topography or steep slopes.

Bioline drippers are protected against microbial slime. Each dripper is impregnated with an antimicrobial agent to resist biological build-up.

Netafim drippers are continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog-free operation, year after year.

DRIPPER FLOW RATE VS. PRESSURE



Between 0 and 7 psi, the dripper functions as a turbulent flow emitter, ensuring that the nominal design flow is not exceeded at system start-up.

FLOW PER 100 FEET

DRIPPER SPACING	0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.0	0.67	61.0	1.02	92.0	1.53
18"	26.7	0.44	41.0	0.68	61.0	1.02
24"	20.0	0.34	31.0	0.51	46.0	0.77

SPECIFYING INFORMATION

SAMPLE MODEL NUMBER
08WRAM.6-24 V

A Bioline Dripline = 08WRAM

1 DRIPPER FLOW RATE
0.4 GPH = .4
0.6 GPH = .6
0.9 GPH = 1

2 DRIPPER SPACING
12" = 12
18" = 18
24" = 24

3 COIL LENGTH
500' = V500
1,000' = V

BLANK Tubing Model Number: 250' = 08WRAM-250

ORDERING INFORMATION

FLOW RATE	DRIPPER SPACING	COIL LENGTH	MODEL NUMBER
0.4 GPH	12"	1,000'	08WRAM.4-12V
		500'	08WRAM.4-12V500
0.4 GPH	18"	1,000'	08WRAM.4-18V
		500'	08WRAM.4-18V500
0.4 GPH	24"	1,000'	08WRAM.4-24V
		500'	08WRAM.4-24V500
0.6 GPH	12"	1,000'	08WRAM.6-12V
		500'	08WRAM.6-12V500
0.6 GPH	18"	1,000'	08WRAM.6-18V
		500'	08WRAM.6-18V500
0.6 GPH	24"	1,000'	08WRAM.6-24V
		500'	08WRAM.6-24V500
0.9 GPH	12"	1,000'	08WRAM1-12V
		500'	08WRAM1-12V500
0.9 GPH	18"	1,000'	08WRAM1-18V
		500'	08WRAM1-18V500
0.9 GPH	24"	1,000'	08WRAM1-24V
		500'	08WRAM1-24V500
Blank Tubing 17mm		250'	08WRAM-250

From: [Ritzen,Brenda](#)
To: [Keith Eismann](#)
Cc: [Hoyt Seidensticker](#)
Subject: RE: Permit Correction Sheets - 1095 Diamond Head Dr. - Permit 118123
Date: Wednesday, March 5, 2025 10:00:00 AM

Keith,

Since there are areas that contain as little as 4 inches of soil the addition of 6 inches of soil below the tubing will not meet the minimum 12 inches that is needed. Revise as necessary and resubmit.

Thank you,

Brenda Ritzen
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

-----Original Message-----

From: Keith Eismann <keith.eismann@yahoo.com>
Sent: Tuesday, March 4, 2025 4:40 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Hoyt Seidensticker <hoyt@landstewardshipperservices.com>
Subject: Permit Correction Sheets - 1095 Diamond Head Dr. - Permit 118123

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

Brenda,

I have attached the corrected permit sheets that now show the correct drip tubing installation requirements for the job. Please let me know if additional information is required to release the authorization to construct.

Thank you,

Keith Eismann
Eoff Septic Services
210-385-2350

8/14/2023
3:51 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY
DESIGN CRITERIA
Dotare Construction Group LLC

REVISED
9:48 am, Mar 05, 2025

Corrected - 3/4/25 *HL*

VOID

A class 1 residential aerobic treatment unit will be designed for this home. Wastewater from the home will flow to the pretreatment tank of the aerobic unit. From the pretreatment tank, effluent will flow to the treatment unit. Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank. The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Ball valves must be installed on the return lines for pressure adjustment.

The area of the drip tubing will need to be **VOID** shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing must be installed as level as possible.

A minimum of 6" of Class II or Class III soil must be used under and over the drip tubing. The installer must certify to the permitting authority there will be a minimum of 12 inches of imported material between the drip tubing and the restrictive horizon of limestone rock.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker 3-4-23 HL
8-17-23

Hoyt Seidensticker, R.S. No. 3588

Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com

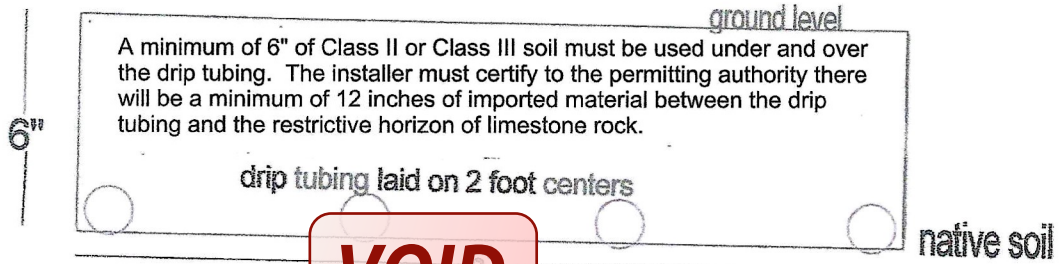


VOID

Corrected - 3/4/25 *HJL*

Specs
Aerobic with Drip Irrigation Disposal System
Dotare Construction Group LLC
Lot 269, Canyon Lake Hills, unit 1
1095 Diamond Head Drive
Canyon Lake, Texas 78133
Comal County

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. the drip tubing needs to be installed as level as possible.



VOID

Cross Section of Drip Irrigation
single connection

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

vacuum relief valves must be installed in each zone at the highest point of the supply line and return manifolds

100 yr flood plain does not exist on this tract



Hoyt Seidensticker

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

The installer will need to certify to the permitting authority that there is a minimum of 12 inches of soil between the bottom of the drip tubing and the restrictive horizon.

From: [Ritzen,Brenda](#)
To: "brad@dotareconstruction.com"; [Keith Eismann](#)
Subject: Permit 118123
Date: Wednesday, December 18, 2024 4:23:00 PM
Attachments: [image001.png](#)
[Pages from 118123.pdf](#)

**Re: Dotare Construction Group LLC
Canyon Lake Hills Unit 1 Lot 269
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

The following information is needed before I can continue processing the referenced permit submittal:

- 1. During a preliminary inspection it was discovered that the Aerobic Treatment Unit (ATU) has been installed. Be advised that no further installation may take place until the Permit to Construct is issued. Also be advised that once the Permit to Construct is issued the ATU will need to be exposed for first inspection.**
- 2. See attached results of our preliminary inspection. Existing soils do not provide sufficient soil depth to trench the tubing in at 6 inches as indicated within your installation details. Revise as needed and resubmit.**

Thank you,



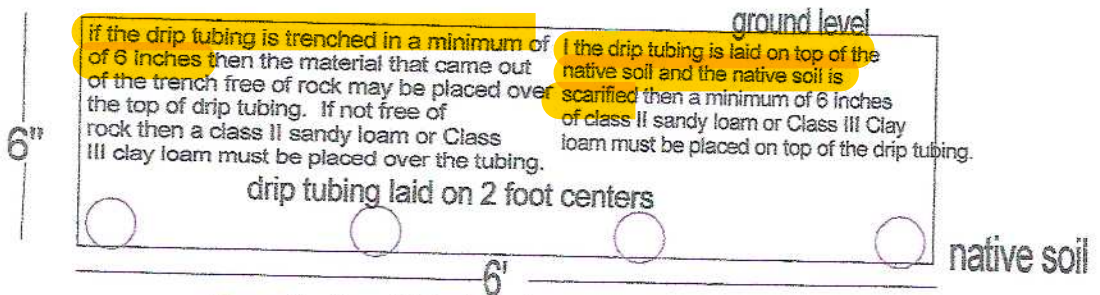
Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

Specs

VOID

Aerobic with Drip Irrigation Disposal System
Dotare Construction Group LLC
Lot 269, Canyon Lake Hills, unit 1
1095 Diamond Head Drive
Canyon Lake, Texas 78133
Comal County

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. the drip tubing needs to be installed as level as possible.



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single connection

All pipes from the structures to the septic tank shall be no less than 1/8 inch fall per foot of pipe

vacuum relief valves must be installed in each zone at the highest point of the supply line and return manifolds

100 yr flood plain
not exist on this tract

VOID

8-H-23
HOYT SEIDENSTICKER
3588
REGISTERED SANITARIAN

The referenced property is located within the Edwards Aquifer Contributing Zone. This property is exempt from a contributing zone plan because it is not a regulated activity according to Chapter 213.5(h)(2) "exempt ... Does not exceed 20% impervious cover on the site." There is no recharge feature within 150' of the proposed septic system.

The installer will need to certify to the permitting authority that there is a minimum of 12 inches of soil between the bottom of the drip tubing and the restrictive horizon.



VOID

Date _____

Permit Number 118123

1. APPLICANT / AGENT INFORMATION

Owner Name Dotare Construction Group LLC
Mailing Address 21807 Barton Woods
City, State, Zip San Antonio, TX 78259
Phone # 210-415-9770
Email brad@dotareconstruction.com

Agent Name Eoff Septic Services
Agent Address 420 Bear Creek Drive
City, State, Zip New Braunfels, TX 78132
Phone # 210-844-1885
Email keith.elsmann@yahoo.com

2. LOCATION

Subdivision Name Canyon Lake Hills Unit 1 Lot 269 Block _____
Survey Name / Abstract Number _____ Acreage .1722
Address 1095 Diamond Head Dr. City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 1625

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: \$ 225000. (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

VOID

4. SIGNATURE OF OWNER

By signing this application, I certify that:

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

[Signature]
Signature of Owner

July 21, 2013
Date

8/14/2023
3:51 PM
Aerobic with Drip
Irrigation System

ON-SITE SEWAGE FACILITY
DESIGN CRITERIA
Dotare Construction Group LLC

VOID

A class 1 residential aerobic treatment unit will be designed for this home. Wastewater from the home will flow to the pretreatment tank of the aerobic unit. From the pretreatment tank, effluent will flow to the treatment unit. Treated effluent will then flow to the pump tank for disposal through subsurface drip irrigation. All warning systems shall be installed with the aerobic unit.

Field loading Rates and Distribution

All flow from the treatment compartment of the aerobic unit will flow into a pump tank. The pump tank will be equipped with a submersible pump. The pump will dose the single zone.

A 100 micron effluent filter must be installed in the supply line to prevent introduction of sediments & suspended organic materials into the drip tubing. Vacuum relief valves need to be installed in each zone at the highest point of both the supply and return manifolds. Ball valves must be installed on the return lines for pressure adjustment.

The area of the drip tubing will need to be shaped by the installer. The area will need to be leveled before installing the drip tubing. The drip tubing needs to be installed as level as possible.

If the drip tubing is trenched in, a minimum **VOID** then the material that came out of the trench may be placed in the trench over the drip tubing as long as it is free of rocks. If the material that comes out of the trench is full of rocks, then a class II sandy loam or class III clay loam must be used to cover the drip tubing. The installer must certify to the permitting authority that there will be a minimum of 12 inches of native material or imported material between the drip tubing and the restrictive horizon of limestone rock.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 29, 2016). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker 8-17-23

Hoyt Seidensticker, R.S. No. 3588

Date

Land Stewardship Services, LLC, 124 Bristow Way, Boerne, Texas 78006

Cell (210) 414-6603,

hoyt@landstewardshipservices.com



FIRST LOAN RENEWAL, EXTENSION, AND MODIFICATION AGREEMENT

THIS FIRST LOAN RENEWAL, EXTENSION, AND MODIFICATION AGREEMENT (this "Agreement") is executed by Jefferson Bank ("Lender"), **DOTARE CONSTRUCTION GROUP, LLC**, a Texas limited liability company ("Borrower", whether one or more), and TAMMY R. COX and BRADLEY J. COX (the "Guarantors", whether one or more).

**ARTICLE I.
Introductory Provisions**

The following introductory provisions are the basis for and a part of this Agreement:

1.1 **The Loan.** The following documents (among others) have been executed and delivered to Lender in connection with, as evidence of, or as security for a certain loan or loans (the "Loan", whether one or more) from Lender to Borrower:

(a) Promissory Note (the "Note") dated **December 17, 2021**, in the original principal sum of **\$301,500.00** executed by Borrower payable to Lender.

(b) Deed of Trust (the "Deed of Trust") dated **December 17, 2021**, executed by Borrower in favor of Lender and recorded in Clerk's File No. **202106064808** of the Real Property Records of Comal County, Texas, covering (among other things) the following described real property (the "Property"):

LOTS 269, 271, 272 AND 273, CANYON LAKE HILLS, UNIT NO. 1, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2, PAGE 17, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

LOT 270 R, CANYON LAKE HILLS, UNIT NO. 1, SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 13, PAGE 311, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

(c) One or more Guaranty Agreements (the "Guaranty Agreements", whether one or more) executed by Guarantors.

1.2 **Loan Documents.** The Note, the Deed of Trust, the Guaranty Agreements, and all other documents which have been executed in connection with, as evidence of, or as security for the Loan, including without limitation, all guaranty agreements (collectively, the "Loan Documents") are incorporated into this Agreement by reference for all purposes. If the terms of any of the Loan Documents have previously been amended or modified in writing all references in this Agreement to the Loan Documents, either individually or collectively, means the Loan Documents as so amended or modified.

1.3 **Collateral.** All property, both real and personal, tangible and intangible (including without limitation, the Property) described in the Loan Documents as being given as collateral for the Loan is referred to collectively in this Agreement as the "Collateral." The term "Collateral" does not include any property that has been partially released from the Liens prior to the date of this Agreement pursuant to partial releases recorded in the Real Property Records of the county in which the Property is located.

1.4 Liens. All liens, rights, security interests, and assignments (whether absolute or as collateral) (collectively, the “**Liens**”) created, granted, or made by the Loan Documents are and continue to be valid liens, rights, assignments, and security interests in the Collateral and have the same priority as they did when they were originally granted to Lender.

1.5 Borrower's Request. Borrower has requested that the terms of the Loan Documents be renewed, extended, and/or modified in accordance with the terms of this Agreement.

1.6 Lender's Agreement. Lender is the legal owner and holder of the Note and Liens and has agreed to renew, extend, and/or modify the terms of the Loan Documents in accordance with the terms of this Agreement.

ARTICLE II. Agreement

2.1 Borrower's Warranties and Representations. Borrower warrants and represents that the facts recited in the Introductory Provisions are true and correct. Borrower reaffirms each of the representations, warranties, covenants, and agreements of Borrower set forth in the Loan Documents, with the same force and effect as if each were separately stated in this Agreement and made as of the date of this Agreement. Borrower warrants and represents that no event has occurred and no condition exists which would constitute a default under the Loan Documents, either with or without notice or lapse of time, or both. Borrower represents and warrants to Lender that the Loan will be used by Borrower for business and commercial purposes, and not for personal, family, or household use.

2.2 Borrower's Covenants. Borrower confirms and agrees that the Loan Documents represent valid and enforceable obligations of Borrower. Borrower acknowledges and agrees that there are no existing claims, defenses, personal or otherwise, or rights of setoff whatsoever with respect to any of the Loan Documents. Borrower covenants and agrees that this Agreement will be considered an amendment to and ratification of the Loan Documents, and except as expressly amended and modified by this Agreement, all terms and provisions of the Loan Documents will be and remain in full force and effect.

2.3 Renewal and Promise to Pay. Borrower renews the Note and all other indebtedness evidenced by the Loan Documents and promises to pay to the order of Lender at its offices in **Bexar County, Texas** the principal sum of **Three Hundred One Thousand Five Hundred and No/100 Dollars (\$301,500.00)** (being the present unpaid principal amount of the Note), together with interest on the principal balance from time to time remaining unpaid from the effective date of this Agreement until maturity at the “Applicable Rate” as defined in this Agreement. All matured, unpaid principal and interest shall bear interest from date of maturity until paid at the “Maximum Rate” as defined in this Agreement.

2.4 Interest Rate.

(a) *Maximum Rate.* The term “**Maximum Rate**” as used in this Agreement means, at the particular time in question, the maximum rate of non-usurious interest (taking into account all amounts paid or required to be paid which may be deemed, held, or classified as interest under applicable law) which, under applicable law, may then be charged on the Note or, if no maximum rate exists, **eighteen percent (18.00%)** per annum. If the maximum rate of non-usurious interest changes after the date of this Agreement, the Maximum Rate shall automatically be increased or decreased, as the case may be, without notice to Borrower from time to time as of the effective time of each change in the maximum non-usurious

rate. If Chapter 303 of the Texas Finance Code is applicable to the Note or this Agreement, the interest rate ceiling applicable to the Note and this Agreement is the "weekly ceiling" as defined in Chapter 303 of the Texas Finance Code.

(b) *Index Rate.* The term "**Index Rate**" as used in this Agreement means, at the particular time in question the U.S. Prime Rate as quoted and published in the Money Rates Section of the printed edition of the *Wall Street Journal*. The U.S. Prime Rate is the index agreed upon by the Borrower and the Lender to determine the rate of interest for the Note, as modified by this Agreement. Use of the U.S. Prime Rate is not to be construed as a warranty or representation that the U.S. Prime Rate is more favorable than another rate or index, that rates on other loans or credit facilities may not be based on indices other than the U.S. Prime Rate, or that rates on loans to others may not be made below the U.S. Prime Rate. If more than one Index Rate is quoted and published on any date that the Index Rate is to be determined under the Note as modified by this Agreement, the higher Index Rate quoted and published on that date will be the Index Rate used for purposes of that Index Rate determination. If (i) the Index Rate ceases to be published, or (ii) Lender determines that the Index Rate is no longer widely being used by commercial banks as a loan index in the United States for new commercial loans similar to the loan evidenced by this Note, Lender may select another index to determine the Applicable Rate by providing written notice to Borrower of the change (and, if applicable, the adjustment of the interest rate margin under this Note so that the Applicable Rate after the change approximates the Applicable Rate under this Note in effect immediately prior to the replacement of the Index Rate). Following such notice, this alternative index and margin shall be used to calculate the rate of interest that will be charged on this Note.

(c) *Applicable Rate.* The "**Applicable Rate**" of interest shall be a floating rate which shall from time to time be equal to the lesser of (i) the Maximum Rate or (ii) the Index Rate plus 0.50%, such interest rate to change automatically without notice to Borrower from time to time as the Index Rate or Maximum Rate changes until the principal is repaid.

(d) *Interest Computation.* Interest shall be computed on the basis of a year of 360 days and for the actual number of days elapsed (including the first day but excluding the last day). Interest shall be calculated on the unpaid principal to the date of each installment paid and the payment shall be credited first to accrued but unpaid interest and the balance to the reduction of the principal.

(e) *Floor.* Notwithstanding anything contained in this Agreement to the contrary, the Applicable Rate shall never be less than 5.50% per annum.

2.5 Payment.

(a) *Scheduled Payments.* Interest only shall be due and payable monthly as it accrues, on the 17th day of each calendar month, beginning on January 17, 2023, and continuing regularly thereafter until April 17, 2023 (the "**Maturity Date**"), when the entire amount of unpaid principal and all accrued but unpaid interest shall be due and payable.

(b) *Prepayments.* The Note may be prepaid, in whole or in part, at any time without penalty of any kind. Prepayments shall be credited first to accrued but unpaid interest to the date of the prepayment and the balance to the reduction of principal.

2.6 Balloon Notice. **THE LOAN IS PAYABLE IN FULL ON THE MATURITY DATE. AT MATURITY, BORROWER MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID**

INTEREST THEN DUE. LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. BORROWER WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT BORROWER OWNS, OR BORROWER WILL HAVE TO FIND ANOTHER LENDER WILLING TO LEND BORROWER THE MONEY. IF BORROWER REFINANCES THE LOAN AT MATURITY, BORROWER MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF BORROWER OBTAINS FINANCING FROM THE SAME LENDER.

2.7 Joint and Several Liability. If this Agreement is executed by more than one party, each surety party is jointly and severally liable for the obligations of Borrower under this Agreement. If Borrower is a partnership, each general partner of Borrower shall be jointly and severally liable for the obligations of Borrower under this Agreement and each such general partner waives any requirement of law that Lender exhausts any assets of Borrower before proceeding against such general partner's assets.

2.8 Usury Savings. It is the intention of Lender and Borrower to conform strictly with applicable usury laws now in force. No provision of this Agreement or the Loan Documents requires the payment, or permits the collection of interest in excess of the maximum amount permitted by applicable law. If at any time the interest received or contracted for exceeds the maximum lawful rate, the Lender will refund the amount of the excess, or will credit the amount of the excess against amounts owing under the Loan and such excess will not be considered the payment of interest. Determination of the rate of interest will be made by amortizing, prorating, allocating and spreading in equal parts during the full contracted period of the life of the Loan all interest at any time contracted for, charged or received from Borrower in connection with the Loan. This Agreement will be governed by and construed under the applicable laws of the State of Texas and the laws of the United States of America, except that Chapter 346 of the Texas Finance Code and its successor statutes, as amended (which regulates certain revolving credit loan accounts and revolving tri-party accounts), will not apply to this Agreement. Borrower agrees that as a condition precedent to any claim seeking usury penalties against Lender, Borrower shall provide written notice to Lender, advising Lender in reasonable detail of the nature and amount of the violation, and Lender shall have 60 days after receipt of such notice in which to correct such usury violation, if any, by either refunding such excess interest to Borrower or crediting such excess interest against the Note and/or any other indebtedness then owing by Borrower to Lender.

2.9 Renewal and Extension of Liens. Borrower renews and extends the Liens against the Collateral until the indebtedness evidenced by the Note and Loan Documents as renewed, extended, and modified has been paid in full. Borrower agrees that this Agreement and all prior renewals, extensions, and modifications will in no manner affect or impair the Loan or the Liens, and that the Liens will not in any manner be waived, the purpose of this Agreement being simply to renew, extend, and modify the terms of the Loan and the Loan Documents and to carry forward all of the Liens. Borrower agrees that the Liens are valid, enforceable, and in existence on the date of this Agreement. Borrower agrees that all terms and provisions of the Loan Documents are in full force and effect as therein written, except as expressly modified by this Agreement. Acceptance of this Agreement by Lender will be without prejudice to its right at any time in the future to exercise any and all rights conferred upon it by the Loan Documents, with reference to future defaults. This Agreement cannot be changed except by written instruments signed by each of the parties.

2.10 Convictions. Borrower represents and warrants to Lender that neither Borrower nor any of its principals has been convicted of (or pleaded nolo contendere or no contest to) a crime involving bank fraud, embezzlement, sex offences against a minor, mail fraud, or money laundering. For purposes of the

immediately preceding sentence, "principals" means (i) for a partnership, each general partner and any other partner who is a natural person and holds twenty percent (20%) or more ownership interest in the partnership, or (ii) for a corporation, limited liability company, association, or other entity, each director, each of the five (5) most highly-compensated executives or officers of the entity, and each natural person who is a direct or indirect holder of twenty percent (20%) or more of the capital stock or other equity or ownership interest of the entity.

2.11 Release and Covenant not to Sue. IN CONSIDERATION OF (I) THE RENEWAL, EXTENSION AND/OR MODIFICATION OF CERTAIN PROVISIONS OF THE NOTE AND THE LOAN DOCUMENTS AS HEREIN PROVIDED, AND (II) THE OTHER BENEFITS RECEIVED BY BORROWER AND ANY GUARANTORS UNDER THIS AGREEMENT, BORROWER AND GUARANTORS, IF ANY, HEREBY RELEASE, RELINQUISH AND FOREVER DISCHARGE LENDER, AS WELL AS ITS PREDECESSORS, SUCCESSORS, ASSIGNS, AGENTS, ATTORNEYS, OFFICERS, DIRECTORS, EMPLOYEES, AND REPRESENTATIVES (TOGETHER, THE "RELEASED PARTIES"), OF AND FROM ANY AND ALL CLAIMS, DAMAGES (DIRECT OR CONSEQUENTIAL), CAUSES OF ACTION, COSTS, AND EXPENSES OF ANY KIND WHATSOEVER, IN LAW OR IN EQUITY, AT COMMON LAW, STATUTORY, OR OTHERWISE, WHICH BORROWER AND GUARANTORS, IF ANY, HAVE OR MAY HAVE AGAINST THE RELEASED PARTIES (OR ANY OF THEM), WHETHER KNOWN OR UNKNOWN OCCURRING PRIOR TO THE DATE OF THIS AGREEMENT AND WHICH ARE, DIRECTLY OR INDIRECTLY, ATTRIBUTABLE TO OR ARISING OUT OF THE COLLATERAL, THE LOAN, OR THE LOAN DOCUMENTS, INCLUDING WITHOUT LIMITATION, CLAIMS BASED UPON: BREACH OF FIDUCIARY DUTY, BREACH OF ANY DUTY OF FAIR DEALING, BREACH OF CONFIDENCE, UNDUE INFLUENCE, FRAUD, UNCONSCIONABILITY, DURESS, ECONOMIC DURESS OR COERCION, CONTROL, CONFLICT OF INTEREST, MISUSE OF INSIDER INFORMATION, NEGLIGENCE, GROSS NEGLIGENCE, BAD FAITH, MALPRACTICE, VIOLATIONS OF THE RACKETEER INFLUENCED AND CORRUPT ORGANIZATIONS ACT, INTENTIONAL OR NEGLIGENT INFLECTION OF EMOTIONAL DISTRESS, TORTIOUS INTERFERENCE WITH CONTRACTUAL OR BUSINESS RELATIONS, TORTIOUS INTERFERENCE WITH CORPORATE GOVERNANCE OR PROSPECTIVE BUSINESS ADVANTAGE, USURY, WRONGFUL SETOFF, ENVIRONMENTAL DUE DILIGENCE, VIOLATIONS OF THE TEXAS DECEPTIVE TRADE PRACTICES/CONSUMER PROTECTION ACT, LIBEL, SLANDER, CONSPIRACY, THE ILLEGALITY, UNENFORCEABILITY, OR ALLEGED BREACH OF THE LOAN DOCUMENTS, THE ENFORCEMENT OF THE LOAN DOCUMENTS, THE CONDITION OF THE COLLATERAL, MISUSE OF COLLATERAL, WRONGFUL RELEASE OF COLLATERAL, FAILURE TO INSPECT, AND ANY ACTS OF OMISSION OR COMMISSION, REPRESENTATIONS, OR WARRANTIES, ALLEGED TO HAVE OCCURRED OR BEEN MADE BY LENDER, ITS TRUSTEES, AGENTS, SERVANTS, EMPLOYEES, OFFICERS, SHAREHOLDERS, OR ATTORNEYS IN CONNECTION WITH THE LOAN DOCUMENTS, THE COLLATERAL, OR THE LOAN AND/OR ITS SOLICITATION, PROCESSING, APPROVAL, CLOSING, ADMINISTRATION, COLLECTION, OR ENFORCEMENT. BORROWER AND GUARANTORS, IF ANY, FURTHER AGREE TO LIMIT ANY DAMAGES THAT THEY MAY SEEK IN CONNECTION WITH ANY CLAIM OR CAUSE OF ACTION, IF ANY, TO EXCLUDE ALL PUNITIVE AND EXEMPLARY DAMAGES, DAMAGES ATTRIBUTABLE TO LOST PROFITS OR OPPORTUNITY, DAMAGES ATTRIBUTABLE TO MENTAL ANGUISH, AND DAMAGES ATTRIBUTABLE TO PAIN AND SUFFERING, AND DAMAGES WHICH MAY ARISE AT ANY TIME AGAINST ANY OF THE RELEASED PARTIES. BORROWER AND GUARANTORS, IF ANY, REPRESENT AND WARRANT THAT NO FACTS EXIST THAT COULD PRESENTLY OR IN THE FUTURE SUPPORT THE ASSERTION OF ANY CLAIMS AGAINST THE RELEASED PARTIES. BORROWER AND GUARANTORS, IF ANY, FURTHER COVENANT NOT TO SUE THE RELEASED PARTIES ON ACCOUNT OF ANY OF THE MATTERS DESCRIBED IN THIS PARAGRAPH AND EXPRESSLY WAIVE ANY AND ALL DEFENSES BORROWER AND GUARANTORS, IF ANY, MAY HAVE IN CONNECTION WITH BORROWER'S AND GUARANTORS', IF ANY, DEBTS AND OBLIGATIONS UNDER THE LOAN DOCUMENTS AND THIS AGREEMENT.

2.12 Guarantors' Consent. The Guaranty Agreements were executed by Guarantors to guaranty repayment of the indebtedness evidenced by the Loan Documents. Guarantors join in the execution of this Agreement to evidence consent to all of its terms and provisions and to acknowledge and evidence, among other things, the continuing validity of the Guaranty Agreements and Guarantors' duties and obligations under the Guaranty Agreements. The lack of any Guarantor's signature on this Agreement will not be deemed (i) to release that Guarantor, (ii) to waive or affect in any way Lender's rights under the Guaranty Agreements, or (iii) to release that Guarantor's obligations under the Guaranty Agreements previously signed by that Guarantor and delivered to Lender in connection with the Loan.

2.13 Jury Waiver. LENDER, BORROWER, AND GUARANTORS HEREBY WAIVE THE RIGHT TO ANY JURY TRIAL IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY LENDER, BORROWER OR GUARANTOR AGAINST THE OTHER.

THIS AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

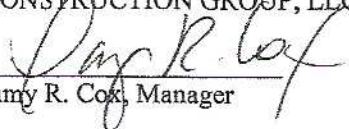
THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

EXECUTED to be effective on December 17, 2022.

BORROWER:

DOTARE CONSTRUCTION GROUP, LLC, a Texas limited liability company

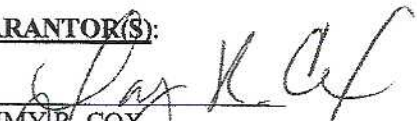
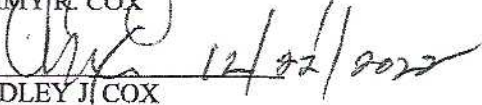
By:


Tammy R. Cox, Manager

GUARANTOR(S):

TAMMY R. COX

BRADLEY J. COX



12/17/2022

ACCEPTED AND AGREED TO BY LENDER:

JEFFERSON BANK

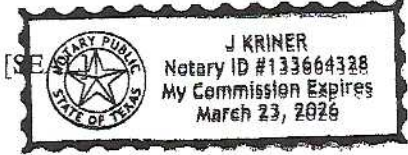
By:

Name: Hector Torres

Title: SVP

STATE OF TEXAS §
COUNTY OF Bexar §

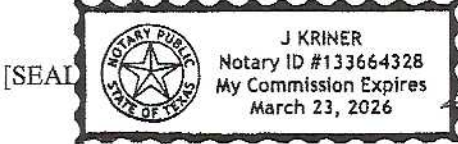
This instrument was acknowledged before me on the 22nd day of December, 2022 by Tammy R. Cox, the Manager of DOTARE CONSTRUCTION GROUP, LLC, a Texas limited liability company, on behalf of such limited liability company.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Bexar §

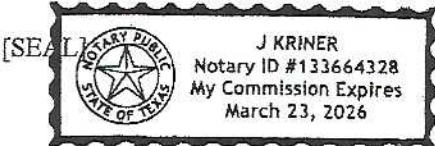
This instrument was acknowledged before me on the 22nd day of December, 2022 by TAMMY R. COX.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Bexar §

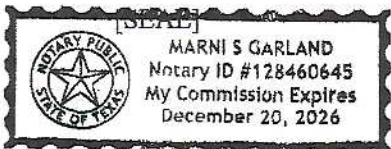
This instrument was acknowledged before me on the 22nd day of December, 2022 by BRADLEY J. COX.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 27 day of Dec., 2022 by Hector Torres, SVP of Jefferson Bank, on behalf of said bank.



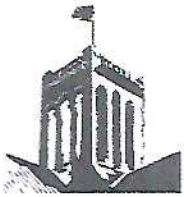
[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jefferson Bank - Attn Loan Administration (NEBC)
P.O. Box 5190
San Antonio, Texas 78201

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/29/2022 08:55:41 AM
TERRI 8 Pages(s)
202206053305



Bobbie Koepf



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

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

7-21-23

Date

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

<input type="checkbox"/> INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
