Comal County Environmental Health
OSSF Inspection Sheet

Installer Name: Winters **OSSF Installer #:** OS0005924

1st Inspection Date: 6/18/25 **2nd Inspection Date:** _____ **3rd Inspection Date:** _____

Inspector Name: Hendry **Inspector Name:** _____ **Inspector Name:** _____

Permit#: 118436 **Address:** 540 IRENE DR

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	X	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		X		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	X	285.91(10) 285.30(b)(4) 285.31(d)		X		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	X	285.32(a)(1)		X		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	X	285.32(a)(3)		X		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	X	285.32(a)(5)		X		
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes: **6/18/25 CH: Water line sleeved where within 10’ of tank, sleeve water line where within 10’ of field and leave exposed for inspection, tight line good, sleeve tight line where within 5’ of slab and leave exposed for inspection, install missing SanT in tank, require design revision for protection on tight line and tight line tied into tank as opposed to existing tight line, operational, cover new tight line**

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
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 providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	X			X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		Exisitng MaxxAir M-600;as per design	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

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

Comal County Environmental Health
OSSF Inspection Sheet

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	X	285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)		X		
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	X X	285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)		X X		
42	APPLICATION AREA Area Installed	X			X		
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:	118436
Issued This Date:	04/21/2025
This permit is hereby given to:	Russell and Kristina Freres

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

540 IRENE DR
CANYON LAKE, TX 78133

Subdivision:	Canyon Lake Village West
Unit:	5
Lot:	757
Block:	0
Acreage:	0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System:	Aerobic
	Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

RECEIVED
By Kathy Griffin at 11:38 am, Mar 03, 2025

COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		118436
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.

K Jones — Signature of Applicant

2/19/25 — Date

2/19/25

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

RECEIVED
By Kathy Griffin at 11:38 am, Mar 03, 2025

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Date _____ Permit Number 118436

1. APPLICANT / AGENT INFORMATION

Owner Name Kristina and Russell Freres
Mailing Address 540 Irene Dr.
City, State, Zip Canyon Lake, TX 78133
Phone # _____
Email russell.freres@gmail.com

Agent Name David Winters Septics LLC.
Agent Address P.O Box 195
City, State, Zip Spring Branch, TX 78070
Phone # 830-935-2477
Email Wintersseptics@gvtc.com

2. LOCATION

Subdivision Name Canyon Lake Village West Unit 5 Lot 757 Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 540 Irene Dr. City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House + Office
Number of Bedrooms 4
Indicate Sq Ft of Living Area 1351 SF 3 Bed Existing Home + 396 SF Office W/ 1BR= 1747SF

☐ 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: $ 70,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

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 _____ Date 2/19/25

Revised January 2021

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

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

Planning Materials & Site Evaluation as Required Completed By Garrett R. Winters R.S #5213

System Description Aerobic System W/ Drip Irrigation

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

Tank Size(s) (Gallons) 600GPD Absorption/Application Area (Sq Ft) 2000

Gallons Per Day (As Per TCEQ Table III) 300

(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.)

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ◯ Yes ◉ No

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

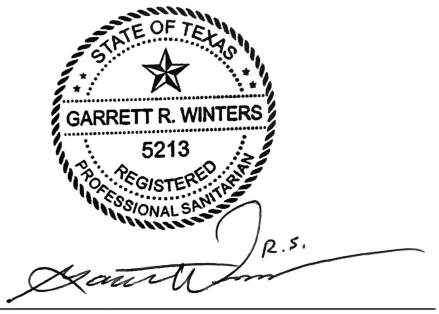
(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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

2/14/2025
Date

Revised March 2024

COUNTY OF COMAL
STATE OF TEXAS

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

Lot 757, CANYON LAKE VILLAGE WEST, NO.5, Comal County, Texas

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

Kristina Freres and Russell Freres

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 19TH **DAY OF** February, 2025

Owner(s) signature(s)

Kristina Freres - owner
Russell Freres - Owner
(PRINTED NAME) TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19TH **DAY OF** Feb., 2025

Annette Broussard
Notary Public, State of Texas
Notary's Printed Name: Annette Broussard
My Commission Expires: 8/24/2025

NOTARY PUBLIC STATE OF TEXAS
ANNETTE BROUSSARD
Notary ID #125410606
My Commission Expires
August 24, 2025

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/20/2025 10:08:38 AM
TERRI 2 Pages(s)
202506004846

Bobbie Koepp

AFFIDAVIT OF A SINGLE FAMILY RESIDENCE

THE COUNTY OF Comal
STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared _____

Russell and Kristina Freres, who after being duly sworn, upon oath states that he/ she is the owner of record of those certain tracts or parcels of land lying and being situated in Comal County, Texas, and being more particularly described as follows:

Lot 757, CANYON LAKE VILLAGE WEST, NO.5, Comal County, Texas

The undersigned further states the following described structures _____

1351 SF 3 Bed Existing Home + 396 SF Office W/ 1BR

on the said residential property are for one family and are routinely used only by members of the household of that one family.

WITNESS BY HAND(S) ON THE 19TH DAY OF February, 2025

K Freres

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS
19TH DAY OF February, 2025

Annette Broussard

Notary Signature

Notary's Printed Name: Annette Broussard

My Commission Expires: 8/24/2025

NOTARY PUBLIC STATE OF TEXAS
ANNETTE BROUSSARD
Notary ID #125410606
My Commission Expires
August 24, 2025

LUNA ENVIRONMENTAL

WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer	Residential	Initial Contract
Russell Freres	☑	☐

Site Address	Agency
540 Irene Drive, Canyon Lake, TX 78133	Comal County

Email	Phone	Permit Number
russ.freres1@gmail.com	830-660-8766	107040

System Details

Treatment: Aerobic Drip Emitters / System: MAXX AIR 600 Max GPD

MAINTENANCE AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 9595 Ranch Rd 12 Suite #1, Wimberley, TX 78676. 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. Dates & Fees:

This agreement commences upon receipt by the Contractor of notice that the Local Regulatory Agency has given final approval of the installation (for a new or modified system), or on **8/13/2024** for an existing system, provided the Contractor has received payment in full of Fee(s) as agreed herein. The fees for this agreement are **$325.00** and shall be prepaid per the payment terms outlined herein.

III. Renewal Terms:

The term of this Agreement is **1 year(s)** but in no case shall the Fee to the Contractor be for less than **one (1) year**. This Agreement is non-expiring and automatically renews without need for signing of any additional document(s) – provided Client continues to timely pay the Fee(s) when due. Agreements paid monthly are paid using Contractor's system for automatic debit or automatic draft. Agreements that are prepaid will be invoiced by Contractor before the due date and must be timely paid by Client. If not timely paid before the due date, the Contractor has the right to terminate this Agreement.

IV. Services by Contractor:

1. Inspect and perform routine maintenance on the part with "On-Site Sewage Facility ("OSSF or "the system") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Replacement, Replenishment, and

Repairs are additional services not covered by the Fee. Regarding all such work, Contractor shall abide by Client's election in Section V of this agreement.

5. Report to the appropriate regulatory agency and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory agency within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at (855) 560-9909

V. Client Responsibilities:

1. Maintain a current License to Operate and abide by the conditions and limitations of that license and all requirements for OSSF from the State and Local Regulatory Agency as well as manufacturer's recommendations.
2. Maintain disinfection unit and at all times provide proper and adequate chlorine supply or operating disinfection component, if OSSF is equipped with same.
3. Provide all necessary site, yard, or lawn maintenance and removal of obstacles, including dogs and other animals, as needed to allow the system and its components to function properly and to allow Contractor safe and easy access to all parts of the system and its components.
4. Maintain site drainage to prevent adverse effects on OSSF.
5. Provide for pumping of tanks, when and as suggested by Contractor, at Client's own expense. Typically, every 3 years.
6. Do not exceed the system's physical, hydraulic, or biological limitations
7. Notify Contractor within 24 hours of the occurrence of any and all alarms or problems with any component or with the system.
8. Be available by text, phone, or in person when the Contractor is on-site in case of required repair approvals or questions.
9. Promptly pay Contractor's bills, fees, and invoices in full.
10. Elect one of the following: `Authorized`

Yes, I authorize. If during the Contractor's time of the maintenance check any component of the system is found to need replacement, replenishment, or repair, then Client authorizes Contractor to perform the service per the above and bill or charge the Client for such additional services without further approval by Client so long as the service is $150 or less and the Contractor has the necessary materials to perform the replacement, replenishment, or repair.

No, I do not authorize. If, during the Contractor's maintenance check, any component of the system is found to be in need of replacement, replenishment, or repair, Contractor will notify Client of repairs needed and, where feasible, provide an estimate of costs. No replacement, replenishment, or repairs will be performed without express approval of Client. Additional Service fees will apply for return visits to perform repairs.

VI. Authority

In signing this Agreement, the Client: (1) hereby affirms ownership to the Property as well as the OSSF that is the subject of this Agreement. (2) represents that he/she has authority to permit Contractor's entry upon property to monitor, service, or repair and agrees to hold Contractor and its agents harmless for entry upon such real property for these purposes, and (3) represents to have the authority to bind all owners of the property to the terms of this agreement, or to accept personal responsibility for these terms.

VII. Access By Contractor

Contractor is hereby granted access to the system and all related components for the purposes of performing the Services or Additional Services. Unless other arrangements have been made in advance in writing, Contractor's personnel may enter the property at reasonable times without any form of notice for the purpose of performing the Services or Additional Services. Contractor will require free, unrestricted access to the system and related components for the purpose of performing all work. If upon arrival at the site, Contractor determines that access is prevented, blocked, or restricted, Contractor is not required to perform any of the steps, and will be credited with completion of that maintenance check. Additional maintenance checks to complete the Services shall be billed to Client as an Additional Service.

VIII. Payment Terms:

The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a $30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes 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. All invoices are due upon receipt by Client. Under no condition shall prepayment of Fee, or the sum of monthly payments of Fee, be for less than **a one-year** term. After **1 year(s)**, prepaid agreements (other than monthly) may be prorated using monthly increments, less other charges as discussed elsewhere in this Agreement.

IX. Application or Transfer of Payment:

The Fee paid for this Agreement may transfer to the subsequent owner(s), however, this Agreement will not transfer. Client will advise subsequent owner(s) of the regulatory requirement for a replacement Agreement. Regulations require that replacement Agreements be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past-due obligations arising from this Agreement including late charges, returned check charges, and charges for repairs or services not paid within 10 days of invoicing. Unpaid balances on Client's account may lead to the extension of the monthly drafting or debiting program, if applicable, to complete payment of Client's account balance(s).

X. Termination of Agreement:

After a minimum of **1 year(s)**, in order to provide sufficient time to comply with the regulatory requirement for notices from the Contractor to the Local Regulatory Agency, this Agreement may be terminated for any reason by either party with a minimum 30 day written notice, without fault of the terminating party. Contractor shall be due a Fee equal to at least the first year and may also deduct for any other work performed by Contractor but not yet paid by Client, whether invoiced prior to termination or not. Contractor will notify the appropriate Local Regulatory Agency of this termination.

XI. Limitation of Liability:

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

XII. 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 this 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.

Russell Freres	**Luna Environmental / Logan Leppo**
Signed by: 0AAEF1E9CF7C4F3... Customer Name	Maintenance Provider Name LOGAN LEPPO **License # MP0002494**
Customer Signature	Maintenance Provider Signature

Additional Comments / Special Terms

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation) **Date Performed:** 2 / 14 / 2025

Property Owner: FRERES KRISTINA & RUSSELL

Site Location: 540 Irene Dr. Canyon Lake, TX 78133 Proposed Excavation Depth: 1FT

REQUIREMENTS:

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

Soil Boring Number:					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.	III	<30%	None Observed	LIMESTONE 12"	CLAY LOAM
2 FT.					
3 FT.					
4 FT.					
5 FT.					

Soil Boring Number:					
Depth (Feet)	**Texture Class**	**Gravel Analysis (If Applicable)**	**Drainage (Mottles/ Water Table)**	**Restrictive Horizon**	**Observations**
1 FT.					
2 FT.		SAME AS	TH1		
3 FT.					
4 FT.					
5 FT.					

FEATURES OF SITE AREA

Presence of 100 year flood zone ☐ Yes ☑ No

Presence of upper water shed ☐ Yes ☑ No

Presence of adjacent ponds, streams, water impoundments ☐ Yes ☑ No

Existing or proposed water well in nearby area (within 150 feet) ☐ Yes ☑ No

Ground Slope 4 %

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

P.S.

(Signature of person performing evaluation) 02/14/25 (Date) OS#0037882 Registration Number and Type

GW Septic Designs

On-Site Sewage Facility Application and Design

Prepared By:
Garrett R. Winters
Registered Professional Sanitarian
R.S# 5213

Contact Information
Phone: (210) 854-2673
Email: Gwinterssepticsgmail.com
1332 Mountain View Dr.
Canyon Lake, TX 78133

Owner/Site Location

Owner/Builder: FRERES KRISTINA & RUSSELL
Address: 540 Irene Dr.Canyon Lake, TX 78133
Subdivision: CANYON LAKE VILLAGE WEST 5
Lot: 757
DATE: 2/14/2025

LOT DESCRIPTION

The proposed method of wastewater treatment is aerobic treatment with Drip irrigation. The sizing of the OSSF was determined as specified in the Texas Commission on Environmental Quality (TCEQ) CHAPTER 285.33 (C)(2). Water saving devices are assumed for the septic system design. This site is not within the 100-Year flood plain (see site plan). Water to the property will be serviced by a public water supply. All parts of the system will maintain at least a 10 foot setback from all water lines and 5 foot from property lines.

This design was performed in conformance with Chapter 285 of the Texas Commission on Environmental Quality. I have performed a thorough site visit of the proposed lot as a Professional Registered Sanitarian and Site Evaluator in accordance with Chapter 285, Subchapter D, regarding Recharge Features, of the Texas Commission on Environmental Quality

System Summary

This design was performed in conformance with Chapter 285 of Texas Commission on Environmental Quality.

- 600gpd Aerobic DRIP treatment unit
- Manual 12hr control timer
- 20gpm submersible effluent pump
- Aerator
- SCH40 PVC Sewer line
- 1" purple PVC SCH40 supply/return manifold
- NETAFIM Arkal 100-micron disk filter
- Pressure Gauge
- 30PSI pressure regulator - Model PMR30MF
- Vacuum Breakers installed at the highest points of the drip field.
- Spin lock connections
- Drip Tubing (Netafim Bioline)
- Visual and audio alarms monitoring high water and aerator failure placed in a noticeable location.

Wastewater Design Flow

Structure: 1,351sf Single Family Residence + 396sf Office Space W/ 1BR
# of Bedrooms: 4 Total
Wastewater Usage Rate: 300GPD
Application Rate: 0.2
Application Area Required: 1500sf
Actual Application Area: 2000sf

System Components

Pretreatment Tank: 353gal
Pump Tank: 768gal
Aeration Tank: 600gpd
Pump: C1 20gpm submersible pump (Model no. 20C1-05P4-2W115 or equivalent)
Pump tank reserve minimum: 100gal

R.S.

Potable Water Lines

Potable water lines must be at a minimum distance of 10 feet from OSSF components. If a water line is within 10 feet, it must be sleeved with 2" SCH40 PVC Pipe in order to provide equivalent protection of a 10' separation in compliance with TAC chapter 290, Subchapter D, Rules for Public Drinking Water Systems.

Electrical Components

All electrical wiring shall conform to the requirements of the National Electric Code (1999) or under any other standards approved by the executive director. Additionally, all external wiring shall be installed in approved, rigid, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements in the National Electric Code and terminated at a main circuit breaker panel or sub-panel. Connections shall be in approved junction boxes. All electrical components shall have an electrical disconnect within direct vision from the place where the electrical device is being serviced. Electrical disconnects must be weatherproof (approved for outdoor use) and have maintenance lockout provisions.

Installation

A 3" or 4" solid-wall SCH40 or SDR 26 PVC pipe with a minimum downward slope of 1/8 inch per foot will be installed between the tank and house. A 2-way cleanout must be included in the line between the house and tank. All piping from house-to-tank and tank-to-drain field must be bedded with class Ib, II, or III soils containing less than 30% gravel. The bottom of the excavation for the tank shall be level and free of large rocks/debris, the tanks shall then be bedded with a 4"-6" layer of sand, sandy loam, 3/4 dust or pea gravel. All openings in the tank are to be sealed to prevent the escape of wastewater. For all OSSF's permitted on or after September 1, 2023, inspection and cleanout ports shall have risers over the port openings which extend to a minimum of ***two inches above grade***. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock and a cover that can be removed with tools.

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 location of an individual sewage system shall not be in a poorly drained or filled area, or in any area where seasonal flooding/seeping occurs, without prior written approval. Stormwater runoff should not be allowed to flow over the drip field or tanks. Berms, swales and/or rain gutters should be installed by the owner/contractor to minimize erosion and field saturation. If the slope in the drain field area is greater than 30% or is complex, the area is unsuitable for the disposal method, suitable fill shall be brought into the field area to meet this requirement. *The drip field shall then either be seeded and covered with Curlex or sodded.*

As the septic designer for this project, responsibility is limited to the design and layout of the septic system based on the conditions at the time of design. There can be no liability for any drainage issues or system performance problems arising from construction activities or modifications made by contractors or other parties after the design has been finalized. It is essential for all parties to consult with qualified professionals before making changes that could impact on the system.

Maintenance Contract

For any OSSF with a pump, the installer shall provide the Designated Representative with proof of an executed two-year full-service maintenance contract as required by the TCEQ. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial contract will be for a minimum of 2 years. A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed. The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

Maintenance & Operations

***Water Conservation**:* Proper water management is essential to prevent septic system failure. To promote water efficiency, the use of low-flow toilets (1.6 gallons per flush or less) and water-saving showerheads and faucets is mandatory. Additionally, any leaking fixtures should be promptly repaired or replaced to ensure optimal system performance.

***Garbage Disposal**:* The use of a garbage disposal is discouraged, as it increases the presence of fats, grease, and floating solids within the septic tank, which can clog the system's lines and disrupt normal operation.

***Septic Tank Maintenance**:* Septic tanks require regular pumping to function effectively. It is recommended that tanks be pumped annually by a licensed pumping service. In the event of an alarm condition, discontinue use of the system until the pumping chamber is serviced, and a qualified maintenance provider or licensed installer addresses the necessary repairs.

***Appropriate Waste Disposal**:* The system is designed exclusively for treating and disposing of domestic wastewater. The disposal of products such as commercial enzymes, yeast, or water softener backflush through the system is prohibited, as they may interfere with the treatment and disposal processes.

***Vegetation and Drain Field Maintenance**:* The presence of vegetation on the drain field is crucial for system functionality. Erosion control measures should be applied immediately to disturbed or imported soils upon system completion to minimize erosion. Ground cover must be maintained, as it supports plant transpiration and stabilizes the soil. If vegetation dies, it should be promptly replaced to maintain
system efficiency. Any settling of the soil that causes ponding or surface water channeling should be addressed by replacing the material with quality sandy loam, which should be compacted and revegetated. Proper drainage and maintenance of vegetation prevent the formation of furrows and ensure the long-term viability of the drain field. Berms, swales, and retaining walls originally designed for the system must be preserved. The final landscaping must not interfere with the protection of the disposal fields or septic tanks. It is important to note that clay-backed sod is not recommended for this type of drain field. Furthermore, no structures (such as sidewalks, patios, or decks) should be placed over the disposal fields, and no traffic should be allowed over any components of the septic system.

***Surface Water Management**:* To prevent infiltration of surface water into the treatment tanks, proper drainage must be maintained. If tanks are located downhill, berms or tank lid risers should be used to direct surface water away. Standing water over the tanks should be avoided, as it can cause tanks to fill excessively, leading to potential flooding of the drain field and additional strain on the system's pump, which may accelerate system failure. Gutters may be required to divert water from the disposal area.

***Surface Water Management**:* To prevent infiltration of surface water into the treatment tanks, proper drainage must be maintained. If tanks are located downhill, berms or tank lid risers should be used to direct surface water away. Standing water over the tanks should be avoided, as it can cause tanks to fill excessively, leading to potential flooding of the drain field and additional strain on the system's pump, which may accelerate system failure. Gutters may be required to divert water from the disposal area.

System Flushing and Maintenance*:* Regular flushing under full system pressure is vital for the proper operation and longevity of the system. Over time, biomat can accumulate in dripper lines and emitters, leading to clogs. Frequent flushing helps to dislodge the biomat and reduce debris buildup. Dripper lines and filters should be cleaned on a routine basis. If the lines become sluggish or filters frequently clog, it may be necessary to install a larger filter or an automatic backwashing system. It is important to monitor the pressure within the dripper lines and ensure the pressure regulator valve is properly adjusted. If a flow meter is installed, check the flow rates regularly. Any adjustments or maintenance should be performed in consultation with your maintenance provider. Routine inspections are required and will be conducted by your installer or maintenance provider for the first two years. After the two-year maintenance period, it will be the homeowner's responsibility to engage a maintenance provider for continued scheduled upkeep of the system.

Affidavit

Prior to issuance of a permit, a certified copy of an affidavit must be submitted to the County Clerk's office. The affidavit is a recorded file in reference to the real property deed on which the surface application is installed on the property. The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TCEQ OSSF Rules. The permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property.

Proposed System

A 3- or 4-inch SCH-40 pipe discharges from the residence into an MAXX AIR MODEL M-600 Aerobic treatment plant (600 gpd), which includes a 353-gallon pretreatment tank and an 768-gallon pump chamber. A threaded union will be installed in the pump tank on the supply manifold, and a pressure regulator will be set to maintain a pressure of 30 psi. The pump chamber houses a 0.5 HP Franklin C1-Series-20XC1-05P4-2W115 submersible well pump (or equivalent). Distribution is facilitated through a self-flushing 100-micron Arkal Disk filter and then through a 1-inch SCH-40 manifold to a minimum of 2,000 square feet of drip tubing field. This field will use Netifim Bioline drip lines, spaced approximately two feet apart, with 0.61 gph emitters set every two feet, as per the attached schematic. A 1-inch SCH-40 return line is installed to periodically flush the system. Solids collected in the disk filter will be flushed back to the pretreatment tank during each cycle. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower areas of the field. The field area will be scarified and built up with ***4 inches*** of imported Type II or Type III soil (not sand) and capped with ***6 inches***. ***The drip field will then be seeded and covered with Curlex or sodded.***

The following design is intended to follow and meet the TCEQ 30 TAC 285 OSSF Regulations. The performance of this system cannot be guaranteed even though all provisions of 30 TAC 285 have been met or exceeded.

GW Designs
Garrett R. Winters
1332 Mountain View DR, Canyon Lake TX
(210) 854-2673

April 2, 2025
Comal County Engineers Office
195 Jonas Dr.
New Braunfels, TX 78132

RE- **Septic Design**
540 Irene Dr.
Canyon Lake, TX 78133

Brenda/Brandon

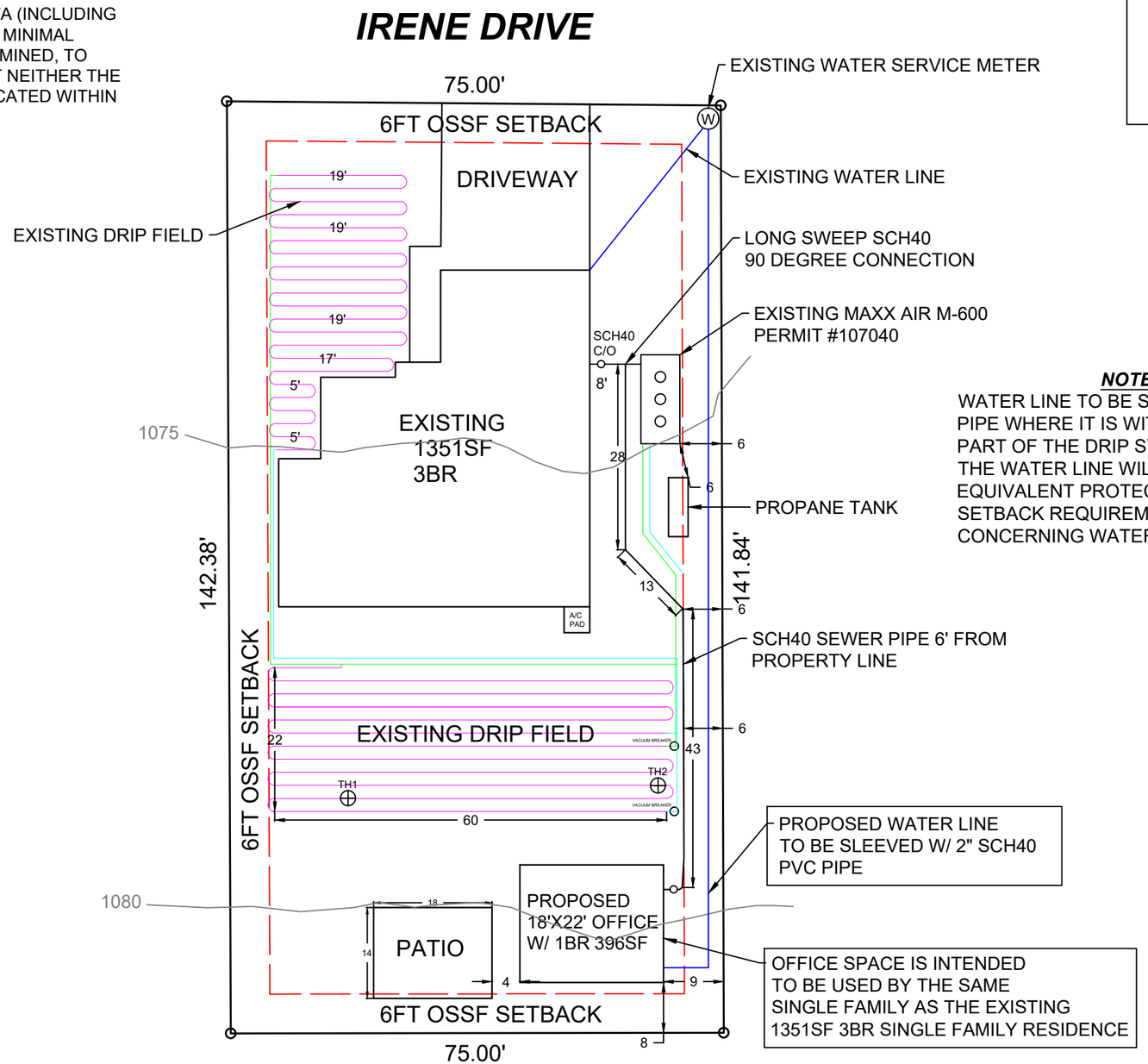
I am requesting a variance for a water line that is within 10ft of the OSSF drip field/Sewer pipe, and supply/return lines. The variance is being requested due to lack of space on this particular lot, equivalent protection will be maintained by sleeving the water line with 2" SCH 40 PVC pipe where it is within 10' of the OSSF components. I hereby request a variance to chapter 285 Table X & 290.44 (e)(8). In my professional opinion this variance will not pose a threat to the environment or public health.

Please feel free to contact me with any questions or concerns.

Sincerely,

Garrett R. Winters R.S
#5213

FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.



OSSF INFORMATION
- STRUCTURE: 1,351SF EXISTING HOME + 396SF OFFICE W/ 1BR
- BEDROOMS: 4 COMBINED
- DAILY WASTEFLOW: 300GPD
- TANK MANUFACTURER: MAX AIR M-600
- MINIMUM DRIP FIELD COVERAGE:1,500SF
- ACTUAL COVERAGE AREA: 2,000SF

NOTE

WATER LINE TO BE SLEEVED IN SCH40 PIPE WHERE IT IS WITHIN 10' OF ANY PART OF THE DRIP SYSTEM. SLEEVING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC290 CONCERNING WATER LINES.

NOTES

- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE OSSF
- TANK SEWER PIPE MUST HAVE AT MINIMUM .25" FALL PER 1'
- USE 3" OR 4" SCH40 PIPE TO CONNECT STRUCTURE TO TANK
- VACUUM BREAKERS ARE TO BE PLACED AT THE HIGHEST POINT ON THE SUPPLY AND RETURN LINES
- NO VEHICLE TRAFFIC IS TO BE ON ANY PART OF THE DISPOSAL AREA
- SYSTEM SHALL INCLUDE AUDIO AND VISUAL ALARMS TO INDICATE HIGH WATER AND AIR
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL FIELDS. CLASS IV CLAY IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER
- THIS SITE PLAN IS EXPRESSLY INTENDED FOR ON-SITE SEWAGE FACILITY (OSSF) USE ONLY AND SHOULD NOT BE UTILIZED OR CONSTRUCTED FOR SURVEYING PURPOSES. ITS PURPOSE IS TO ACCURATELY REPRESENT THE LAYOUT AND DESIGN OF THE SEWAGE SYSTEM WITHIN THE SPECIFIED PROPERTY BOUNDARIES FOR REGULATORY AND OPERATIONAL COMPLIANCE.

Revised
04/02/2025 10:29:03 PM

PREPARED BY: GARRETT R. WINTERS
R.S #5213

OWNER: FRERES KRISTINA & RUSSELL

ADDRESS: 540 Irene Dr.
Canyon Lake, TX 78133
LEGAL DESCRIPTION: CANYON LAKE VILLAGE WEST 5, LOT: 757

DATE	DESCRIPTION	REV#

GW Designs

SCALE:1"- 20'

DATE: 4/2/2025

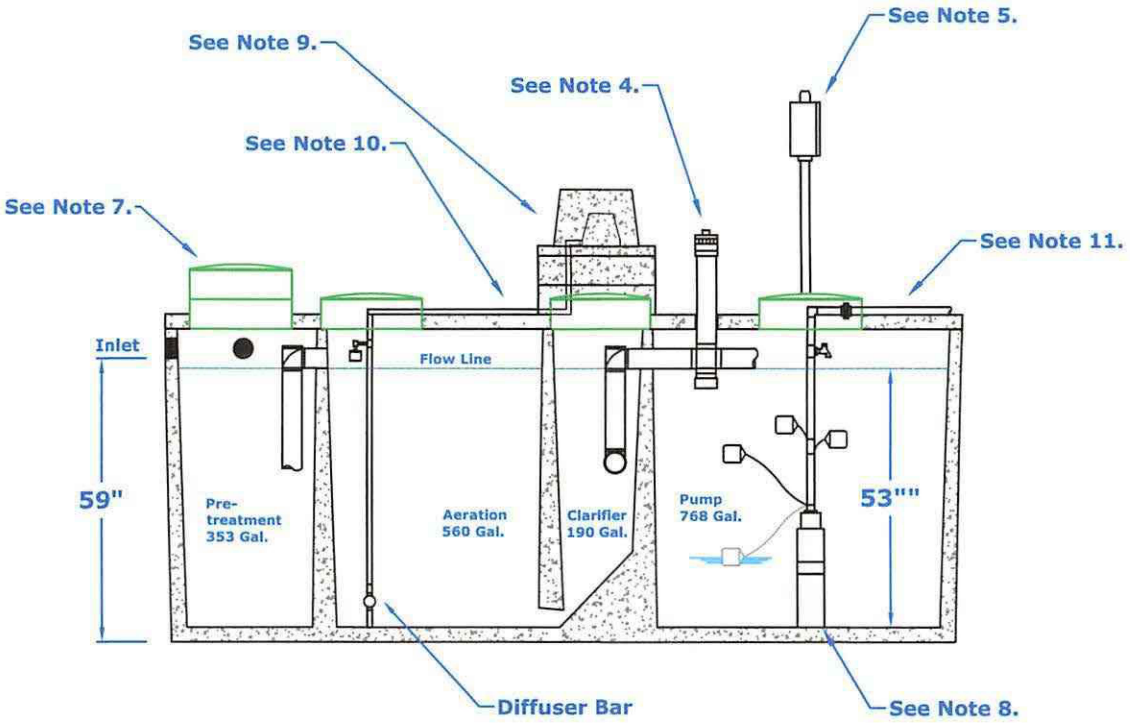
STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

Volume	768.0	gallons
Water Depth	53.0	inches
Volume / Vertical Inch	**14.49**	**gal/in**

Min. Reserve Volume	**1/3**	**of Q**	**100**	**gal/day**
Pump OFF	12	inches =	173.9	gallons
Pump ON	15	inches =	43.5	gallons
High Water ALARM	36	inches =	304.3	gallons
RESERVE	**53.0**	**inches =**	**246.3**	**gallons**

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Weight = 14,900 lbs.
3. Treatment capacity is 600 GPD. BOD Loading = 1.62 lbs. per day.
4. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
5. Control Center w/ Timer for night spray application. .
7. 20" Ø acess riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. 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.



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

MINIMUM EXCAVATION DIMENSIONS:
Width: 76"
Length: 176"

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN

R.S.

Maxx Air M-600 (600 GPD) Aerobic Treatment Plant (Assembled)

Dec, 2013
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3

Advantage Wastewater Solutions llc

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

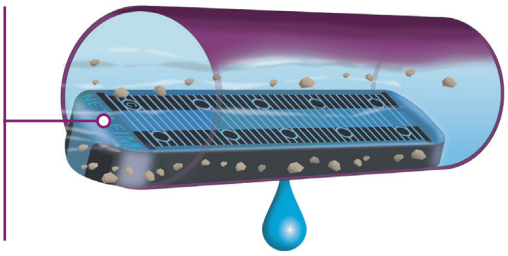
WASTEWATER DIVISION

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.
- Techfilter compatible - an optional level of protection, provides a limited lifetime warranty against root intrusion.

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 (stainless steel clamps recommended above 50 psi)
- Maximum recommended system pressure: 50 psi
- Tubing diameter: 0.66" OD, 0.57" 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	146	260	232	200	315	283	245
	40	211	186	158	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	0.68/41	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	198	166	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	0.68/41	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	218	369	321	270
	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	0.68/41	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	383	313
	35	316	262	210	437	365	295	543	455	369
	40	337	280	223	469	391	313	583	487	393
	45	358	296	235	497	413	331	619	517	415
Flow per 100' (GPM / GPH)		0.67/40	1.02/61	1.53/92	0.44/26.67	0.68/41	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	643	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	0.68/41	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	429	335
	25	369	296	228	520	418	323	655	527	409
	35	421	337	260	595	476	368	749	603	467
	40	443	354	273	626	501	387	790	635	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	0.68/41	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.

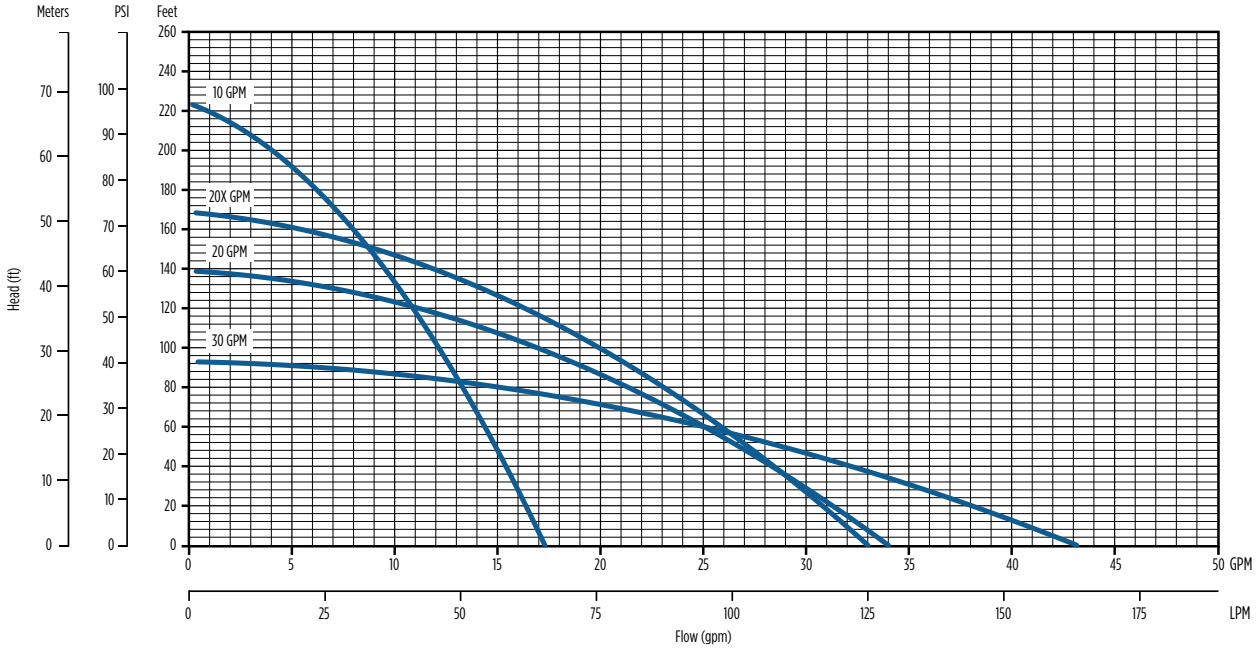
Notes:
1. Refer to local regulations for information on flushing velocities that may be written into codes.
2. Netafim does not endorse a specific flushing velocity.
3. Flushing velocities should be determined based on regulations, quality of effluent, and type of flushing control.
4. Using a flushing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

C1 SERIES
CISTERN PUMPS

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

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
- Standard backflow prevention through a built-in, but removable, check valve.
- 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 300 V 10 foot SJOOW 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

GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	6	10C1-05P4-2W115	90301005	26	17
		230	6	10C1-05P4-2W230	90301010	26	17
20		115	4	20C1-05P4-2W115	90302005	25	16
		230	4	20C1-05P4-2W230	90302010	25	16
20X		115	5	20XC1-05P4-2W115	90302015	26	17
		230	5	20XC1-05P4-2W230	90302020	26	17
30		115	3	30C1-05P4-2W115	90303005	25	16
		230	3	30C1-05P4-2W230	90303010	25	16

NOTE: All units have 10 foot long SJOOW leads

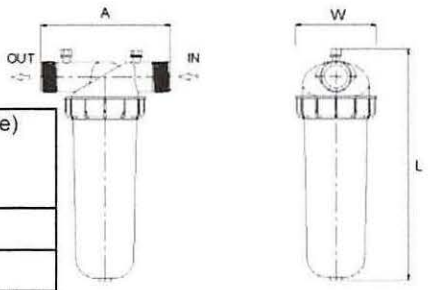
ARKAL
FILTRATION SYSTEMS

Arkal 1½" Super Filter

Catalog No. 1152 0_ _ _

Features

- A "T" shaped filter with two 1½" male threads.
- A "T" volume filter for in-line installation on 1½" pipelines.
- The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- Manufactured entirely from fiber reinforced plastic.
- A cylindrical column of grooved discs constitutes the filter element.
- A sealing spring keeps the discs compressed.
- Screw-on filter cover.
- Filter discs are available in various filtration grades.



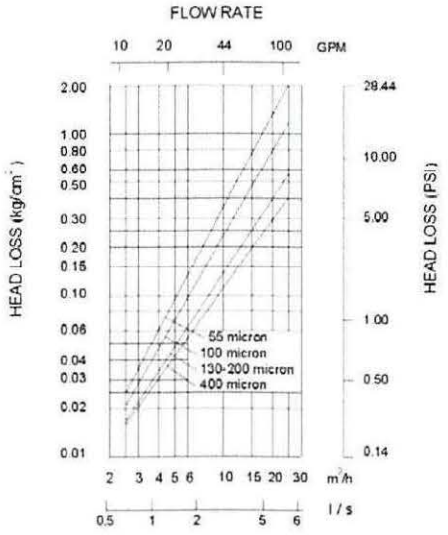
Technical Data

Inlet/outlet diameter	1½" BSPT (male) 40 mm – nominal diameter 48.2 mm – pipe diameter (O. D.)	1½" NPT (male)
Maximum pressure	10 atm	145 psi
Maximum flow rate	12 m^3/h (2.22 l/sec)	52.8 gpm
General filtration area	500 cm^2	77.5 in^2
Filtration volume	600 cm^3	37 in^3
Filter length L	350 mm	13 25/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	200 mm	7 7/8"
Weight	1.51 kg	3.32 lbs.
Maximum temperature	70° C	158° F
pH	5-11	5-11

Filtration Grades

Blue	(400 micron / 40 mesh)
Yellow	(200 micron / 80 mesh)
Red	(130 micron / 120 mesh)
Black	(100 micron / 140 mesh)
Green	(55 micron)

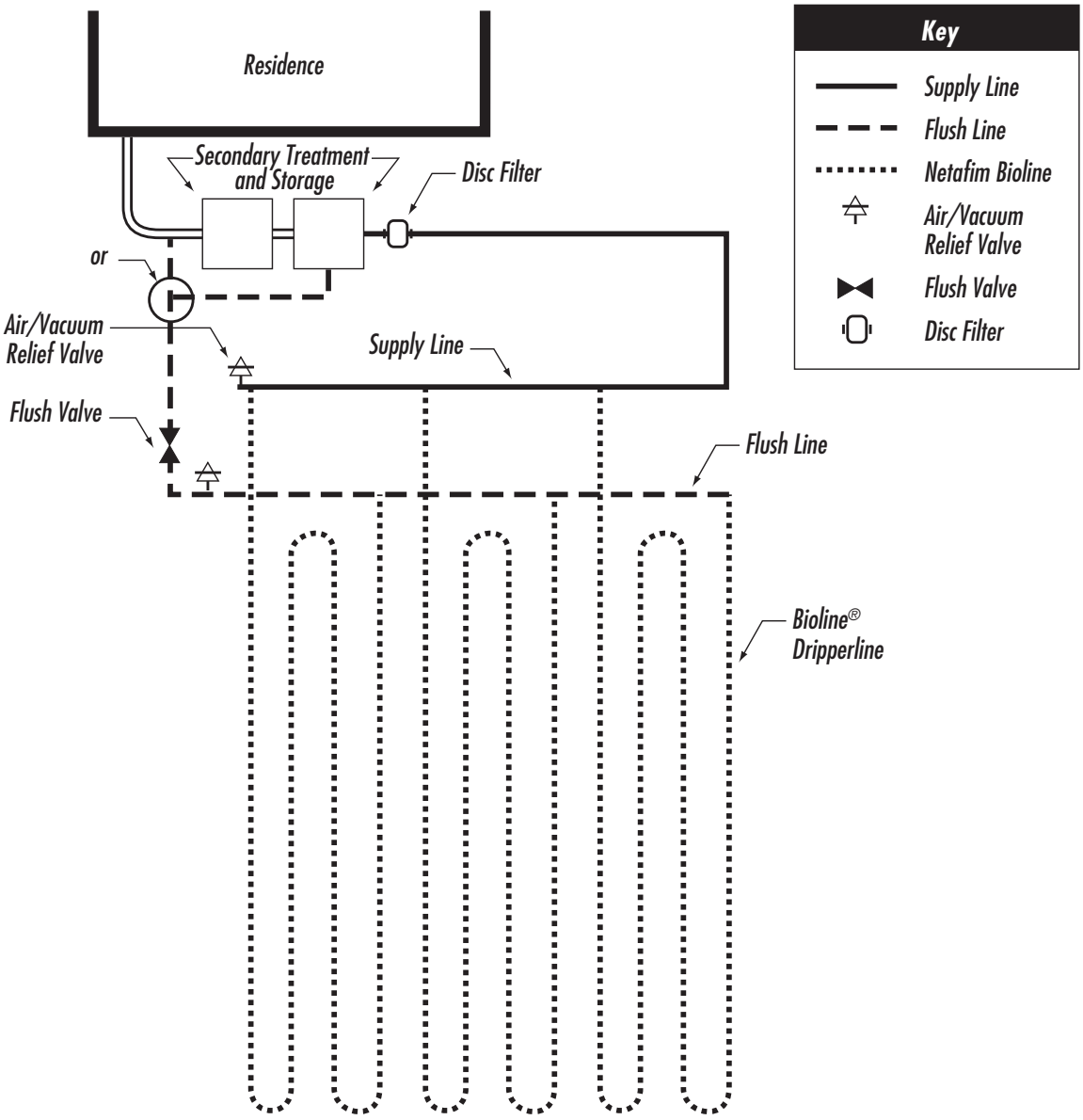
Head Loss Chart



SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifolds on the same side and in the same trench:

- Locate the supply and flush manifolds in the same trench
- Dripperlines are looped at the halfway point of their run and returned to flush manifold
- Bioline® laterals should never exceed recommended lengths



ArcGIS Web Map

2/13/2025, 11:56:20 PM

1:753

TCEQ Contributing Zone

Addresses

Streets

Parcels

Scaled County Boundary

Permits

Septic

Piprow/Driveway

Floodplain

Utility

County Maintained Roads

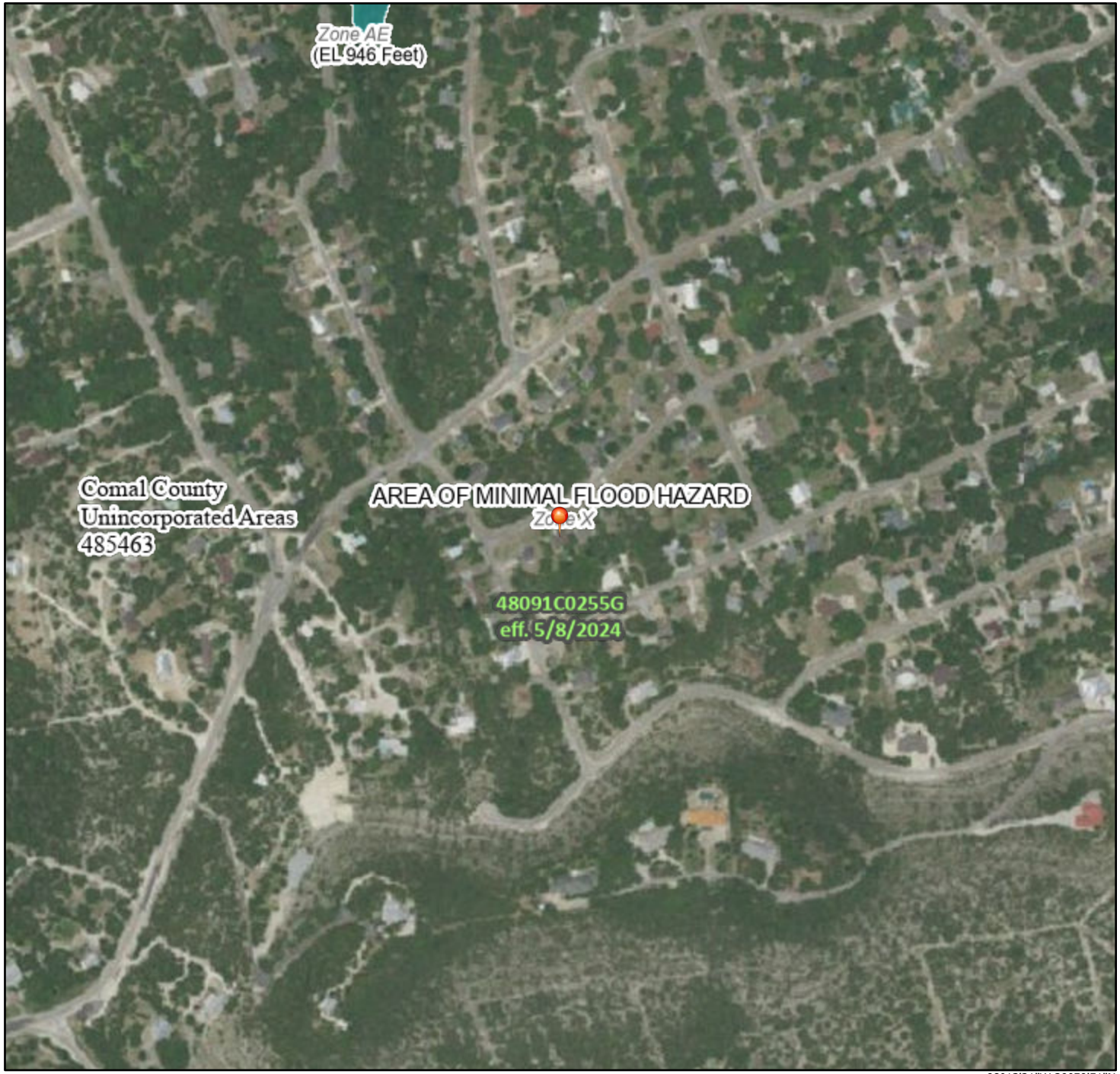
0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

National Flood Hazard Layer FIRMette

FEMA

98°13'58"W 29°51'22"N



98°13'21"W 29°50'51"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

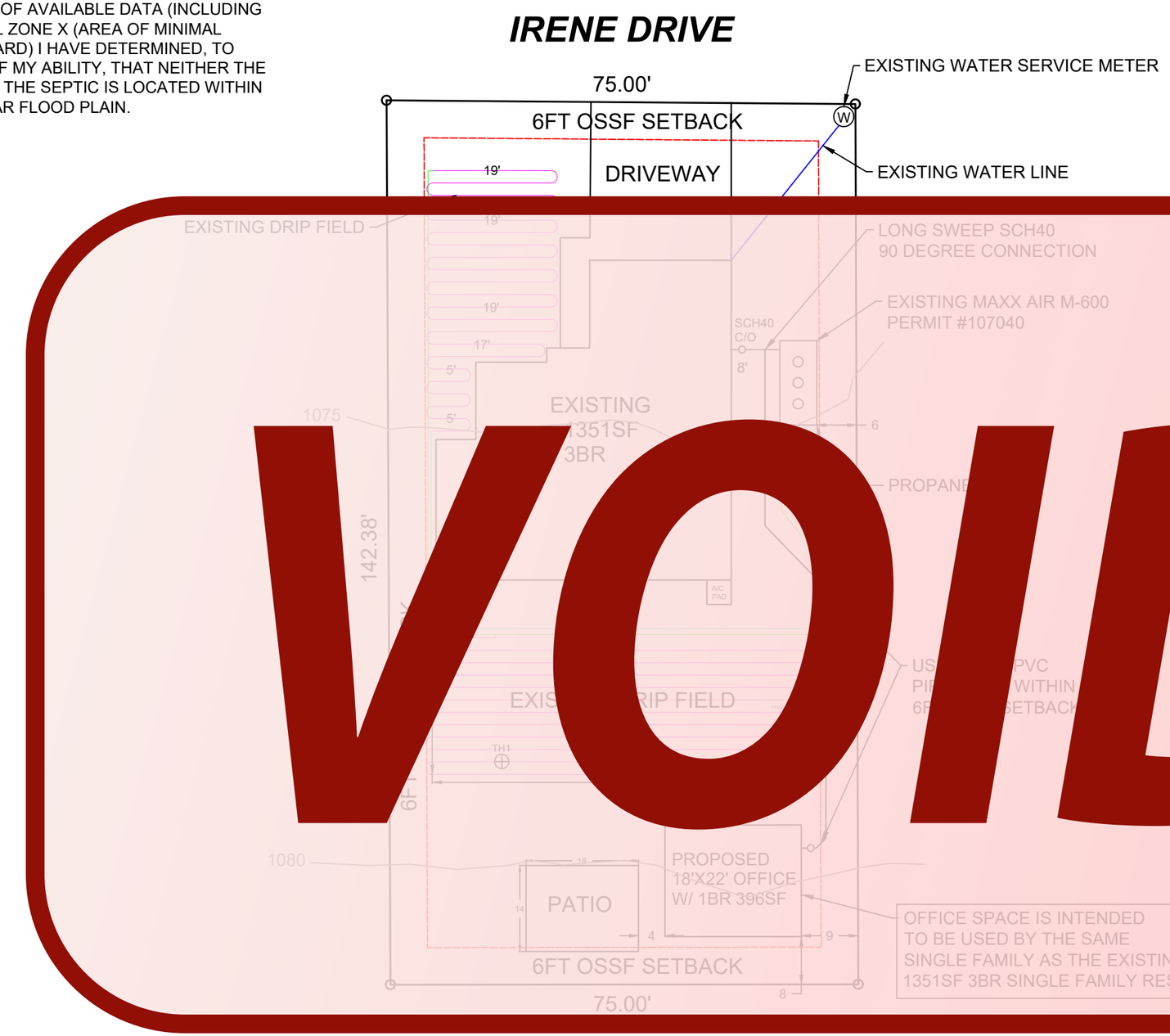
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/14/2025 at 6:33 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FLOOD PLAIN: AFTER CAREFUL EXAMINATION AND STUDY OF AVAILABLE DATA (INCLUDING FEMA PANEL ZONE X (AREA OF MINIMAL FLOOD HAZARD) I HAVE DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.



OSSF INFORMATION
- STRUCTURE: 1,351SF EXISTING HOME + 396SF OFFICE W/ 1BR
- BEDROOMS: 4 COMBINED
- DAILY WASTEFLOW: 300GPD
- TANK MANUFACTURER: MAX AIR M-600
- MINIMUM DRIP FIELD COVERAGE:1,500SF
- ACTUAL COVERAGE AREA: 2,000SF

NOTES
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE OSSF
- TANK SEWER PIPE MUST HAVE AT MINIMUM ...LL PER 1'
- USE ... SCH40 PIPE TO CONNECT STRUCTURE ... TANK
- VACUUM BR... ERS ARE TO BE PLACED AT THE HIGHEST P... T ON THE SUPPLY AND RETURN LINES
- NO VEHICLE TRAFF... S TO BE ON ANY PART OF THE DISP... L AREA
- SYSTEM SHALL INCL... E AUDIO AND VISUAL ALARMS TO ...ICATE HIGH WATER AND AIR
- ALL PIPES SHALL BE ... HEDULE 40 PVC OR APPROVED EQUAL, U...LESS NOTED OTHERWISE. ALL JO... S SHALL BE CLEANED WITH THE ... PROPRIATE SOLVENT AND GLUE... N ACCORDANCE WITH THE MANUFAC... RER'S RECOMMENDATION
- ONLY GOOD QUALIT... ANDY LOAM SHALL BE APPLIED OVER TH... DISPOSAL FIELDS. CLASS IV CLAY IS UN... CEPTABLE AND WILL CAUSE SYSTEM ...AILURE. SANDY LOAM SHALL BE DEF... D AS SHOWN IN TABLE VI (USDA SOIL ...EXTURAL CLASSIFICATIONS) O... HE RULES AND REGULATIONS OF TH... TCEQ. THE INSTALLER IS RESPO...IBLE FOR VERIFYING THE QUA... Y OF EACH LOAD OF LOAM PLACED ON TH... SYSTEM.
- STORM WATER (RAIN... LL RUNOFF) SHOULD NOT BE ALL...VED TO FLOW OVER THE DISPOSAL FIELD... OR THE TANKS. DIVERSION BERMS, S...ALES AND/OR RAIN GUTTERS SHOULD B... INSTALLED AS NECESSARY TO PRE...NT SUCH RUNOFF.
- THIS DISPOSAL SYST... HAS BEEN DESIGNED TO OPER... PROPERLY AT SPECIFICATIONS NO... D IN THESE PLANS. ALTERATIONS TO TH... YSTEM BY THE OWNER, INCLUDING ...T NOT LIMITED TO LANDSCAPING, DRAI...GE, BUILDING AND/OR WATER USA..., MAY CAUSE PREMATURE FAILUR... ND SHALL BE THE SOLE RESPONSIBILI... OF THE OWNER
- THIS SITE PLAN IS E...RESSLY INTENDED FOR ON-SITE SEWA... FACILITY (OSSF) USE ONLY AND SHOU... OT BE UTILIZED OR CONSTRUCTED ... SURVEYING PURPOSES. IT... RPOSE IS TO ACCURATEL... EPRESENT THE LAYOUT AND DE... OF THE SEWAGE SYSTEM ... THE SPECIFIED PROPERTY BOUNDARIES FOR REGULATORY AND OPERATIONAL COMPLIANCE.

N

PREPARED BY: GARRETT R. WINTERS
R.S #5213

OWNER: FRERES KRISTINA & RUSSELL

ADDRESS: 540 Irene Dr.
Canyon Lake, TX 78133
LEGAL DESCRIPTION: CANYON LAKE VILLAGE WEST 5,
LOT: 757

DATE	DESCRIPTION	REV#

GW Designs

SCALE:1"- 20'

DATE: 2/14/2025

STATE OF TEXAS
GARRETT R. WINTERS
5213
REGISTERED
PROFESSIONAL SANITARIAN
R.S.

April 2, 2025

118436

COMAL COUNTY
ENGINEER'S OFFICE

RE: ***540 Irene Dr.***
Canyon Lake Village West 5
Lot 757

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

1. Site Plan:
   a. ✓ Show the length of the new tightline being installed.
   b. ✓ How far is the new tight line from the property line?
   c. ✓ There is a 5 ft utility easement on all lot lines. There is a 1 ft separation distance from utility easements.
   d. ✓ Show the waterline(s) going to the new structure.
2. Revise accordingly and resubmit.

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

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

195 David Jonas Dr, New Braunfels, Texas 78132 - Phone (830) 608-2090

Olvera,Brandon

From: Olvera,Brandon
Sent: Thursday, April 10, 2025 8:37 AM
To: Nicole Barnes
Cc: russell freres
Subject: RE: 118436.pdf Revised Plan

Property Owner/Agent,

The file has been updated.

1. The proximity of drip field to waterline needs to be in the form of a variance request.
2. The notation on the design mentions the drip system in compliance with Chapter 290,
    a. 285.91(10) Table X. There is also a 10 ft separation distance from sewer pipes with water tight joints and waterlines.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** | Comal County | www.cceo.org |
| 195 David Jonas Dr, New Braunfels, TX-78132 | t: 830-608-2090 | f: 830-608-2078 | e: olverb@co.comal.tx.us |

Stc1013795mw **Warranty Deed with Vendor's Lien**

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.

Date: December 30, 2020

Grantor: LUIS EMANUEL REYES and KIMBERLY REYES. Co-Trustees of the Luis and Kimberly Reyes Family Trust

Grantee: KRISTINA FRERES and RUSSELL FRERES, Joint Tenants with Right of Survivorship

Grantee's Mailing Address: 540 Irene Drive, Canyon Lake, TX 78133-5218

Consideration: Cash and a note of even date executed by Grantee KRISTINA REYES, and payable to the order of BANK OF AMERICA, N.A., in the principal amount of ONE HUNDRED SEVENTY-ONE THOUSAND AND NO/100 DOLLARS($171,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee.

Property (including any improvements):

Lot 757, CANYON LAKE VILLAGE WEST, NO. 5, Comal County, Texas, according to the map or plat thereof recorded in Volume 4, Page(s) 94, of the Map and Plat Records of Comal County, Texas;

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty: Any and all restrictions, covenants, conditions, reservations, mineral leases, interests, agreements and easements, shown of record in the hereinabove mentioned County and State and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect relating to the hereinabove described property, and further subject to all stand by fees, taxes and assessments by any taxing authority for the current and subsequent years, and subsequent taxes and assessments for prior years due to changes in land usage or ownership and all matters reflected on the hereinabove mentioned plat.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

BANK OF AMERICA, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANK OF AMERICA, N.A., and are transferred to BANK OF AMERICA, N.A., without recourse against Grantor.

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

LUIS EMANUEL REYES, Trustee

KIMBERLY KAY REYES, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF COMAL §

This instrument was acknowledged before me on the 4 day of January, 2021, by LUIS EMANUEL REYES and KIMBERLY REYES, Co-Trustees of the Luis and Kimberly Reyes Family Trust.

MELISSA WILLIAMS
Notary Public, State of Texas
My Comm. Exp. 09-10-2023
ID No. 12624958-5

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

RUSSELL FRERES
KRISTINA FRERES
540 Irene Drive
Canyon Lake, TX 78133-5218

PREPARED IN THE LAW OFFICES OF:

THE HOUGHAM LAW FIRM
5152 Fredericksburg Road, Suite 280A
San Antonio, Texas 78229
Telephone No. (210) 375-7570

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/05/2021 08:46:19 AM
TERRI 2 Pages(s)
202106000317