



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: 119003
Issued This Date: 10/06/2025
This permit is hereby given to: CASITAS AT SUN VALLEY, LLC

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

96 SUN VALLEY DR
SPRING BRANCH, TX 78070

Subdivision: SUN VALLEY VILLAGE
Unit: 2
Lot: 96
Block: 0
Acreage: 2.7200

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.

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

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 GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) 1000 TRASH/1500 EQ/1500 ATU/
2000 PUMP (#114265) Absorption/Application Area (Sq Ft) 20,527

Gallons Per Day (As Per TCEQ Table III) 1212 DESIGN RATE

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

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____



FIRM #2585

By signing this application, I certify that:

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

Signature of Designer

August 19, 2025

Date

AFFIDAVIT**THE COUNTY OF COMAL
STATE OF TEXAS****CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

I

The Texas Health and Safety Code, Chapter 346 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 39 Texas Administrative Code (285.91(12)) will be installed on the property described as (insert legal description):

2 UNIT FRASECTION BLOCK 96 LOT SUN VALLEY VILLAGE SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name): CASITAS AT SUN VALLEY, LLC,
a Texas limited liability company.

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

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

WITNESS BY HAND(S) ON THIS 22 DAY OF August, 20 25

[Signature]
Owner(s) signature(s)

BRIAN STEDNER - MANAGER
Owner (s) Printed name (s)

BRIAN STEDNER

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 22 DAY OF

August, 20 25
Kristen Miller Brackett
Notary Public Signature



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/25/2025 08:30:10 AM
PRISCILLA 1 Pages(s)
202506027108



Bobbie Koepp

SERVICE AGREEMENT



Casitas at Sun Valley LLC
96 Sun Valley
Spring Branch, TX 78070
P: (817) 733-9838
COUNTY: Comal
PERMIT: 114265

RECEIVED

By shelly helmke at 8:48 am, Oct 14, 2025

DESCRIPTION	TERM	AMOUNT	TAX	TOTAL
Commercial Service Contract	10/13/25 - '26	550.00	\$	\$550.00

General

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between the client named above (referred to as to "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

- 3 inspections per year (1 every 4 months), for a total of 3 over the one year period including inspection,** adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
- An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
- If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
- Customers are responsible for adding chlorine, and **it is recommend that chlorine be added into the system monthly**. If a customers opts-in to the chlorine add-on as part of their service contract with Aerobic Services, Aerobic Services will add chlorine at each inspection.
- Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy but subject to a service visit charge.

The property owner's manual must be strictly followed, or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

Access by Contractor

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

Termination of Agreement

Either party may terminate this agreement within ten days of the start date by providing written notice if other party substantially fails to perform in accordance with the terms of the agreement, without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority. Customers will receive a pro rata refund for the balance of their contract if canceled after the initial 10 day period.

Limit of Liability

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

Dispute Resolution

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

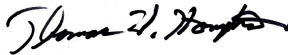
Entire Agreement

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

Severability

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

SERVICE PROVIDER
Aerobic Services
15188 FM 306
Canyon Lake, TX 78133



Signature
Tom Hampton VP
License #s00024597 / MP 349



Customer Signature

***To pay online, proceed to the "Billing" section in your Customer Portal



Casitas at Sun Valley LLC

PERMIT: 114265

COUNTY: Comal

TERM: 10/13/25 - '26

PLEASE REMIT 550.00

Commercial Service Contract

RECEIVED

By shelly helmke at 8:48 am, Oct 14, 2025

Signed on: Monday, 10/13/2025

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: August 18, 2025

Site Location: SUN VALLEY VILLAGE, UNIT 2, LOT 96

Proposed Excavation Depth: N/A

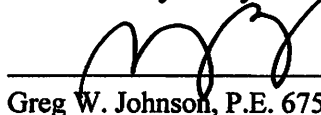
Requirements:

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

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN
1						
2						
3						
4						
5						

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

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


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

08/18/25
Date

**AEROBIC TREATMENT SYSTEM
DESIGNED FOR:
CASITAS AT SUN VALLEY, LLC
96 SUN VALLEY DRIVE
SPRING BRANCH, TEXAS 78070**

SITE DESCRIPTION:

Located in Sun Valley Village, Unit 2, Lot 96 at 96 Sun Valley Drive/Moore Drive, the septic system serves short term daily rental cabins sites and office. The property has shallow Type III soils, (See OSSF Soil Evaluation Report), with native grasses, and oak and Mountain Cedar trees found throughout. An aerobic treatment plant utilizing spray irrigation was selected as the most appropriate system for the conditions on this lot.

PROPOSED SYSTEM:

Flow from the office and Cabins into a 3 or 4 inch Sch-40 PVC sewer line and discharges into an existing 1000 gallon trash tank. Flow continues to an existing 1500 gallon equalization tank (EQ) fitted w/ dual Liberty LE40 4/10 hp sewage pump pumps. Wastewater is pumped through a 2" Sch-40 PVC into the EQ tank. Flow is dosed at a restricted rate of 5.1 gallons per minute, for ten minutes every hours, through a 2" SCH-40 PVC line to a 1000 GPD TCEQ approved aerobic treatment plant. Effluent will continue to an existing 2000 gallon pump tank, fitted with a liquid chlorinator and dual submersible well pumps activated by mercury float switches and a dual alternating control panel with a manual reset. A high level audible and visual alarm will activate should the pump fail. Distribution alternates from the dual pumps through a 1" SCH-40 manifold to a series of spray heads as per the attached drawing. A cycle timer will alternate between the two zones every thirty three minutes twice in the predawn hours. The field must continue to be maintained with vegetation. **Risers are required on tank inspection ports as per 30 TAC 285.38 (9/1/2023). This includes access limitation (<65lbs lid or hardware secured lid), 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. Fencing recommended around treatment tanks to limit public access.**

DESIGN SPECIFICATIONS:

$Q = 1212$ gallon design rate (2 - 4person short term rental (w/ 2 beds) @ 480 gpd & 6 - 2 person rentals (1 bed/each) @720 gpd + Office 1 @ 12 gpd)

BOD5: The expected waste strength is residential strength $1212 \text{ gal} \& 300 \text{ mg/ltr} * 8.34/1\text{M} = 3.03 \text{ \#/BOD5}$

Expected BOD5 reduction in 1500 gpd ATU is $3.75\text{\#/BOD5} > 3.03 \text{ \#/BOD5}$ required.

Total application area: $A=Q/Ra = 1212 \text{ gpd}/0.064 = 18,938 \text{ req'd. (Actual } 20,527 \text{ sf.)}$

Trash tank: 1000gal (Existing #114265)

Equalization tank: 1500 gal w/ dual effluent pumps Liberty LE40 0.4hp or equiv.(Existing)

Dosing cycle: Cycle Timer is set to dose at a rate of 5.1gpm for ten minutes every hour.
Reserve capacity after High Level: 234Gal (>4 hrs. flow)
Aerobic Plant: Clearstream 1500 gpd Aerobic Plant (TCEQ Approved) (Existing #114265)
Aerobic Pump Tank size: 2000 gallon w/ dual effluent pumps and alarm (Existing #114265)
Pump requirement: dual 0.5 hp effluent pumps (Dominator) (Existing #114265)
Reserve capacity after High Level: 334Gal (>4 hrs. flow)
Liquid Bleach Chlorinator - TCEQ approved (Existing #114265)
Low Angle Nozzle Size: (Use # 2.5 Weathermatic discharging 2.6 gpm @ 40 PSI & 33' or equivalent)
Dosing cycle: Cycle Timer is set to dose on in the predawn hours.
Alarms: Audible Visual High Level in all pump tanks w/ dual alternating control panel

PIPE AND FITTINGS:

All pipes and fittings in this aerobic system are schedule 40 PVC. All joints are sealed with approved solvent-type PVC cement. The manifold is 1" in diameter and be colored purple. Dual well pumps capable of providing at least 9.3 gpm @ 41 psi head, such as the Dominator ½ hp 20 gpm , are utilized for pumping effluent.

Doubling of the treatment area is shown on design drawing and reserve for field doubling will require converting to aerobic drip.

ADDITIONAL NOTES:

- Install audio-visual alarm for aerator and pump on separate breakers.
- The high water and air compressor alarms are audio/visual and mounted in a place that can be easily seen and heard when alarms are activated.
- All pipe fittings and joints are with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

MAINTENANCE REQUIREMENTS:

- The maintenance company will verify that the system is operating properly at least every three months and provide on-going maintenance of the installation.
- A maintenance contract will authorize the maintenance company to maintain and repair the system as needed.
- The property 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.

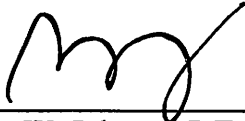
CONSTRUCTION/INSTALLATION NOTES & REQUIREMENTS:

- Refer to site plan for component placement and follow manufacturer's instructions for installation of treatment plant and aerator.
- All materials and construction methods are required to conform to the standards for Private Sewage Facilities set forth by the Texas Administrative Code, §285 On-Site

Sewage Facilities.

- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum and Installer II certification.
- The installer must notify designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with approved plans and specifications.
- The installer may not alter these plans without the approval from the designer.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in Chapter §285 On-Site Sewage Facilities.
- No part of the system shall be located within 10 feet of a potable water line.
- **Daily water meter readings must be recorded and submitted to Comal County Environmental Health monthly for the first twelve months**

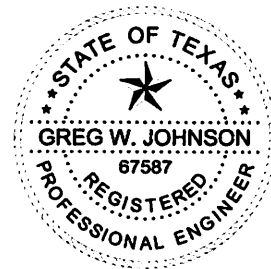
Designed in accordance with Chapter 285, Subchapter D, §285.30 & §285.40, Texas Natural Resources Conservation Commission (Effective September 1, 2023.)

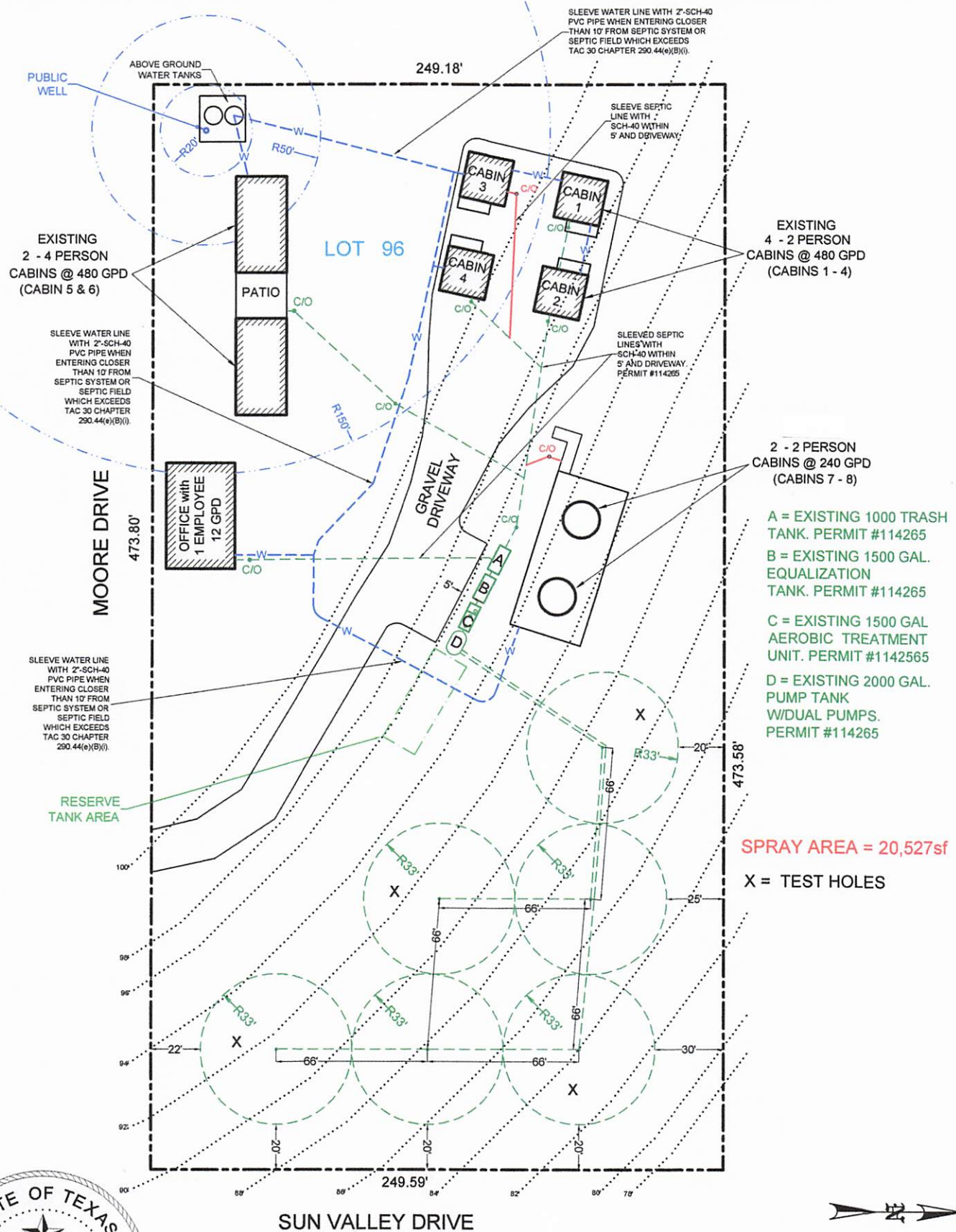
 08/19/25

Greg W. Johnson P.E. No. 67587 - F# 2585

170 Hollow Oak

New Braunfels, Texas 78132 (830) 905-2778





OWNER: CASITAS at SUN VALLEY, LLC.		DRAWN BY: EJS III	
STREET ADDRESS: 96 SUN VALLEY DRIVE			
LEGAL DESC: SUN VALLEY VILLAGE	UNIT/SECTION/PHASE: 2	BLOCK:	LOT: 96
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 8/19/2025	REVISED:

TANK NOTES:

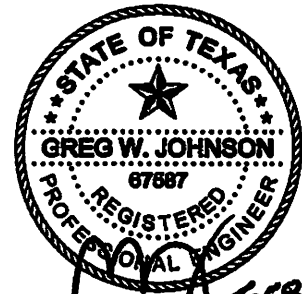
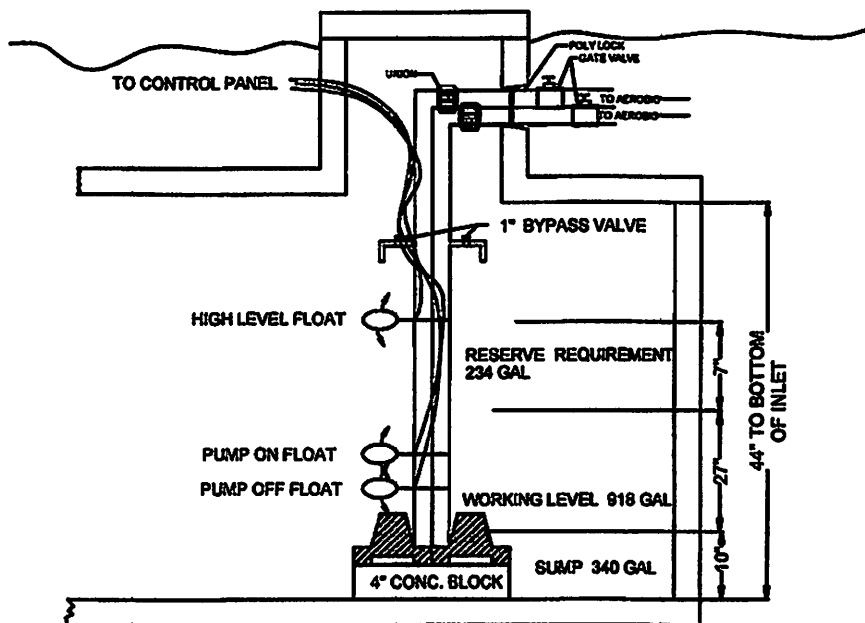
Tanks must be set to allow a minimum of 1/4" per foot fall from building.

Tightlines to the tank shall be SCH-40 PVC.

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

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

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



61585
03/24/2022

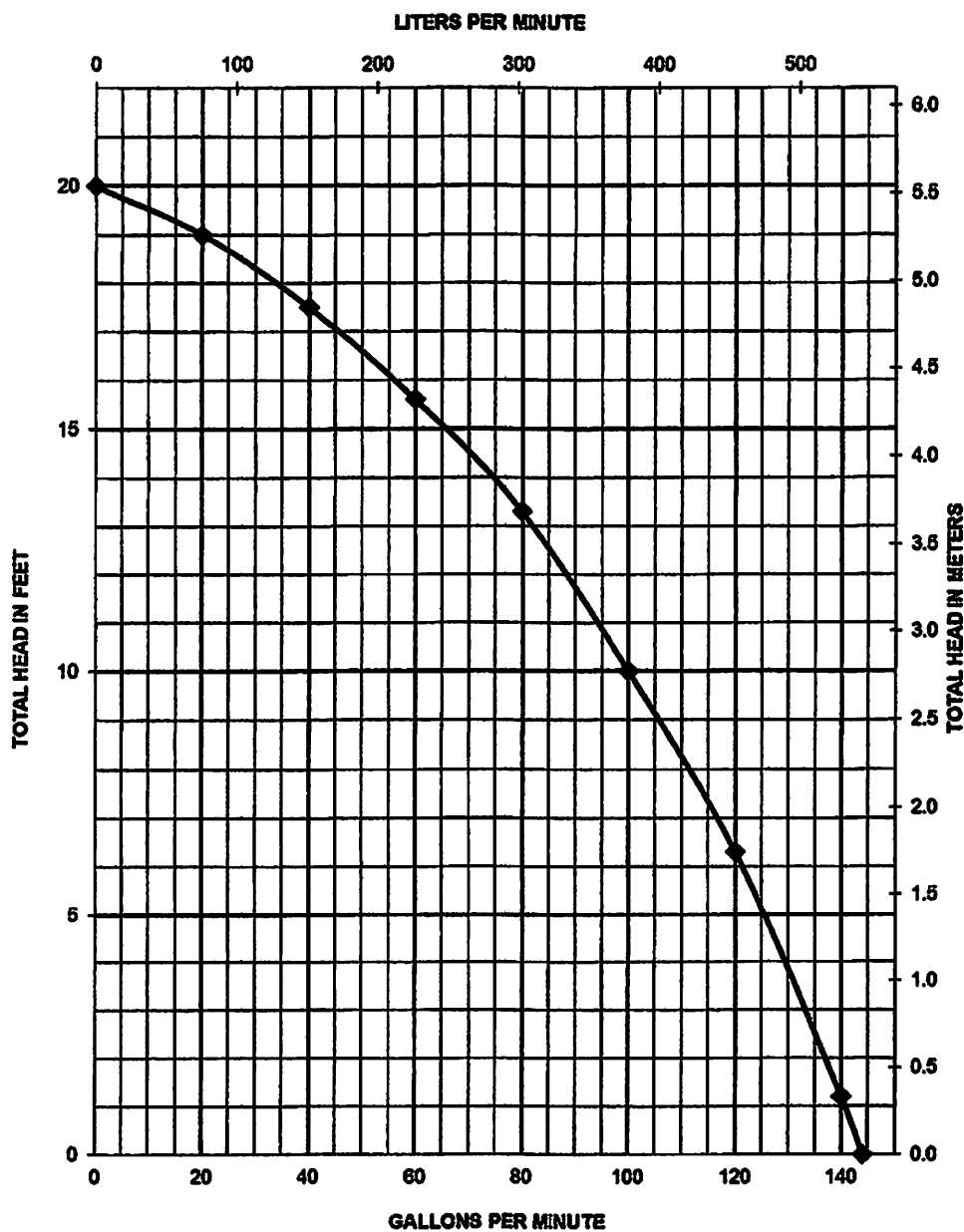
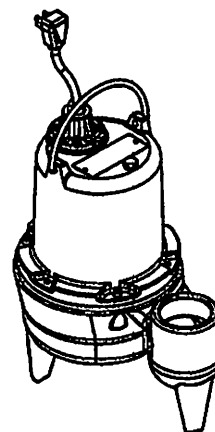
EQUALIZATION TANK 1500 GAL PUMP TANK
VOLUME = 34 GAL/IN



Pump Specifications

LE40 Series

4/10 HP Submersible Sewage Pump



LE40-Series Electrical Data

MODEL	HP	VOLTAGE	PHASE	SF	FULL LOAD AMPS	LOCKED ROTOR AMPS	THERMAL OVERLOAD TEMP	STATOR WINDING CLASS	CORD LENGTH FT	DISCHARGE	AUTOMATIC
LE41A	4/10	115	1	1.00	12	22.5	105°C 221°F	B	10	2"	WIDE ANGLE
LE41A -2	4/10	115	1	1.00	12	22.5	105°C 221°F	B	25	2"	WIDE ANGLE
LE41AV	4/10	115	1	1.00	12	22.5	105°C 221°F	B	10	2"	VERTICAL SWITCH
LE41AV -2	4/10	115	1	1.00	12	22.5	105°C 221°F	B	25	2"	VERTICAL SWITCH
LE41M	4/10	115	1	1.00	12	22.5	105°C 221°F	B	10	2"	NO
LE41M-2	4/10	115	1	1.00	12	22.5	105°C 221°F	B	25	2"	NO

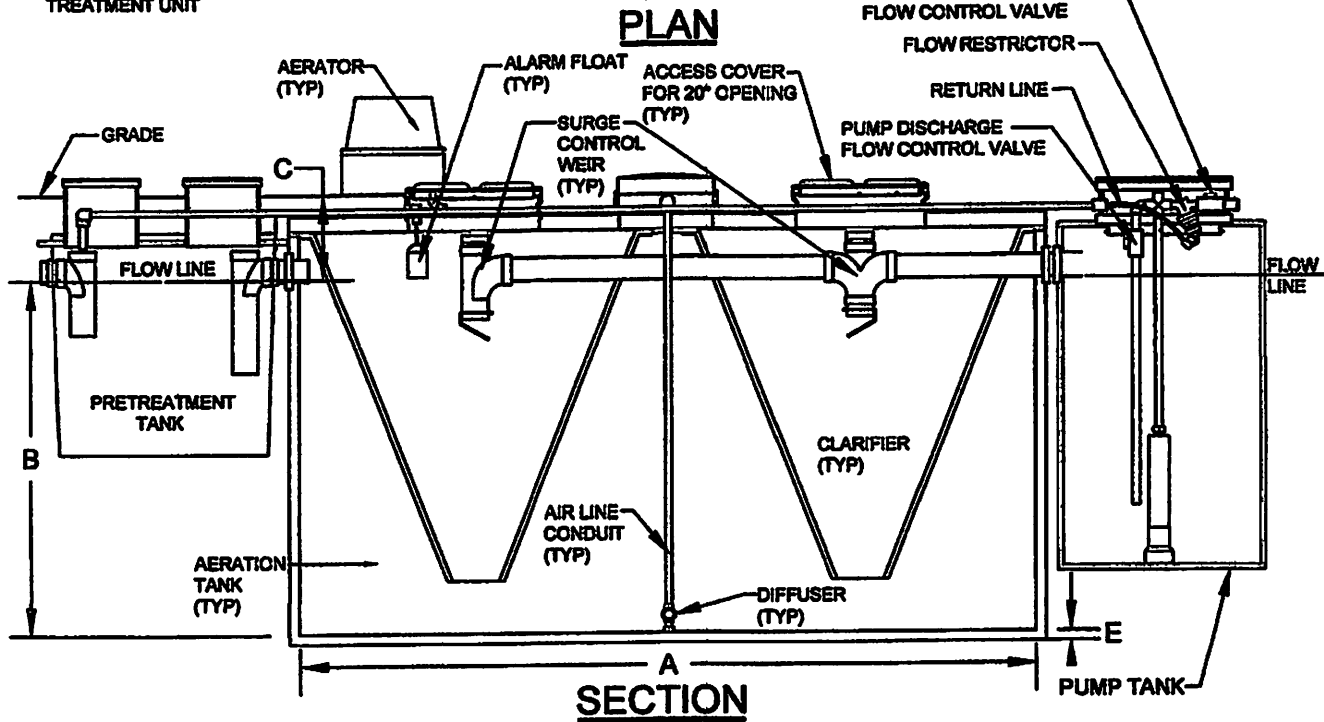
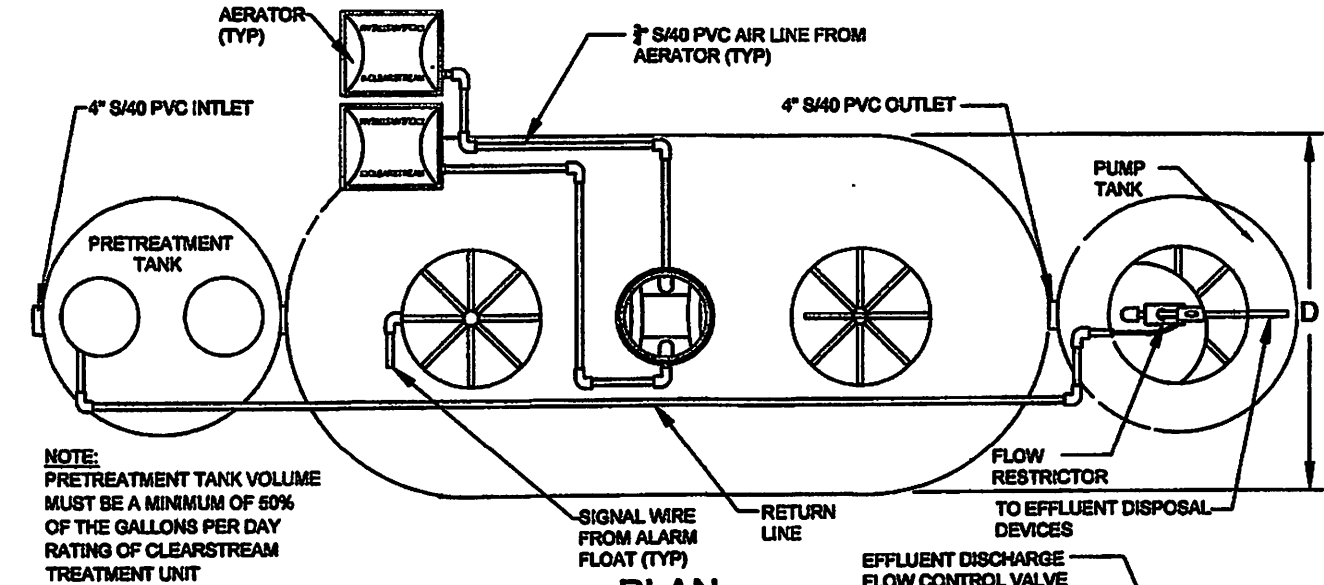
LE40-Series Technical Data

IMPELLER	VORTEX ENGINEERED POLYMER
SOLIDS HANDLING SIZE	2"
PAINT	POWDER COAT
MAX LIQUID TEMP	60°C 140°F
MAX STATOR TEMP	130°C 266°F
THERMAL OVERLOAD	105°C 221°F
POWER CORD TYPE	SJTW
MOTOR HOUSING	CLASS 25 CAST IRON
VOLUTE	CLASS 25 CAST IRON
SHAFT	STAINLESS
HARDWARE	STAINLESS
ORINGS	BUNA N
MECHANICAL SEAL	UNITIZED CERAMIC CARBON
WEIGHT	40 LBS

DESIGN DRAWINGS

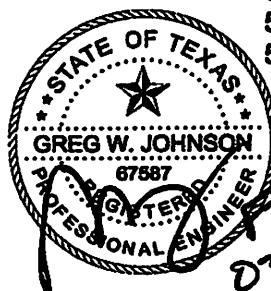
NOTE:
AERATORS MAY BE INSTALLED NO
MORE THAN 100' FROM AERATION
TANKS

NOTE:
PUMP TANK VOLUME MUST BE
A MINIMUM OF 100 GALLONS



MODEL	A	B	C	D	E
1000DDC	10'-6 1/2"	4'-7"	1'-6"	6'-2"	3"
1200DDC	12'-4"	4'-7"	1'-6"	6'-2"	3"
1500DDC	12'-4"	5'-5"	1'-6"	6'-10"	3"

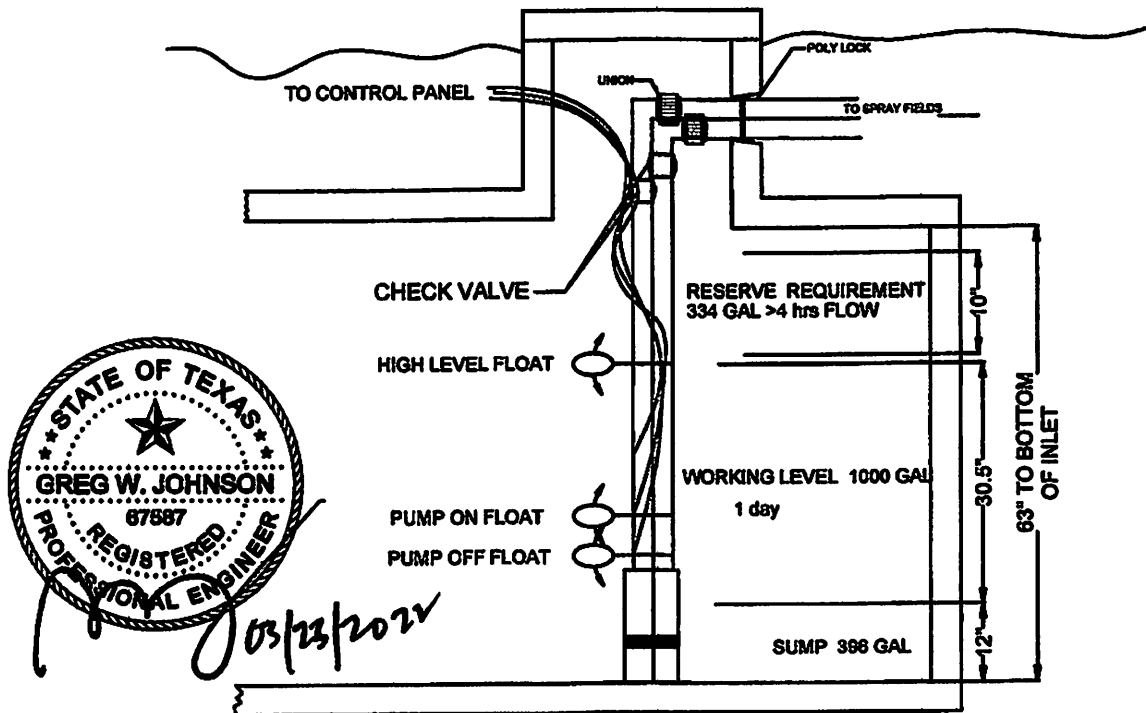
U. S. Patent Numbers:
5,221,470
5,770,081
5,785,854



TANK NOTES:

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

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



FINAL TANK 2000 GAL PUMP TANK
VOLUME = 33 GAL/IN

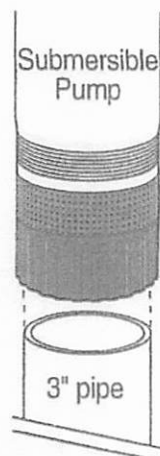


Figure 1: Insert a 3" PVC pipe in the bottom of the motor to raise the pump in the tank.

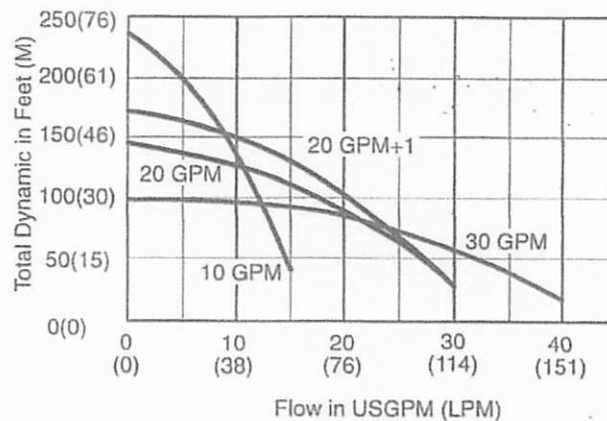


Figure 2: Performance in Feet of Head at Gallons per Minute (M@LPM).

3 TURBO

HARTANGLE 13° LOW ANGLE TRAJECTORY											
2.0LA	30	29	16	0.37	0.42	2.1	8.8	0.36	9	11	
	40	33	19	0.34	0.39	2.8	10.1	0.43	9	10	
	50	34	2.1	0.35	0.40	3.4	10.4	0.48	9	10	
2.5LA	30	31	2.1	0.42	0.49	2.1	9.4	0.48	11	12	
	40	35	2.6	0.41	0.47	2.8	10.7	0.59	10	12	
	50	36	2.9	0.43	0.50	3.4	11.0	0.66	11	13	
3.5LA	30	31	2.7	0.54	0.62	2.1	9.4	0.61	14	16	
	40	35	3.2	0.50	0.58	2.8	10.7	0.73	13	15	
	50	37	3.5	0.49	0.57	3.4	11.3	0.79	13	14	
4.5LA	30	33	3.0	0.53	0.61	2.1	10.1	0.68	13	16	
	40	37	3.4	0.48	0.55	2.8	11.3	0.77	12	14	
	50	37	4.1	0.58	0.67	3.4	11.3	0.93	15	17	
FLOW+ NOZZLES 26° TRAJECTORY											
9	50	50	9.5	0.73	0.84	3.4	15.2	2.16	19	21	
	60	54	10.8	0.71	0.82	4.1	16.5	2.45	18	21	
	70	55	11.7	0.74	0.86	4.8	16.8	2.66	19	22	
13	50	57	12.4	0.73	0.85	3.4	17.4	2.82	19	22	
	60	59	13.8	0.76	0.88	4.1	18.0	3.13	19	22	
	70	61	14.9	0.77	0.89	4.8	18.6	3.38	20	23	

■ Square spacing based on 50% of diameter
 ▲ Triangular spacing based on 50% of diameter
 Note: All precipitation rates are calculated for 180° operation.
 Divide by 2 for full circle precipitation rates.

Table 1: Recommended Fusing Data
 60 Hz/1 Phase 2-Wire Cable

Model	HP	Voltz/Hz/ Phase	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
10DOM05121	1/2	115/60/1	11.0	30.0	15
20DOM05121	1/2	115/60/1	9.5	30.0	15
30DOM05121	1/2	115/60/1	9.5	30.0	15
10DOM05221	1/2	230/60/1	5.5	14.5	10
20DOM05221	1/2	230/60/1	4.6	14.5	10
30DOM05221	1/2	230/60/1	4.6	14.5	10
20DOM05121+1	1/2	115/60/1	10.6	30.0	15
20DOM05221+1	1/2	230/60/1	5.3	14.5	10

GENERAL WARRANTY DEED

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

THAT Donald Gary Steiner and Martha Ellen Steiner, Individually and as Trustees of the 2018 D.M. Steiner Revocable Trust dated December 13, 2018, and Brian Steiner, an unmarried person, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Casitas at Sun Valley LLC, a Texas limited liability company, hereinafter called "Grantee", whose mailing address is 5511 Parkcrest Dr Suite 103, Austin, TX 78731, the receipt and sufficiency of which is hereby acknowledged, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in Comal County, Texas, to-wit:

Lot 96, SUN VALLEY VILLAGE, UNIT TWO, situated in Comal County, Texas, according to the map or plat thereof, recorded in Volume 4, Pages 38-39, Deed and Plat Records, Comal County, Texas.

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years. When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date:

7/3/24

Steiner

Donald Gary Steiner, Individually and as Trustee of the 2018
D.M. Steiner Revocable Trust dated December 13, 2018 and
Brian Steiner

Martha Steiner

Martha Ellen Steiner, Individually and as Trustee of the 2018
D.M. Steiner Revocable Trust dated December 13, 2018 and
Brian Steiner

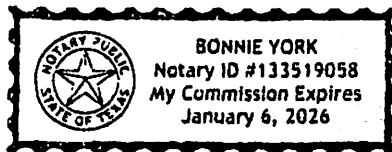
Brian Steiner

Brian Steiner

State of TEXAS

County of Tarrant

This instrument was acknowledged before me on [Date] July 5, 2024 by Donald Gary Steiner and Martha Ellen Steiner, Individually and as Trustees of the 2018 D.M. Steiner Revocable Trust dated December 13, 2018, and Brian Steiner.



(Official Seal or Stamp)

AFTER RECORDING MAIL TO:
Casitas at Sun Valley LLC, a Texas limited liability
company
5511 Parkcrest Dr Suite 103
Austin, TX 78731

Bonnie York
Notary Public (Signature of Notarial Officer)
(Signature is a tangible symbol)

Bonnie York
(Printed Name of Notarial Officer)

My commission expires: 01-06-2026

Prepared By:
Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Settlement Agent File Number: 062414806

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
Civil Practice & Remedies Code § 121.007

The State of Texas

County of Comal

Before me,

Jessie Cardinal, Notary Public

*Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"*

on this day personally appeared

Brian Steiner

Name of Signer

☐ known to me

☐ proved to me on the oath of

NA

Name of Credible Witness

☒ proved to me through TEXAS

DRIVERS LICENSE

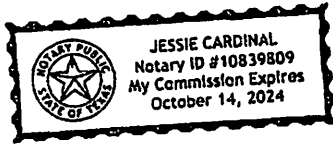
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

3rd day of July, 2024
Day Month Year

[Signature]
Signature of Notarizing Officer



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed

Document Date: July 03, 2024 Number of Pages: 3, including this page

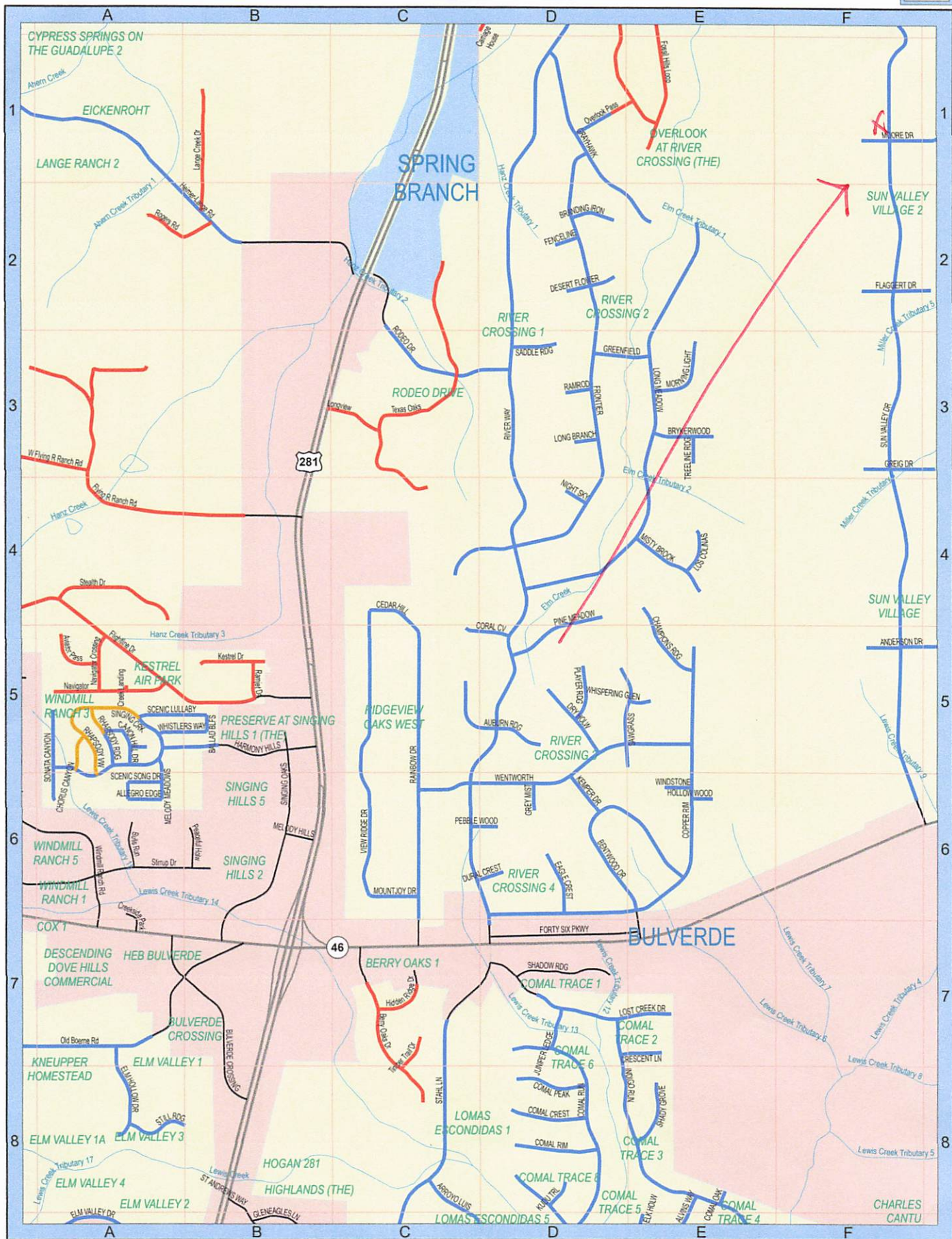
Signer(s) Other Than Named Above: Donald Gary Steiner and Martha Ellen Steiner

©2020 National Notary Association

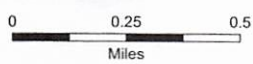
Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/10/2024 02:57:45 PM
TRACY 3 Pages(s)
202406020637



Bobbie Koepp



SEE PAGE 40





COMAL COUNTY

ENGINEER'S OFFICE

Address: _____

Legal Description: _____

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:

119003.pdf Markup Summary

Efrain Gallegos (1)



506027108 08/25/2025 09:30:10 AM 1/1
f
Submit a valid maintenance contract.
NO MAINTENANCE
1. Policy for On-Site Storage Facilities
and County, Texas.

Subject: Callout
Page Label: 3
Author: Efrain Gallegos
Date: 10/6/2025 11:10:10 AM
Status:
Color: ■
Layer:
Space:

Submit a valid maintenance contract.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

119003

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

09/06/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)

Revised
Efrain Gallegos
 10/06/2025 2:06:37 PM

Central Texas Aerobics, Inc.
 2918 Dauer Ranch Rd.
 New Braunfels, TX 78130



Phone: (830) 303-4065

Date Printed: 10/15/2024

www.septictex.com central@septictex.com

Customer ID: 1095

96 Sun Valley Dr, Spring Branch, TX 78070

County: Comal County Office of Enviro

To: Casas at Sun Valley
Attention: Brian Steiner
5378 Black Walnut
Bulverde, TX 78163

Cell Phone (210) 542-0452 Main Phone (210) 542-0452

Last Emailed: 10/11/2024
 Email: brian@SteinerREI.com

Installed by: Central Texas Aerobics, Inc.
 Contract with: Central Texas Aerobics, Inc.
 Treatment Type: Aerobic / Disposal: Spray
 MFG: Clearstream 1500 / Brand: Clear 1500/1080T/1580EQ/2200p / S#: 1842 1500
 Disinfectant: Liquid Bleach

Install: 7/29/2022
 Warranty End: 7/29/2024

Contract Period
10/15/2024
 through
10/15/2025

Permit #: 114265

Agency: Comal County Office of Environmental Health
 3 visits per year - one every 4 months

ON-GOING MAINTENANCE AND INSPECTION AGREEMENT

This contract will provide for all required inspections, testing and service on your Aerobic Treatment System. Central Texas Aerobics, Inc. does not set up appointments for routine maintenance. (An appointment can be set up for an additional fee.) The policy will include the following :

1. 3 inspections a year (at least one every 4 months), over the one year period including inspection, adjustment, and servicing of the mechanical, electrical, and other applicable component parts to ensure proper function. This includes inspection of control panel, air pumps, air filter, diffuser operation and replacing or repairing (at the owner's expense at time of replacement/repair) any component not found to be operating correctly. ** Any septic problem that occurs between inspections will be billed a service call and labor. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48 hour time frame.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and Ph will be taken and reported as necessary.
3. If any improper operation is observed which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date and cost of correction.
4. Any additional visits, inspections, or sample collections required by specific Municipalities, Water/River Authorities, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.
5. Pumping of sludge build-up IS NOT covered by this contract and will result in additional charges. Replacing of parts during the warranty period due to misuse/abuse will not be covered under this contract. The owner assumes full responsibility for the cost of parts and labor. Payment in full for parts, labor and service call is required at the time of service.
6. STANDARD MAINTENANCE the customer is responsible for the chlorine tablets/liquid chlorine. The chlorine chamber must be filled BEFORE the service visit. If not, the service representative will add chlorine and you will be charged. The use of improper chlorine (such as swimming pool tablets) will VOID all warranties. Grass must be mowed around the aerobic system & the sprinkler heads in order to perform the maintenance inspection. If we cannot get to the system because of high grass, you will be charged a service call to come back out and inspect the system. The regulating authorities will be notified. The Owners Manual must be strictly followed or warranties are subject to invalidation.

Initials of Central Texas Aerobics, Inc. X

Initials of Owner X

7. At the conclusion of the initial and renewal service policy, Central Texas Aerobics, Inc. will make available for purchase on an annual basis, a continuing STANDARD Maintenance Policy to cover normal maintenance inspections .

ACCESS BY CENTRAL TEXAS AEROBICS, Inc.

Central Texas Aerobics, Inc. or anyone authorized by them may enter the property at reasonable times without prior notice for the purpose of the above described Services. Central Texas Aerobics, Inc. may access the system components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

PAYMENT FOR SERVICES

The Customer will pay compensation to Central Texas Aerobics, Inc. for the (on-going) 1 (one) year service contract in the amount of \$300.00 (Three Hundred Dollars & Zero Cent). This amount is to be paid before the contract is submitted to the respective County. Payments not received within 30 days of the due date will be subject to a \$20.00 late penalty or 15% per month carrying charge, whichever is greater.

TERMINATION OF AGREEMENT:

This agreement may be terminated by either party with ten days written notice in the event of substantial failure to perform in accordance with its terms by

VOID

the other party without fault of the terminating party. If this agreement is so terminated, Central Texas Aerobics, Inc. will immediately notify the appropriate health authority of the termination.

LIMIT OF LIABILITY:

Should Central Texas Aerobics, Inc. be liable for damage to Customer's septic system, by direct or indirect cause through their own negligence while working directly on the septic system, repairs shall be instituted immediately to restore the system to full operational condition, at the expense of Central Texas Aerobics, Inc. Customer will not be financially responsible to Central Texas Aerobics, Inc. for any damages resulting from Central Texas Aerobics, Inc. negligence, and damage liabilities shall be limited only to the components and associated elements of the septic system. Customer shall not hold Central Texas Aerobics, Inc. Liable for damages to the septic system resulting from misuse, abuse, lack of prudent maintenance, acts of God, or other causes not directly associated with Central Texas Aerobics, Inc. scope of work as defined in this contract.

DISPUTE RESOLUTION:

If a dispute between the Customer and Central Texas Aerobics, Inc. arises that cannot be settled in good faith negotiations, then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

ENTIRE AGREEMENT:

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

SEVERABILITY:

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

NOTE: BASTROP COUNTY charges the owner a **SEPARATE** recording fee of \$10.00 (per year). Checks should be made out to BASTROP COUNTY and attached to this contract. We will forward the monies along with your maintenance contract to BASTROP COUNTY. BASTROP COUNTY will NOT ACCEPT a maintenance contract that is sent in without the additional \$10.00 recording fee.

NOTE: HAYS COUNTY charges the owner a **SEPARATE** fee of \$50.00 if your contract is received after the due date. Checks should be made out to HAYS COUNTY DEVELOPMENT SERVICES and attached to this contract. We will forward the monies along with your maintenance contract to HAYS COUNTY. HAYS COUNTY will NOT ACCEPT a maintenance contract that is late and not sent in without the additional \$50.00 fee.

APPOINTMENTS:

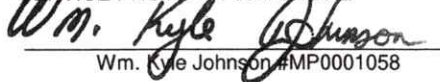
If we have to set up an appointment (dogs, locked gates, etc.) there will be an additional \$100.00 charge per year for your maintenance contract.

****With the passing of Texas State HB #2510, each regulating county/city wastewater authority in the state of Texas has the right to require more stringent ruling above and beyond what the TCEQ (Texas Commission on Environmental Quality) mandates. Central Texas Aerobics, Inc. keeps current with the new rulings and meets the higher requirements set by regulating county/city wastewater authorities.**

OWNER(S) SIGNATURE

 10/15/2024
X _____ Date
X _____ Date

SERVICE PROVIDER SIGNATURE


Wm. Kyle Johnson #MP0001058

PRINTED NAME(s)

Model# _____ Serial# _____ Drip OR Spray Tablet OR Liquid Chlorinator
CTS Installation? Y ___ N ___ Name of Installer: _____ Date Installed _____

Mailing adress if different from property address:

Home Phone:(_____) _____ CELL:(_____) _____ Work:(_____) _____
EMAIL: _____

Please Print CLEAR DIRECTIONS TO YOUR PROPERTY: (Continue on Back)

If you have a GATE CODE or COMBINATION LOCK, please provide code or combination for access. If Central Texas Aerobics, Inc. comes out for an inspection and cannot get onto the property, we will charge a service call to come back out to perform the inspection. GATE CODE: _____
COMBINATION: _____ OTHER: _____ If key lock, please provide us with a key.

DOGS/Other Animals - Chained? Friendly? Please explain:

www.septictex.com Email: info@septictex.com PHONE: 830-303-4065

10/15/2024