

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#:

Address:

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

Inspector Notes:

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

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

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 119019
Issued This Date: 10/09/2025
This permit is hereby given to: WWREHIC, LLC

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

26229 N CRANES MILL RD
CANYON LAKE, TX 78133

Subdivision: H. Spangenberg S858, A-941, B. Kuhn S125
Unit: 0
Lot: 0
Block: 0
Acreage: 75.8900

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.

COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORGDate August 1, 2025Permit Number 119019

1. APPLICANT / AGENT INFORMATION

Owner Name WWREHIC, LLC
Mailing Address 26229 N. CRANES MILL ROAD
City, State, Zip CANYON LAKE, TX 78133
Phone # 210-409-5803
Email tonyh@mmk-trio.comAgent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # 830-905-2778
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number H. SPANGENBERG SURVEY #858, A-941, & B. KUHN SURVEY #125, A-338, KUHN SURVEY #626, A-328, & C. HAAS SURVEY #625, A-256 Acreage 75.89
Address 26229 N. CRANES MILL ROAD City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) MOBILENumber of Bedrooms 4Indicate Sq Ft of Living Area 2280☒ 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 WELLNESS RANCH PROVIDING HOUSING F/ SOBER LIVING FACILITY(420gnd Design)MEALS ARE PROVIDED AT MESS HALL

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: \$ 85,000 (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 ☐ Public Well ☐ Rainwater Collection

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 Owner9/1/25
Date



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

H. SPANGENBERG S#858, A941, B. KUHN S#125, A338,
KHUN S#626, A-328M & C. HASS S#625, A-250, 75.89 AC

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) NUWATER B-800-PCS Absorption/Application Area (Sq Ft) 8482

Gallons Per Day (As Per TCEQ Table III) 420 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

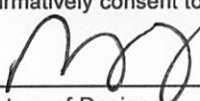
If yes, indicate the city: _____



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 1, 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 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, given 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 §283.91(12) will be installed on the property described as (insert legal description):

UNIT/FRACTION _____ BLOCK _____ LOT _____ SUBDIVISION _____
 IF NOT IN SUBDIVISION: 75.89 ACRES H. SPANGENBERG SURVEY #858, A-941, & B. KUHN SURVEY #125,
 A-338, KUHN SURVEY #626, A-328, & C. HAAS SURVEY #625, A-625 SURVEY

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

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 8th DAY OF September, 2025

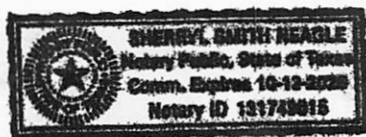
Bret Sleyster
 Owner(s) signature(s)

BRET SLEYSER

Brett Sleyster - MANAGER
 Owner (s) Printed name (s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 8th DAY OF

September, 2025
Sherry Smith Neagle
 Notary Public Signature



Filed and Recorded
 Official Public Records
 Bobbie Koepf, County Clerk
 Comal County, Texas
 09/11/2025 08:05:52 AM
 IRENE 1 Pages(s)
 202506029302



Bobbie Koepf

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority COMAL
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

H. Spangenberg S#858, A-941, B. KUHN S#125, A-338,
KUHN S#626, A-328, & C. HASS S#625, A-250, 75.89 AC

Permit/License Number _____
Customer WWREHIC, LLC
Site Address 26229 N. CRANES MILL RD
City CANYON LAKE Zip 78133
Mailing Address same
County COMAL Map # CCEO PG 11, A7
Phone 210-409-5803
Email tonyh@mmk-trio.com

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between WWREHIC, LLC (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:

This Agreement commences on LTO and ends on _____ for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

III. Termination of Agreement:

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. Services:

Contractor will:

- a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.
- b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be falling or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
- d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
- f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:

X BCS

Customer's Initials



RC

Contractor's Initials

____ Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

1. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customer's responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.

X B T S

Customer's Initials



RC

Contractor's Initials

THIS INDEMNIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnatee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnatee; or, (2) the willful misconduct of such Indemnatee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

XII. Severability:

If any provision of the "Proposal and Contract" 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 the "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.

XIII. Fee for Services:

The Fee for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

XIV. Payment:

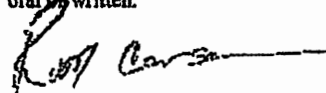
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

XV. Application or Transfer of payment:

The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. Entire Agreement:

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


Rudy Carson

Block Creek Aerobic Services, LLC,
Contractor
MP# 0002036

X  Customer Signature

9/8/25
Date

X B TS
Customer's Initials

© copyright
all rights reserved

RC

Contractor's Initials

**ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: July 31, 2025

Site Location: 76.076 ACRES - SEE ATTACHED DEED

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.

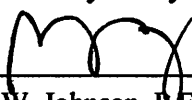
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

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

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 12"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION <u> </u>						
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

7/31/25

Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: August 01, 2025

Applicant Information:

Name: WWREHIC, LLC, a Delaware limited
Address: 26229 N. CRANES MILL ROAD
City: CANYON LAKE State: TX
Zip Code: 78133 Phone: (210) 409-5803

Site Evaluator Information:

Name: **Greg W. Johnson, P.E., R.S., S.E. 11561**
Address: **170 Hollow Oak**
City: **New Braunfels** State: **Texas**
Zip Code: **78132** Phone & Fax: **(830)905-2778**

Property Location-

Lot ____ Unit ____ Blk ____ Subd. ____
 Street Address: **26229 N. CRANES MILL ROAD**
 City: **CANYON LAKE** Zip Code: **78133**
 Additional Info.: **H. SPANGENBERG S#858, A941, B. KUHN S#125, A338, KHUN S#626, A-328M & C. HASS S#625, A-250, 75.89 AC**

Installer Information:

Name: _____
Company: _____
Address: _____
City: _____ State: _____
Zip Code: _____ Phone: _____

Topography: Slope within proposed disposal area: 6 %

Presence of 100 yr. Flood Zone: YES___ NO **X**

Existing or proposed water well in nearby area. YES X NO

Presence of adjacent ponds, streams, water impoundments YES NO X

Presence of upper water shed YES NO **X**

Organized sewage service available to lot YES NO **X**

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = $\frac{420 \text{ DESIGN RATE}}{\text{Residential}}$ GPD

Water conserving fixtures to be utilized? Yes ☒ No ☐

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 2200

$$Q \text{ gal/day} = (\text{Bedrooms} + 1) * 75 \text{ GPD} - (20\% \text{ reduction for water conserving Fixtures})$$
$$Q = (4 + 1) * 75 - (20\%) = 300 \text{ (420 GPD DESIGN RATE)}$$

Trash Tank Size _____ Gal.

TCEQ Approved Aerobic Plant Size 800 G.P.D.

Application rate $R_i = 0.064$ gal./sf.

$$\text{Req'd Application Area} = Q/R_i = \frac{420}{0.064} = 6563 \text{ sq. ft.}$$

Application Area Utilized = 8482 sq. ft.

Pressure loss in 1" Sch-40 pipe= P.L.

$$P.L. = [1.2(4.823)/100]^* \frac{115}{100} + [1.2(2.278)/100]^* \frac{60}{100} + [1.2(0.6319)/100]^* \frac{60}{100} = 8.75 \text{ ft} \sim 3.79 \text{ psi}$$

Low Angle Nozzle Size: Use #3 Discharging at 3.1 Gpm @, 40 Psi & 30 Spray radius

Pump Requirement 9.3 Gpm @ 44 Psi

Dosing Cycle: ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 854 Gal. 16.1 Gal/inch.

$$\text{Reserve Requirement} = \frac{140}{16.1} \text{ Gal./in.} = 9 \text{ inches in tank}$$
$$\text{On/Off Pump Tether Adjustment} = \frac{420 \text{ Gal.}}{16.1 \text{ Gal/in.}} = 26 \text{ inches in tank}$$

Sump Volume below pump suction 193 Gal. / 16.1 Gal/in. = 12 inches in tank

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE SEPTEMBER 1, 2023).

GREG W. JOHNSON, P.E. 67587 -F#002585

DATE _____



AEROBIC SPRAY DESIGN
DESIGNED FOR:
WWREHIC, LLC
26229 N. CRANES MILL RD
CANYON LAKE, TX 78133

SITE DESCRIPTION

Located in the H. Spangenberg Survey #858, A-941, B. Kuhn Survey #125, A-338, Kuhn Survey #626, A-328, & C. Hass Survey #625, A-250, being 75.89 acres, at 26229 N. Cranes Mill Road, the septic system serves a four bedroom mobile for wellness center patients. Native grasses are found throughout. Aerobic Treatment with spray irrigation was chosen as the most appropriate system for the conditions on this lot.

PROPOSED SYSTEM:

A 3 or 4 inch SCH-40 PVC pipe discharges from NuWater B-800 800 gpd aerobic treatment plant, Flow enters the 431 gallon trash tank, then after treatment, flow continues to a 854gallon pump chamber with a 0.5 HP FPS E Series submersible well pump. The well pump is activated by a float switch and cycle timer. A Grasslin Model 60A810 cycle timer allows the distribution to spray field in the predawn hours 2am - 5 am daily. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a 1" SCH-40 manifold to three K-Rain K-2 Pro Plus with #3 nozzles, as per the attached schematic. Field area will 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.

DESIGN SPECIFICATIONS:

Waste flow: 4 bedroom (2280 sf) mobile = 300 gpd = Design Rate 420 gpd

Pretreatment tank size: 431gallon

Plant Size: NuWater B-800 PCS 800gpd (TCEQ/ NSF Approved)

Pump Tank: 854 gal pump tank

Pump Requirement (cont.): (0.5 HP FPS E Series submersible well pump)

Liquid Chlorinator - E-Z tank

Cycle Timer: Grasslin Model 60A810 cycle timer or equivalent

Reserve capacity after High Level: 140 Gal (>1/3 days flow Req'd)

Application Rate: Ra = 0.064 gal/sf

Total application area: $A=Q/Ra = 420\text{gpd}/0.064 = 6563\text{sf. req'd. (Actual 8482 sf.)}$

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 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.

TANK NOTES:

- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- All tanks are to be set level on a minimum 4 inch layer of sand, sandy loam, clay loam, or pea gravel.
- 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.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, and/or to prevent the infiltration of water.
- Tanks must be filled with water for at least 24 hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8 inch per foot from residences to tank.

PIPE AND FITTINGS:

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging.

ADDITIONAL NOTES:

- Install audio-visual alarm for aerator and pump on separate breakers.
- The high water and air compressor alarms shall be audio/visual and mounted in a place that can be easily seen and heard when alarms are activated.
- All pipe fittings and joints shall be sealed 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 four months and provide on-going maintenance of the installation.
- The initial contract will be a minimum of two years.
- A maintenance contract will authorize the maintenance company to maintain and repair the system as needed.

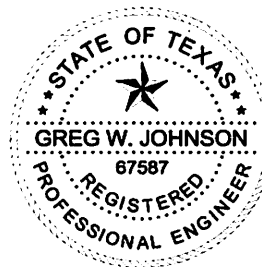
CONSTRUCTION/INSTALLATION NOTES & REQUIREMENTS:

- 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.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission On Environmental Quality. (Effective September 1, 2023)

 08/01/25

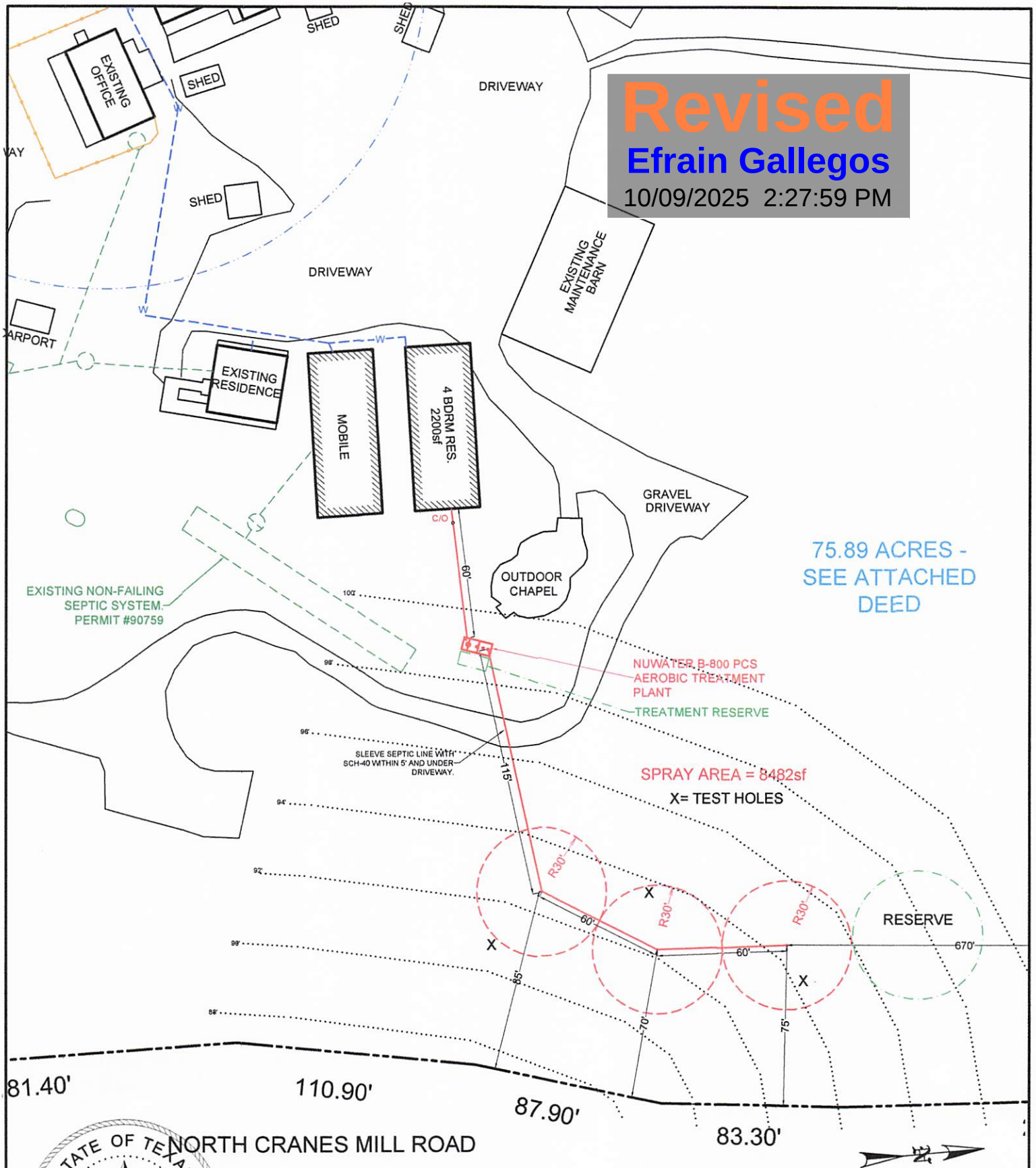
Greg W. Johnson, P.E. No. 67587 F#2585
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778



Revised

Efrain Gallegos

10/09/2025 2:27:59 PM



75.89 ACRES -
SEE ATTACHED
DEED

SPRAY AREA = 8482sf
X = TEST HOLES

RESERVE



OWNER:	WWREHIC, LLC	DRAWN BY:	EJS III/gwj
STREET ADDRESS:	26229 NORTH CRANES MILL ROAD		
LEGAL DESC:	SEE ATTACHED DEED	ACREAGE:	75.89
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'
		DATE:	8/1/2025
		REVISED:	10/7/2025

Assembly Details

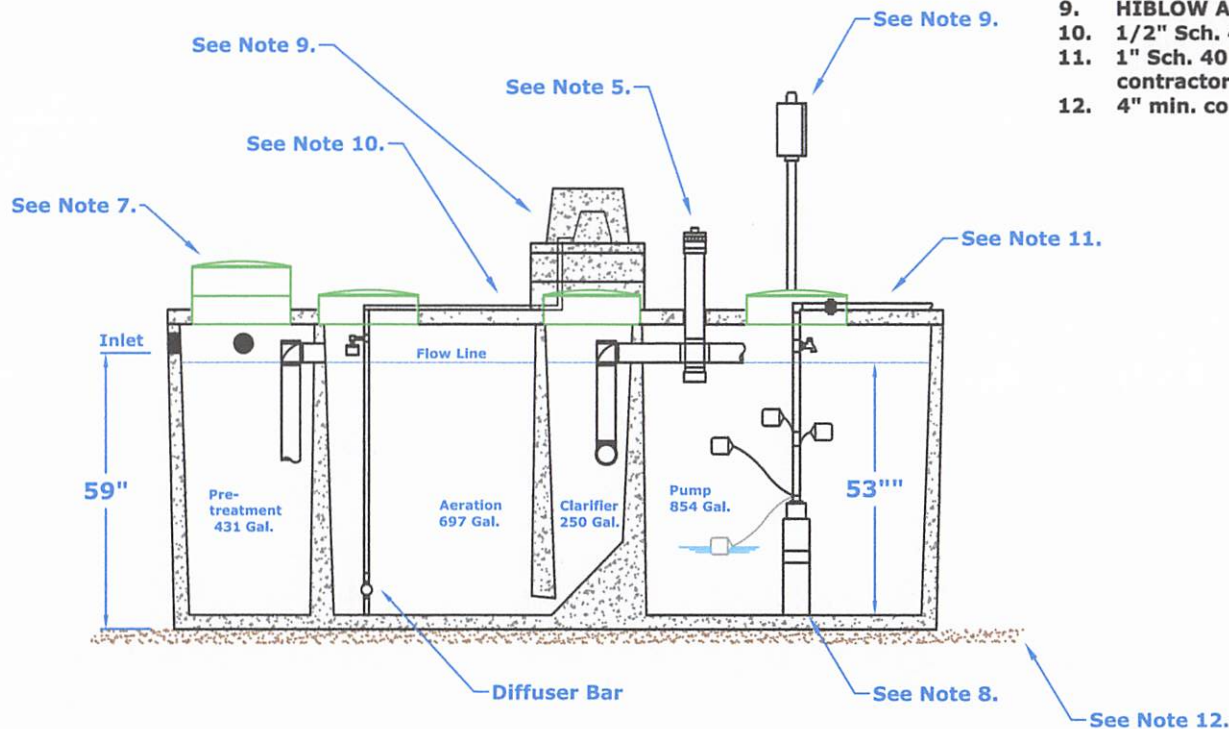
OSSF

DIMENSIONS:

Outside Height: 67"
Outside Width: 75"
Outside Length: 164.5"

MINIMUM EXCAVATION DIMENSIONS:

Width: 87"
Length: 177"



GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Roblix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



Handwritten signature and date:
F2585
08/01/25

**NuWater B-800
Aerobic Treatment Plant (Assembled)**

Model: B-800

March, 2010
By: A.S.

Scale:
* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B800-2

Advantage
Wastewater Solutions LLC

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

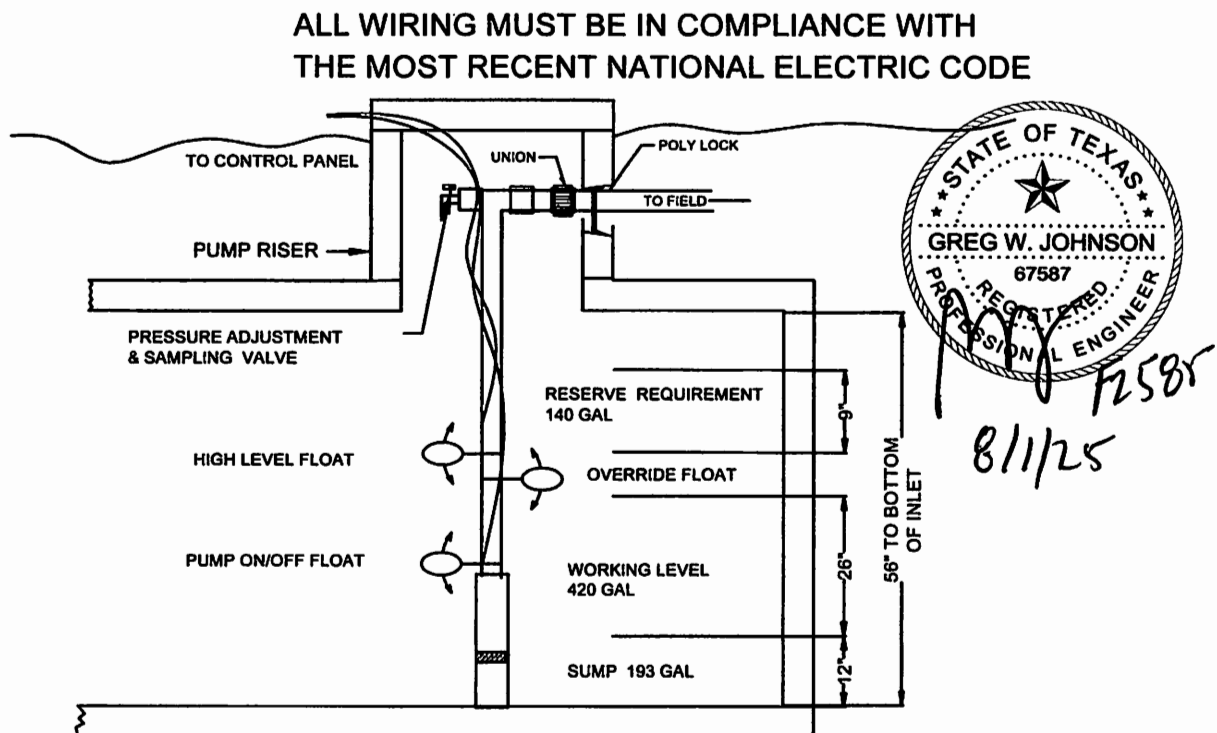
TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

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



**TYPICAL PUMP TANK CONFIGURATION
NU-WATER B-800 PUMP TANK**

Environmental Series Pumps

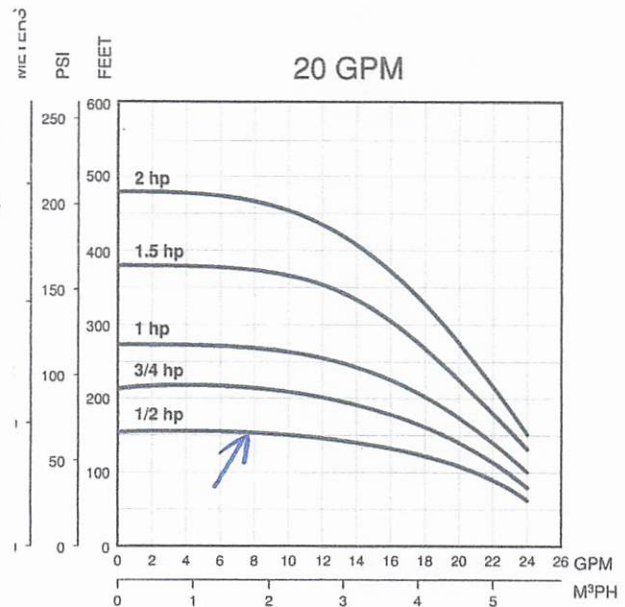
Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN
Pro-Plus

✱



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1/2 - 2 HP Pump Ends

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

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 TRANSFER 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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

§

WINGS RANCH REAL ESTATE INVESTMENT LLC, a Texas limited liability company ("**Grantor**"), whose address is 26229 N. Cranes Mill Road, Canyon Lake, Texas 78133, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid and caused to be paid by WWREHIC, LLC, a Delaware limited liability company ("**Grantee**"), whose address is 26229 N. Cranes Mill Road, Canyon Lake, Texas 78133, and other good and valuable consideration advanced to Grantor for the benefit of Grantee, as is evidenced by that certain promissory note in the amount of Four Million and No/100 Dollars (\$4,000,000) (the "**Real Estate Note**") and that certain promissory note in the amount of Fifteen Million and No/100 Dollars (\$15,000,000) (the "**Corporate Note**"; the Real Estate Note and the Corporate Note are hereinafter individually and collectively referred to as the "**Note**") dated of even date herewith, payable to the order of Stonehenge Community Impact Fund, LP, a Delaware limited partnership ("**Lender**"), which Note is secured by, among other things, that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing ("**Deed of Trust**") of even date herewith executed by Grantee to and in favor of Tom C. Clark, Trustee, for the benefit of Lender, the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, ASSIGNED and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, ASSIGN and CONVEY, unto Grantee:

The real property located in Comal County, Texas and more particularly described in Exhibit A attached hereto and made a part hereof for all purposes and any and all structures, fixtures, and improvements situated thereon (collectively, the "**Land**"); together with all of Grantor's rights, titles and interest in and to the following: (i) all strips and gores between the Land and abutting properties, (ii) all rights in and to easements, air rights, subsurface, mineral rights, development rights, zoning approvals and permits, water rights, sewer rights and drainage rights incidental to such Land including, without limitation, all of the water and sanitary sewer discharge treatment capacity allocated to the Land or owned and held by Grantor for the use and benefit thereof and all zoning and development approvals or rights in respect thereto, (iii) all claims against third parties for damage or injury to the herein described Land due to the acts of such third parties prior to the date hereof, (iv) all oil, gas and other minerals owned by Grantor in, on, under and that may be produced from the Land hereby conveyed and (v) any and all reversionary interests in and to, and all of Grantor's rights to use, any of the foregoing (clauses (i) through (v) above being herein collectively called the "**Rights and Appurtenances**" and the Land and the Rights and Appurtenances being herein collectively called the "**Real Property**").

This conveyance and the warranty of Grantor made herein is made subject to the matters listed on Exhibit B attached hereto and made part hereof to the extent the same are valid and subsisting as of the date hereof and actually affect title to the Land.

TO HAVE AND TO HOLD the Real Property, together with all and singular any other rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, FOREVER; and

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Land unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

But it is expressly agreed and stipulated that a vendor's lien, as well as superior title in and to the Property, is retained against the Property, premises and improvements, until the above-described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this deed shall become absolute. Such vendor's lien and superior title are hereby assigned and transferred, without warranty or recourse, by Grantor to Lender.

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

[Remainder of page intentionally blank; Signature page follows]

EXHIBIT A
Legal Description

METES AND BOUNDS DESCRIPTION OF A 75.89 ACRE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, OUT OF THE H. SPANGENBERG SURVEY NO. 858, ABSTRACT NO. 941, THE B. KUHN SURVEY NO. 125, ABSTRACT NO. 338, THE B. KUHN SURVEY NO. 626, ABSTRACT NO. 328 AND THE C. HAAS SURVEY NO. 625, ABSTRACT NO. 250 AND BEING THAT SAME CALLED 76.076 ACRE TRACT AS DESCRIBED IN DEED TO WINGS RANCH REAL ESTATE INVESTMENT LLC., OF RECORD IN DOCUMENT NO. 201706006612, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.)

BEGINNING: At a fence post found in the west Right-of-Way line of N. Cranes Mill Road for the southeast corner of the Remainder of a 52.151 Acre tract described in deed to Freiheit Family Trust Dated 06-07-1993 of record in Document No. 200506006575, Official Public Records, Comal County, Texas, the northeast corner of This Tract, and the POINT OF BEGINNING;

THENCE: With the west Right-of-Way line of N. Cranes Mill Road and the east line of This Tract, the following calls and distances:

S 04°39'48" W, 100.10 feet to a tree found for an angle point;

S 04°12'27" W, 224.20 feet to a 60D nail found in tree for an angle point;

S 03°36'27" W, 78.73 feet to a point for an angle point, from which a ½" iron rod found bears northeast 0.97 feet;

S 03°36'27"W, 241.97 feet to a 60D nail found in tree for an angle point;

S 06°33'27" W, 83.30 feet to a ½" iron rod with cap stamped "RICKMAN" set for an angle point;

S 17°19'27" W, 87.90 feet to a ½" iron rod found at base of a tree for an angle point;

S 10°47'27" W, 110.90 feet to a ½" iron rod found at base of a tree for an angle point;

S 01°06'27" W, 181.40 feet to a ½" iron rod with cap stamped "RICKMAN" found at base of a tree for an angle point;

S 00°25'33" E, 216.20 feet to a PK nail with washer stamped "RICKMAN" set for an angle point;

S 08°48'33" E, 186.80 feet to a ½" iron rod with cap stamped "RICKMAN" set for an angle point;

S 01°07'33" E, 223.40 feet to 6" cedar fence post found for the northeast corner of a 23.661 acre tract described in deed to Flynt and Rebecca Huey of record in Document No. 200106034953, Official Public Records, Comal County, Texas, and the southeast corner of This Tract;

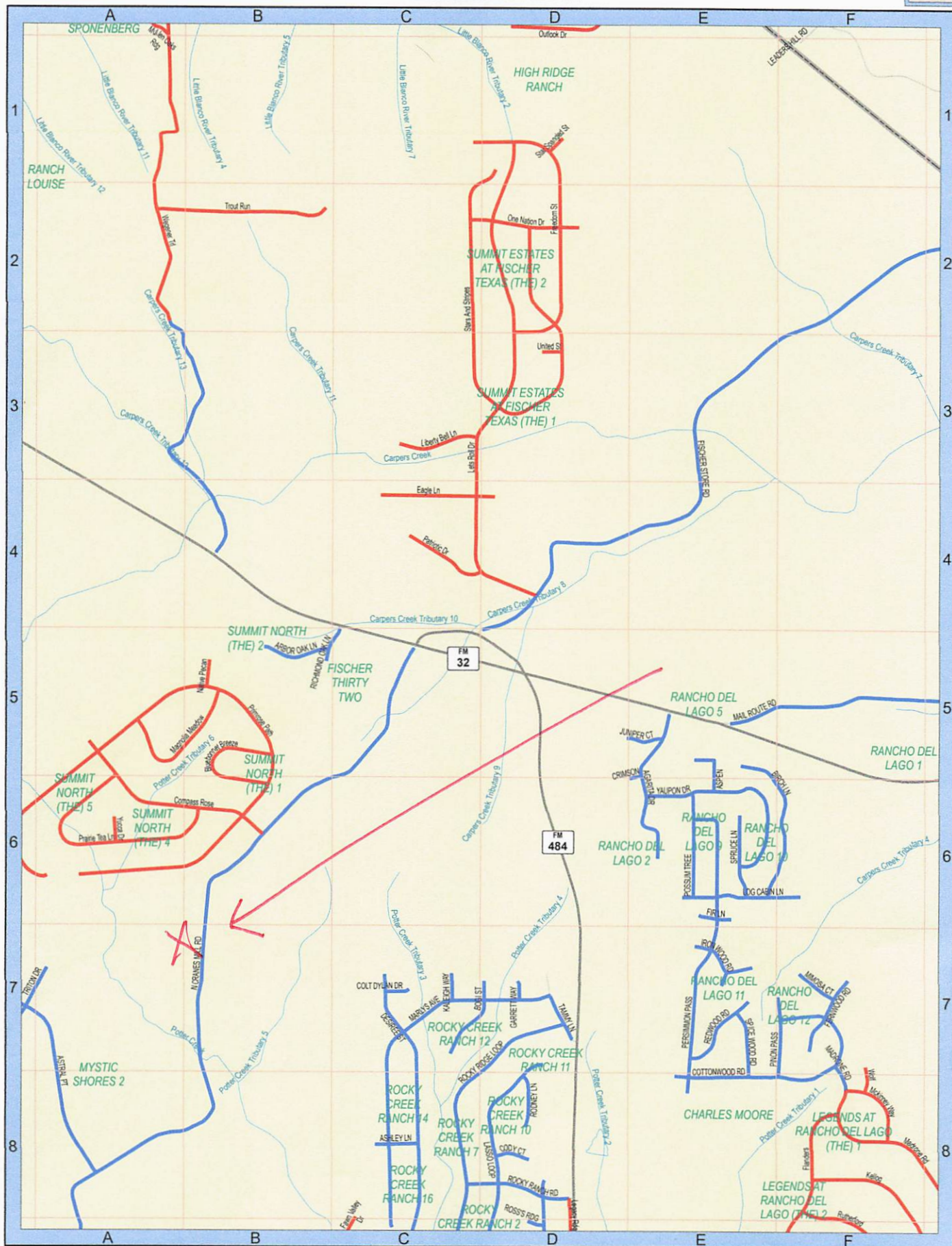
EXHIBIT B
Permitted Exceptions

1. Undivided ½ interest in all minerals conveyed as recorded in Volume 275, Page 21 of the Deed Records, Comal County, Texas.
2. Undivided ½ interest in all minerals conveyed as recorded in Document No. 9806010947 of the Official Public Records, Comal County, Texas.
3. Utility Easement granted to Pedernales Electric Cooperative, Inc. of Johnson City, Texas, recorded September 15, 2020, under Document No. 202006039411 of the Official Public Records, Comal County, Texas.
4. Water Well Easement as reflected on survey dated August 12, 2024, and most recently revised August 29, 2024, prepared by Marion Ruth Bolton, Registered Professional Land Surveyor No. 4727.
5. Variation between fences and property lines as reflected on survey dated August 12, 2024, and most recently revised August 29, 2024, prepared by Marion Ruth Bolton, Registered Professional Land Surveyor No. 4727.
6. Overhead Utilities traverse property as reflected on survey dated August 12, 2024, and most recently revised August 29, 2024, prepared by Marion Ruth Bolton, Registered Professional Land Surveyor No. 4727.

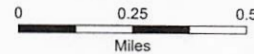
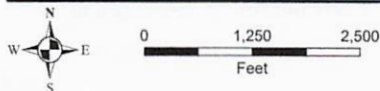
Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/03/2024 09:28:16 AM
TRACY 6 Pages(s)
202406026527



Bobbie Koepp



SEE PAGE 12





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 August 1, 2025 Permit Number 119019

1. APPLICANT / AGENT INFORMATION

Owner Name WWWRI LLC Agent Name GREG W. JOHNSON, P.E.
Mailing Address 26229 N. CRANES MILL ROAD Agent Address 170 HOLLOW OAK
City, State, Zip CANYON LAKE, TX 78132 City, State, Zip NEW BRAUNFELS, TX 78132
Phone # 210-409-5803 Phone # 830-905-2778
Email tonyh@mmk-trio.com Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
Survey Name / Abstract Number H. SPANGENBERG SURVEY #858, A-941, & B. KUHN SURVEY #125, A-338, KUHN SURVEY #626, A-328, & C. HAAS SURVEY #625, A-150 Acreage 75.89
Address 26229 N. CRANES MILL ROAD City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

☐ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2280

☒ 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 WELLNESS RANCH

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: \$ 85,000 (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 ☐ Public Well ☐ Rainwater Collection

4. SIGNATURE OF OWNER

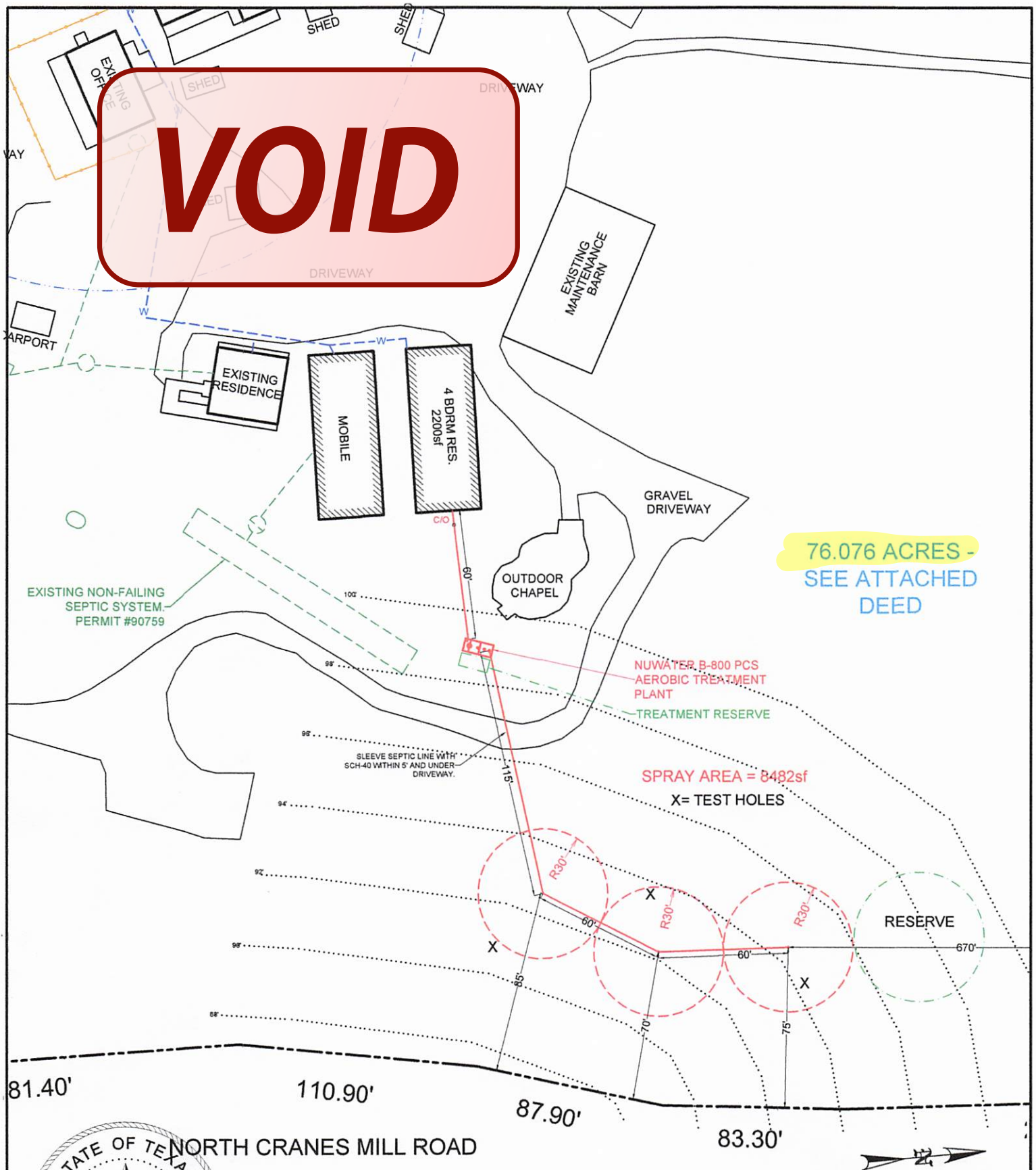
By signing this application, I certify that:

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

[Signature]
Signature of Owner

9/4/25
Date

VOID



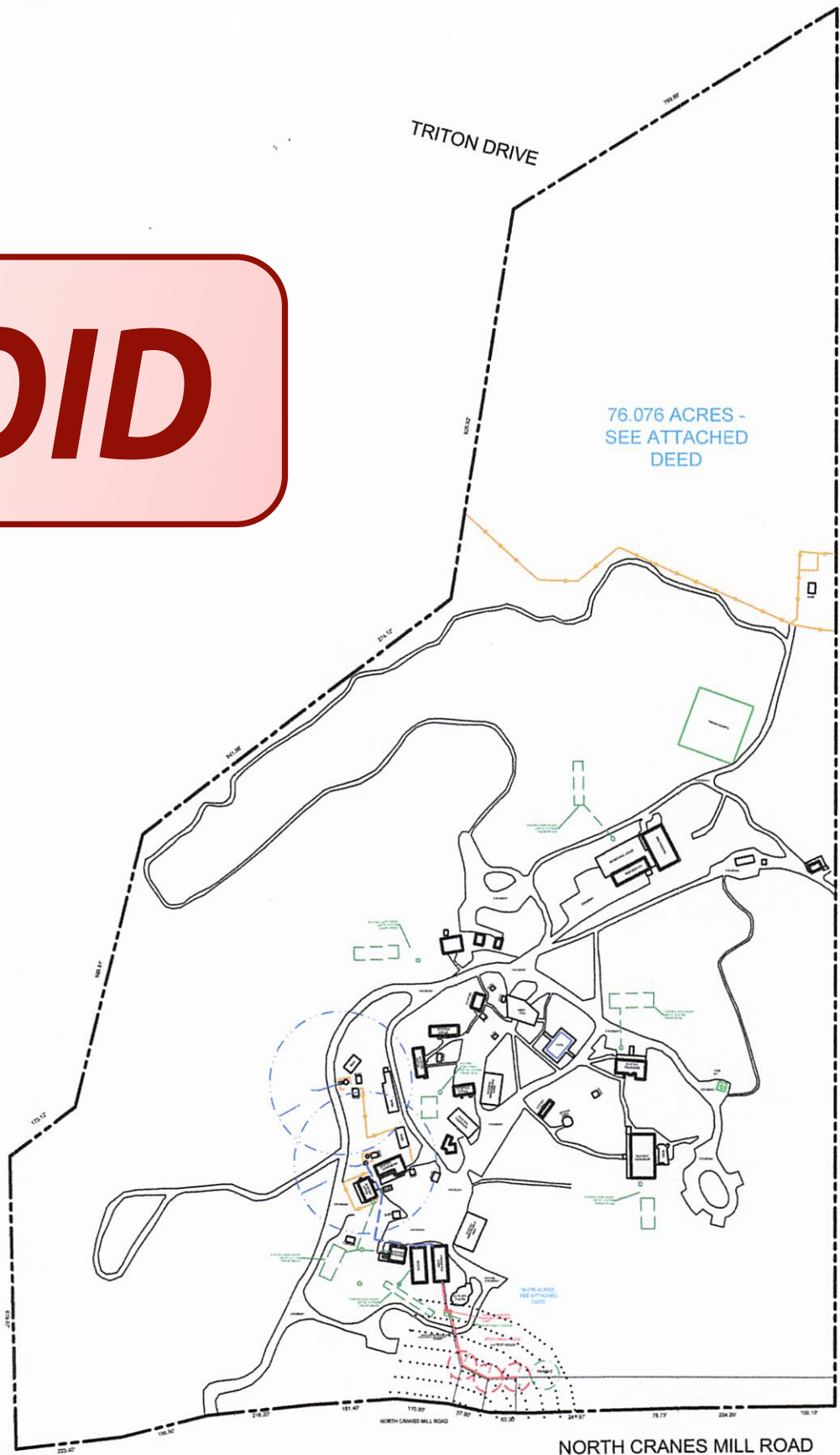
76.076 ACRES -
SEE ATTACHED
DEED



OWNER:	WWREHIC, LLC	DRAWN BY:	EJS III/gwj
STREET ADDRESS:	26229 NORTH CRANES MILL ROAD		
LEGAL DESC:	SEE ATTACHED DEED	ACREAGE:	76.076
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'
		DATE:	8/1/2025
		REVISED:	



VOID



OWNER: WWREHIC, LLC			DRAWN BY: EJS III/gwj
STREET ADDRESS: 26229 NORTH CRANES MILL ROAD			
LEGAL DESC: SEE ATTACHED DEED			ACREAGE: 76.076
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 8/1/2025	REVISED:



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:

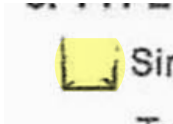
119019.pdf Markup Summary

Efrain Gallegos (4)



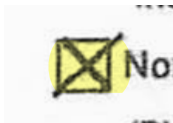
Subject: Callout
Page Label: 1
Author: Efrain Gallegos
Date: 10/7/2025 12:24:56 PM
Status:
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More details on type of development applying for?



Subject: Highlight
Page Label: 1
Author: Efrain Gallegos
Date: 10/7/2025 12:25:19 PM
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Subject: Highlight
Page Label: 1
Author: Efrain Gallegos
Date: 10/7/2025 12:25:20 PM
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[XN]



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:



>

76.076 ACRES
SEE ATTACHED
DEED

Subject: Highlight
Page Label: 13
Author: Efrain Gallegos
Date: 10/7/2025 12:23:13 PM
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Acreage to match deed/
application



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

		119019
Date Received	Initials	Permit Number

Instructions:

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

OSSF Permit

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

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

Signature of Applicant

09/11/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)