



# COMAL COUNTY

## ENGINEER'S OFFICE

### License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **11/03/2020** Permit Number: **109798**

Location Description: 7150 IH 35 N  
NEW BRAUNFELS, TX 78130

Subdivision: A.M. Esnaurizar Eleven League Grant,  
Unit: Abst. 1  
Lot:  
Block:  
Acreage: 49.0000

Type of System: Aerobic  
Surface Irrigation

Issued to: Heimer FP, Ltd. & Hollmig FP, Ltd.

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

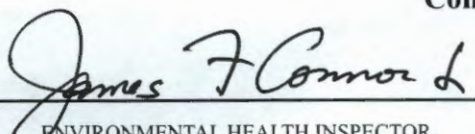
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

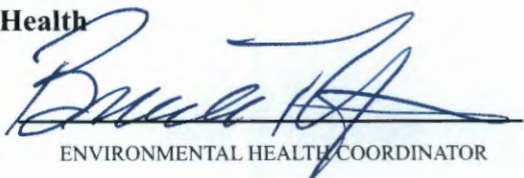
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

Licensing Authority

Comal County Environmental Health

  
ENVIRONMENTAL HEALTH INSPECTOR

  
ENVIRONMENTAL HEALTH COORDINATOR

OS0032485

OS0007722

# 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  
OSSF Inspection Sheet**

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)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

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  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom ) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe ( 1.25 - 1.5" dia. ) & Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3) (B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		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  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		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: 109798  
Issued This Date: 10/15/2020  
This permit is hereby given to: Heimer FP, Ltd. & Hollmig FP, Ltd.

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

7150 IH 35 N  
NEW BRAUNFELS, TX 78130

Subdivision: A.M. Esnaurizar Eleven League Grant,  
Unit: Abst. 1  
Lot:  
Block:  
Acreage: 49.0000

### APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

Permit Number: 109798  
Issued This Date: 10/15/2020  
This permit is hereby given to: Heimer FP, Ltd. & Hollmig FP, Ltd.

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

7150 IH 35 N  
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Call (830) 608-2090 to schedule inspections.



\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date October 1, 2019

Permit # 109798

Owner Name HEIMER FP, LTD & HOLLMIG FP, LTD  
Mailing Address 130 S. SEGUIN AVE, SUITE 100  
City, State, Zip NEW BRAUNFELS, TX 78130  
Phone# 210-913-8720  
Email fred.heimer@sc-re.com

Agent 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

All correspondence should be sent to:  Owner  Agent  Both Method:  Mail  Email

Subdivision Name \_\_\_\_\_ Unit/Phase/Section \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Acreage/Legal A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, ABSTRACT 1, BEING 49.004 AC

Street Name/Address 7150 NORTH IH35 City NEW BRAUNFELS Zip 78130

Type of Development:

Single Family Residential

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

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

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COUNTY ENGINEER

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 POOL SALES AND WAREHOUSE

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 10 OFFICE / 16 WAREHOUSE

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: \$ 60,000 (Structure Only)

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

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

Source of Water  Public  Private Well  Rainwater Collection

Are Water Saving Devices Being Utilized Within the Residence?  Yes  No

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.
- 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 also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

195 David Jones Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Page 1 of 2

Revised April 2019

10/11/19

10/13/20



# 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: 109798  
Issued This Date: 10/09/2019  
This permit is hereby given to: Heimer FP, Ltd. & Hollmig FP, Ltd.

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

7150 IH 35 N  
NEW BRAUNFELS, TX 78130

Subdivision: A.M. Esnaurizar Eleven League Grant,  
Unit: Abst. 1  
Lot:  
Block:  
Acreage: 49.0000

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Surface Irrigation

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Call (830) 608-2090 to schedule inspections.

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date October 1, 2019

Permit # 109798

Owner Name HEIMER FP, LTD & HOLLMIG FP, LTD  
Mailing Address 130 S. SEGUIN AVE, SUITE 100  
City, State, Zip NEW BRAUNFELS, TX 78130  
Phone# 210-913-8720  
Email fred.heimer@sc-re.com

Agent 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

All correspondence should be sent to:  Owner  Agent  Both Method:  Mail  Email

Subdivision Name \_\_\_\_\_ Unit/Phase/Section \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Acreage/Legal A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, ABSTRACT 1, BEING 49.004 AC  
Street Name/Address 7150 NORTH IH35 City NEW BRAUNFELS Zip 78130

Type of Development:

Single Family Residential

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

Number of Bedrooms \_\_\_\_\_

Indicate Sq Ft of Living Area \_\_\_\_\_

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COUNTY ENGINEER

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 POOL SALES AND WAREHOUSE

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 10 OFFICE / 16 WAREHOUSE

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: \$ 60,000 (Structure Only)

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

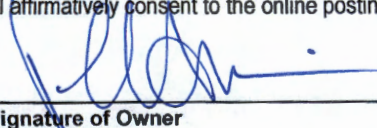
Yes  No (if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water  Public  Private Well  Rainwater Collection

Are Water Saving Devices Being Utilized Within the Residence?  Yes  No

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.
- 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 also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Somal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

  
Signature of Owner

10/1/19  
Date

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

109798

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

# 92406

Tank Size(s) (Gallons) EXISTING LA HOOT 500TPS Absorption/Application Area (Sq Ft) 9650

Gallons Per Day (As Per TCEQ Table III) 360 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 [X] No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

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Is there an existing TCEQ approved WPAP for the property? [ ] Yes [X] No

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

COUNTY ENGINEER

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 [X] No

Is there an existing TCEQ approval CZP for the property? [ ] Yes [X] 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 [X] 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 (Handwritten signature)

Date October 1, 2019

AFFIDAVIT



201906035036 10/02/2019 11:53:21 AM 1/1

THE COUNTY OF COMAL  
STATE OF TEXAS

RECEIVED

OCT 02 2019

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

COUNTY ENGINEER

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), 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, 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 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
60.88 acres being a Part of Subdivision #24 & 25,  
A.M. ESNAURIZAR ELEVEN LEAGUE GRANT A-1,  
save and except Watson Place, Unit 1, Lot 2, 3, & 4 SURVEY  
IF NOT IN SUBDIVISION: 49.004 ACREAGE

The property is owned by (insert owner's full name): HEIMER FP, LTD & HOLLMIG FP, LTD,  
a Texas general partnership

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.

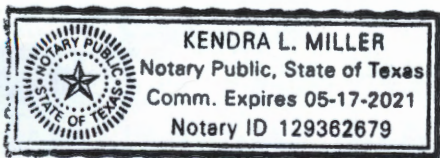
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 15th DAY OF October, 20 19

Owner(s) signature(s) - FRED HEIMER Owner (s) Printed name (s) FRED HEIMER-MANAGER

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15th DAY OF October, 20 19

Kendra L. Miller  
Notary Public Signature



(Notary Seal Here)

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/02/2019 11:53:21 AM  
TERRI 1 Page(s)  
201906035036



Bobbie Koepf

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

Date Soil Survey Performed: September 30, 2019

Site Location: 7250 NORTH IH-35

Proposed Excavation Depth: N/A

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OCT 02 2019

**Requirements:**

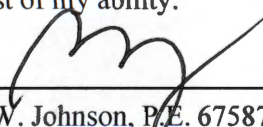
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation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

COUNTY ENGINEER

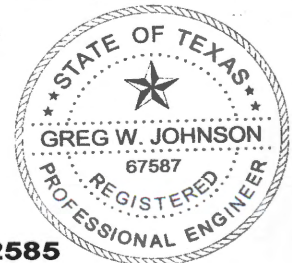
SOIL BORING NUMBER _____ SURFACE EVALUATION _____						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBSERVED	NONE OBSERVED	DARK GRAY
1						
2						
3						
4						
5						

SOIL BORING NUMBER _____ 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

09/30/19  
\_\_\_\_\_  
Date



**FIRM #2585**

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: October 01, 2019

**Applicant Information:**

**Site Evaluator Information:**

Name: HEIMER FP, LTD & HOLLMIG FP, LTD,  
Address: 130 S. SEGUIN AVE  
City: NEW BRAUNFELS State: TX  
Zip Code: 78130 Phone: 210-913-8720

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:**

**Installer Information:**

Lot \_\_\_ Unit \_\_\_ Blk \_\_\_ Subd. \_\_\_\_\_  
Street Address: 7150 NORTH IH35  
City: NEW BRAUNFELS Zip Code: 78130  
Additional Info.: A.M. ESNAURIZAR ELEVEN LEAGUE GRANT,  
ABSTRACT 1, BEING 49.004 AC

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Phone \_\_\_\_\_

**Topography:** Slope within proposed disposal area: 3 %  
Presence of 100 yr. Flood Zone: YES X NO \_\_\_  
Existing or proposed water well in nearby area. YES \_\_\_ NO X  
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

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**Design Calculations for Aerobic Treatment with Spray Irrigation:**

**Commercial**

Q = 360 GPD 10 OFFICE @ 8GPD & 16 WAREHOUSE @ 12 GPD = 272 GPD (360 GPD DESIGN RATE)

**Residential** Water conserving fixtures to be utilized? Yes X No \_\_\_

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

Q gal/day = (Bedrooms +1) \* 75 GPD - (20% reduction for water conserving fixtures)

Q = ( \_\_\_\_\_ +1)\*75-(20%)= 360 DESIGN RATE

Trash Tank Size 360 Gal.

TCEQ Approved Aerobic Plant Size 500 G.P.D.

Req'd Application Area = Q/Ri = 360 / 0.064 = 5625 sq. ft.

Application Area Utilized = 9650 sq. ft.

Pump Requirement 9.3 Gpm @ 40 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

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

Pump Tank Size = 750 Gal. 13.3 Gal/inch.

Reserve Requirement = 120 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator

SCH-40 or SDR-26 3" or 4" sewer line to tank

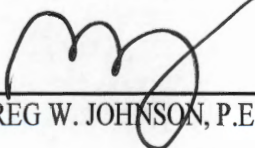
Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

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 DECEMBER 29, 2016)

  
\_\_\_\_\_  
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

10/01/19  
\_\_\_\_\_  
DATE



**Greg W. Johnson, P.E.**  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

October 28, 2020

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

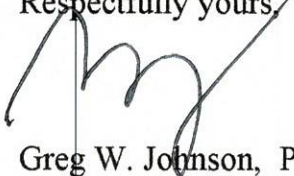
RE: Septic Design - #109798  
7150 North IH35  
A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1, 49.004 AC  
HEIMER FP, LTD & HOLLMIG FP, LTD

Ms. Ritzen/Gros,

According to the FEMA floodplain map a portion of the referenced property is located within the 100 year flood plain (Flood Zone A), with a portion of the spray within Flood Zone A. The system has been designed so that during a 100 year flood event, in my professional opinion, no damage will occur to the OSSF as to cause contamination to the environment or a nuisance.

If I can be of further assistance please contact me.

Respectfully yours,



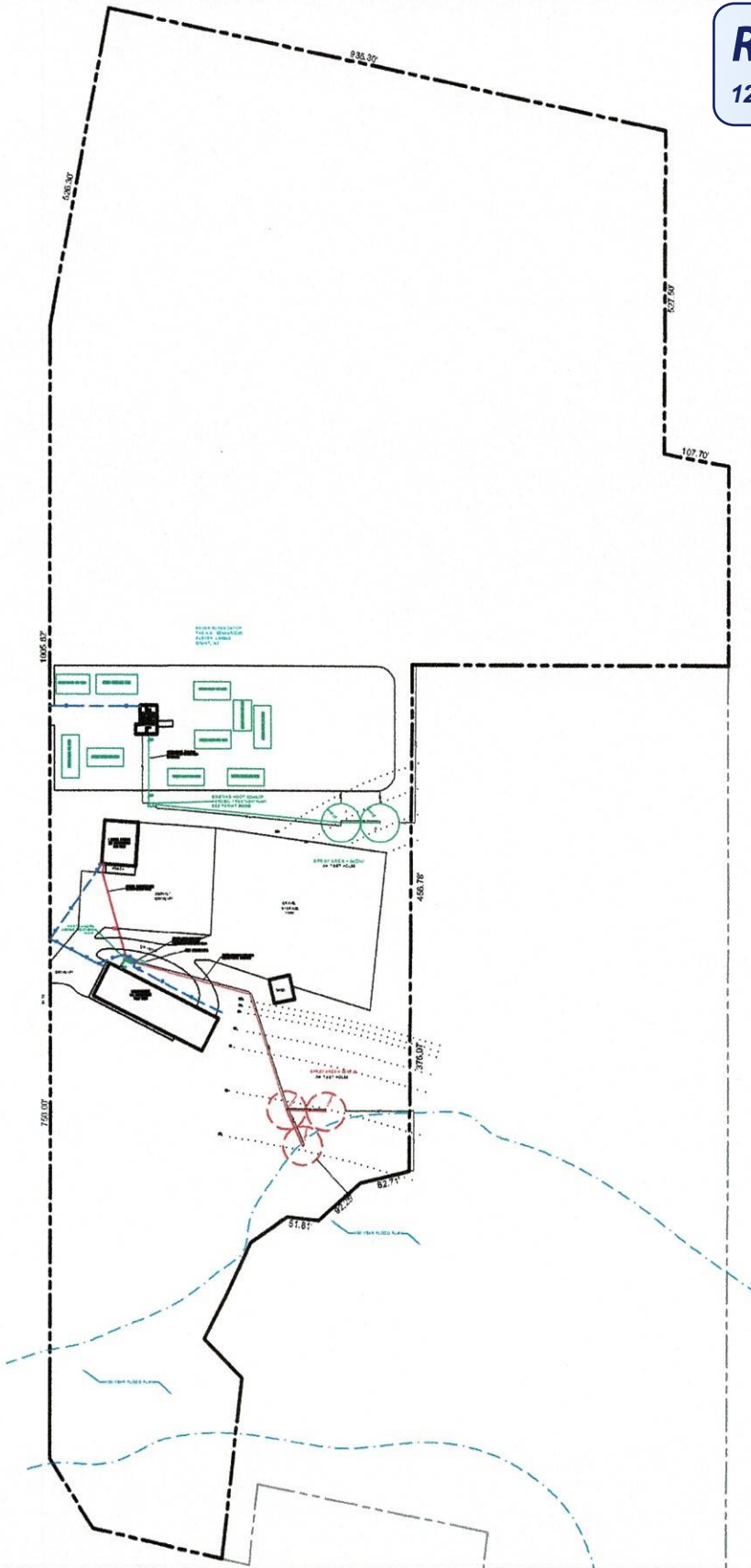
Greg W. Johnson, P.E., F#2585





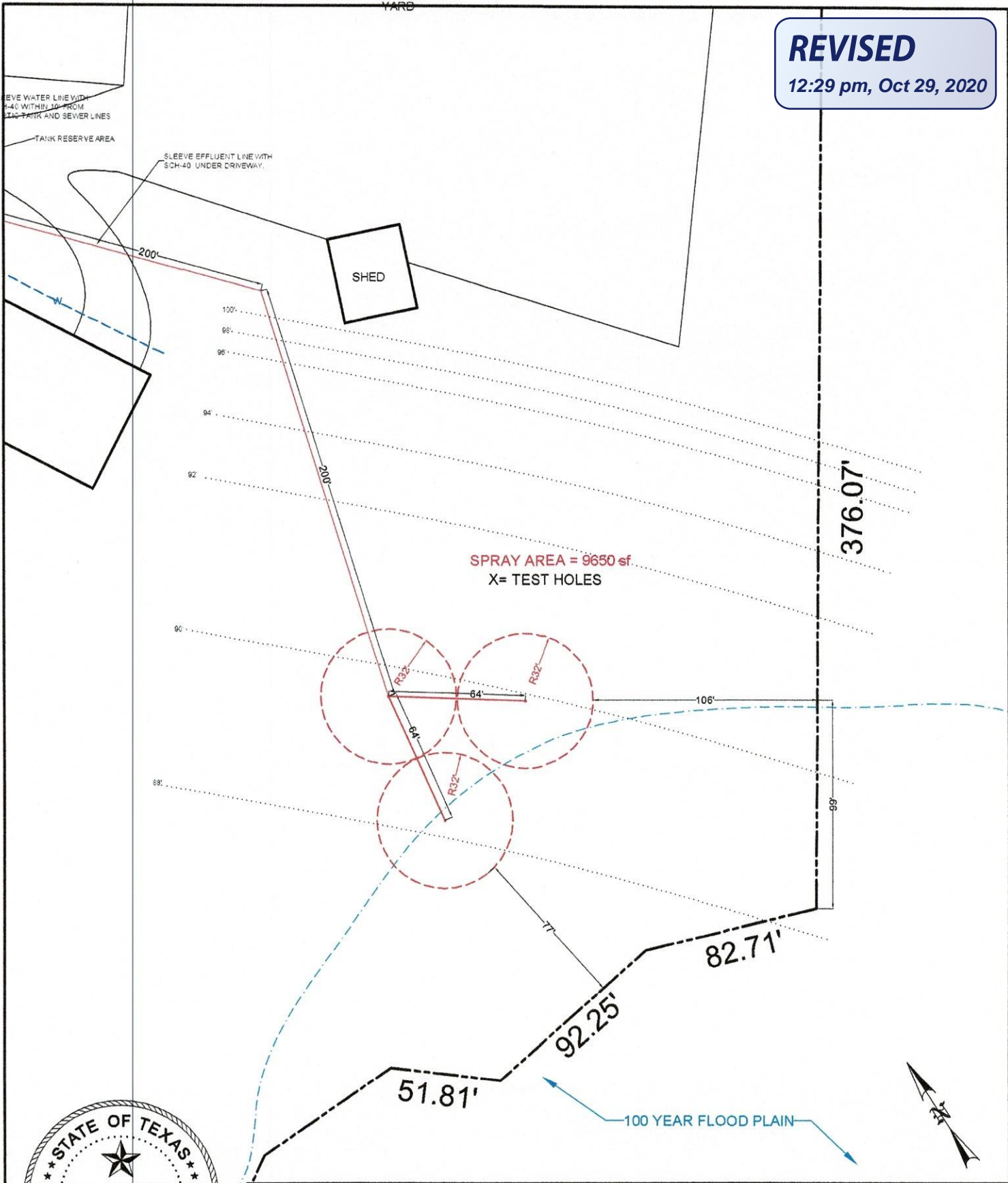
**REVISED**

12:29 pm, Oct 29, 2020



OWNER:	HEIMER FP, LTD & HOLLMIG FP, LTD	DRAWN BY:	
STREET ADDRESS:	7250 NORTH IH-35		
LEGAL DESC:	A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1	ACREAGE:	49.004
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	N.T.S.
		DATE:	10/1/2019
		REVISED:	10/28/2020

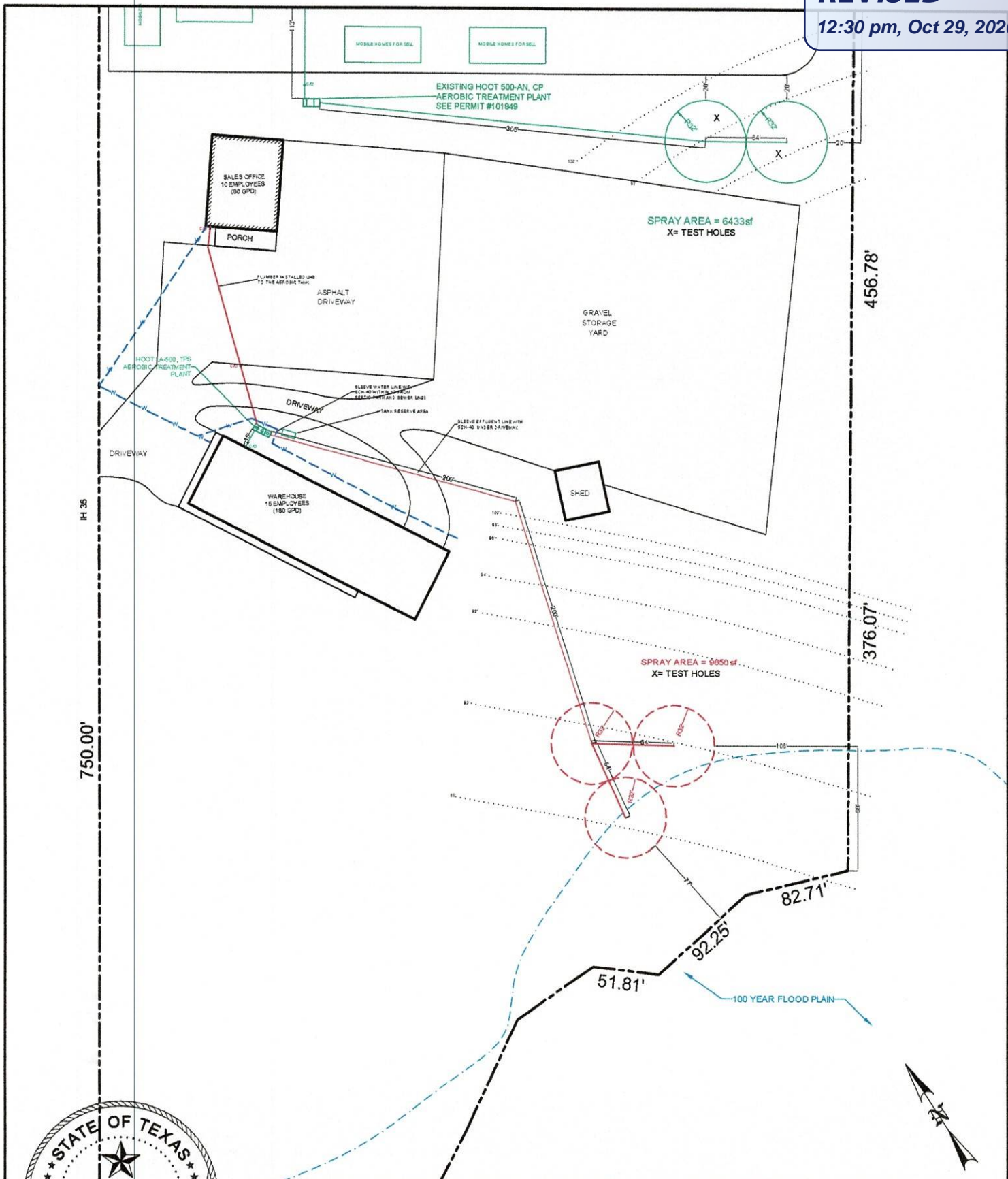
**REVISED**  
12:29 pm, Oct 29, 2020



OWNER:	HEIMER FP, LTD & HOLLMIG FP, LTD	DRAWN BY:	
STREET ADDRESS:	7250 NORTH IH-35		
LEGAL DESC:	A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1	ACREAGE:	49.004
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	10/1/2019
		REVISED:	10/28/2020

**REVISED**

12:30 pm, Oct 29, 2020



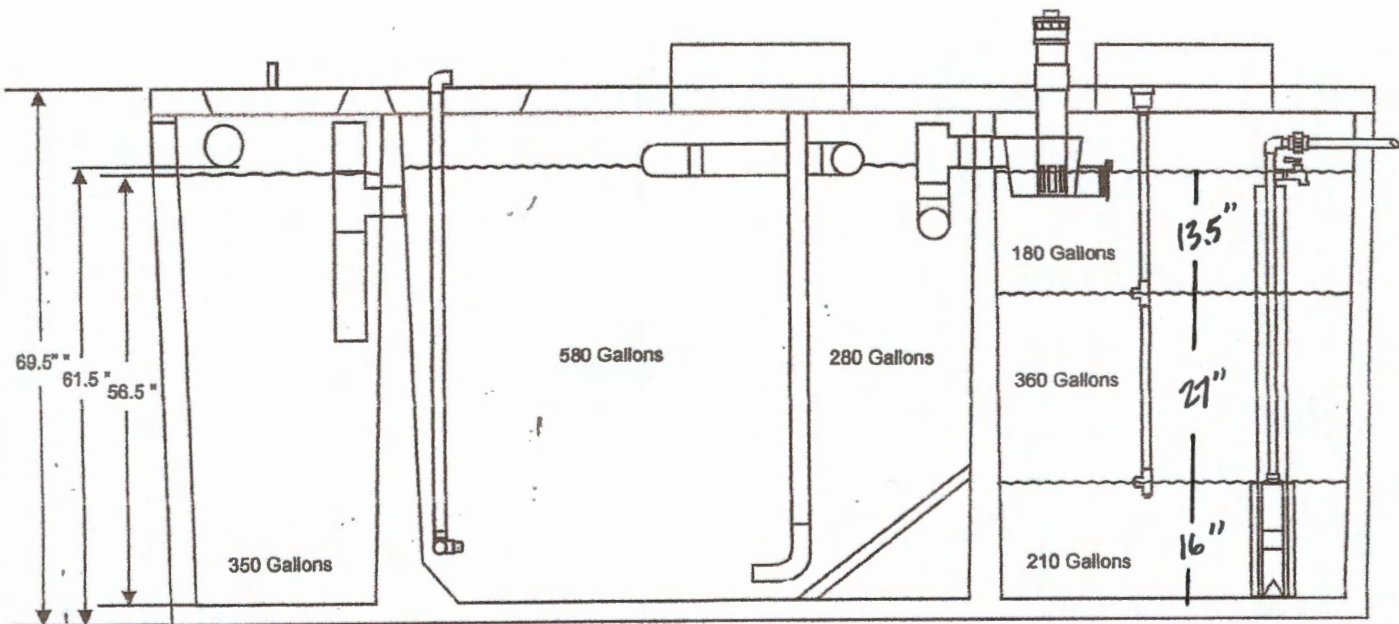
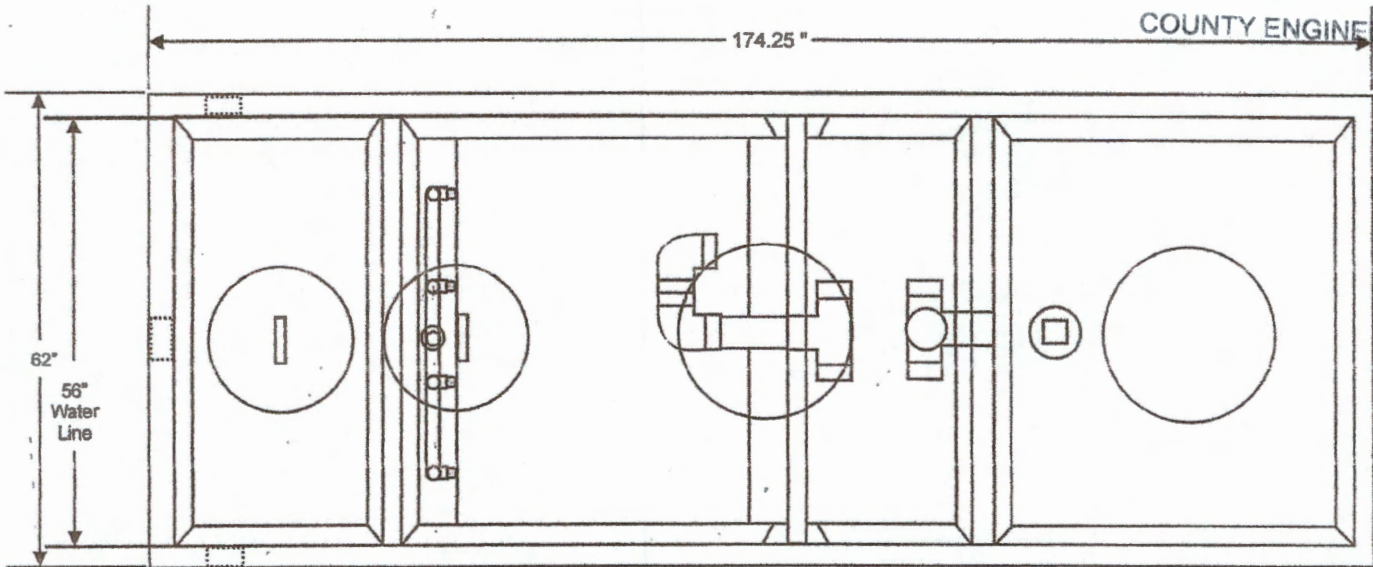
OWNER:	HEIMER FP, LTD & HOLLMIG FP, LTD		DRAWN BY:
STREET ADDRESS:	7250 NORTH IH-35		
LEGAL DESC:	A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1	ACREAGE:	49.004
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=100'
DATE:	10/1/2019	REVISED:	10/28/2020

**500 GPD NIGHT PUMPING SYSTEM  
LA-500 TPS w/Polylok**

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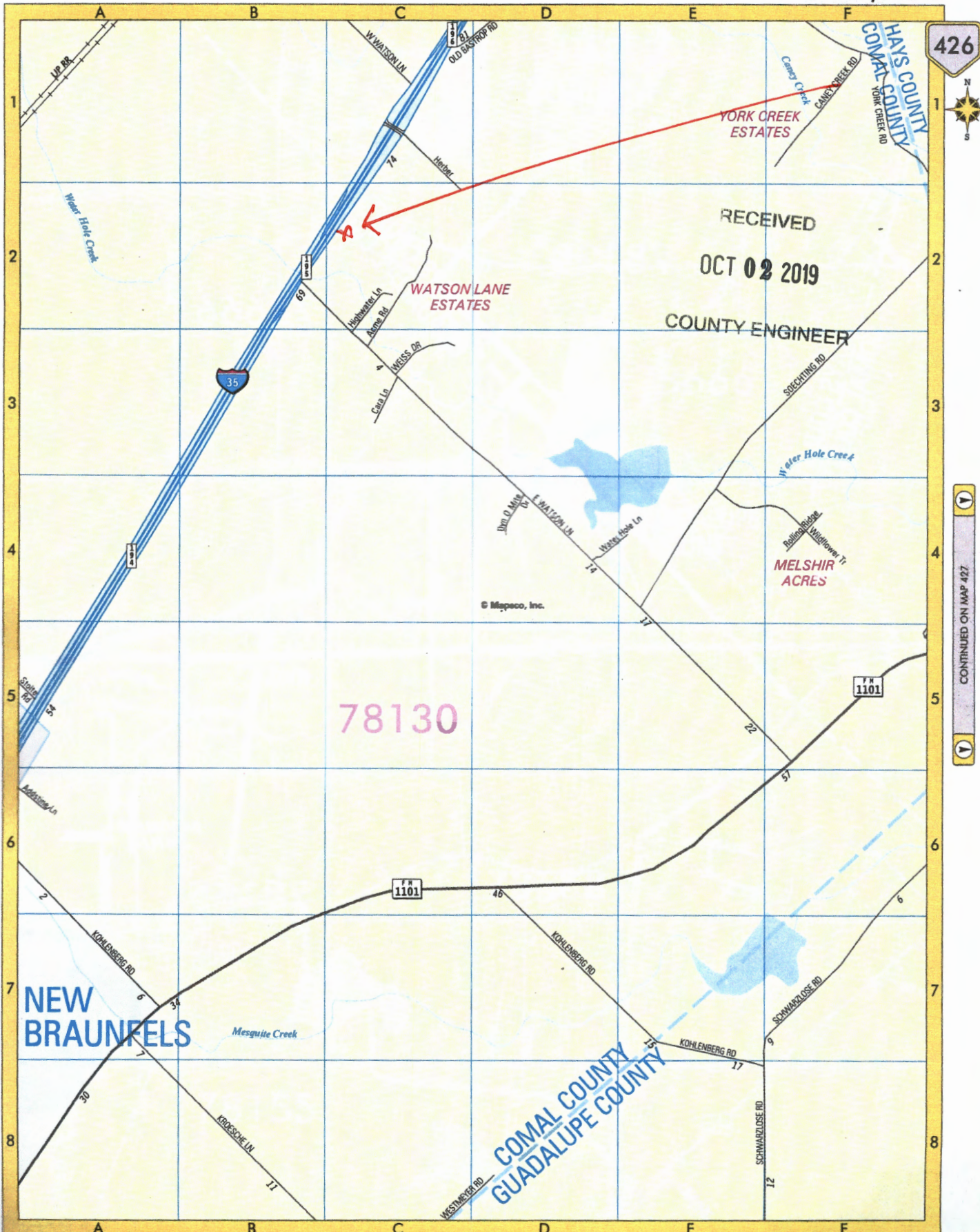
OCT 02 2019

COUNTY ENGINEER



750 Gallons  
210 Gallons Remaining in Tank  
540 Gallons Pumping Capacity

*FWJB*  
*10/01/19*



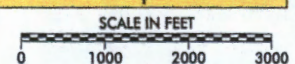
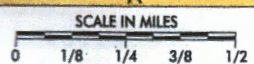
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COUNTY ENGINEER

78130

NEW  
BRAUNFELS





# Comal County

OFFICE OF COMAL COUNTY ENGINEER

## License to Operate

### On-site Sewage Treatment and Disposal Facility

Date Issued: 7/29/2010

Permit Number: 92406

Location Description: 7150 North IH 35 - 49.004 ac, New Braunfels, TX 78130

AM Esnaurizar 11 League Grant Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Fred Heimer, Trustee

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Natural Resource Conservation Commission.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

**Comal County Environmental Health**

  
ENVIRONMENTAL HEALTH INSPECTOR OS8497

  
ENVIRONMENTAL HEALTH COORDINATOR OS 0026599

COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

REVISED

Date February 8, 2010

Permit # 92400

Owner Name FRED HEIMER, TRUSTEE
Mailing Address 410 N. SEGOIN
City, State, Zip NEW BRAUNFELS, TX 78130
Phone # 830-425-8410

Agent Name GREG W. JOHNSON, P.E. - 67587
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TEXAS 78132
Phone # (830) 905-2778

All correspondence should be sent to: [ ] Owner [X] Agent [ ] Both

MAR 17 2010

Subdivision Name

Unit Lot Block
Acreage/Legal 49.004 ACRES OUT OF THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1
Street Name/Address 7150 NORTH IH-35 City NEW BRAUNFELS Zip 78130

COUNTY ENGINEER

Is the property located over the Edwards Recharge Zone? [ ] Yes [X] 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 [X] No

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

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? [ ] Yes [X] 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.

Type of Development: Sites generating more than 5000 gallons per day are required to obtain permitting through the Texas Commission on Environmental Quality.

[ ] Single Family Residential Type of Construction (House, Mobile, RV, Etc.)

# of Bedrooms Indicate SqFt of Living Area Gallons Per Day (As Per TCEQ Table 111)

[X] Commercial Type of Facility GYMNASIUM Gallons Per Day (As Per TCEQ Table 111) 200

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 3 EMPLOYEES + 12 PEOPLE - MAX

Restaurants, Lounges, Theaters - Indicate Number of Seats @ 8 GAL / PERSON

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds

Travel Trailer/RV Parks - Indicate Number of Spaces

Miscellaneous

Source of Water [X] Public [ ] Private Well

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E. - 67587-F2585

System Description PROPRIETARY; AEROBIC TREATMENT WITH SPRAY IRRIGATION

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

Tank Size(s) (Gallons) HOOT LA-500, TPS Absorption/Application Area (SqFt) 3216

Are Water Saving Devices Being Utilized Within the Residence? [X] Yes [ ] No

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 also understand that a permit of authorization to construct will not be issued until the floodplain administrator has approved and released the development permit for this property.

Signature of Owner

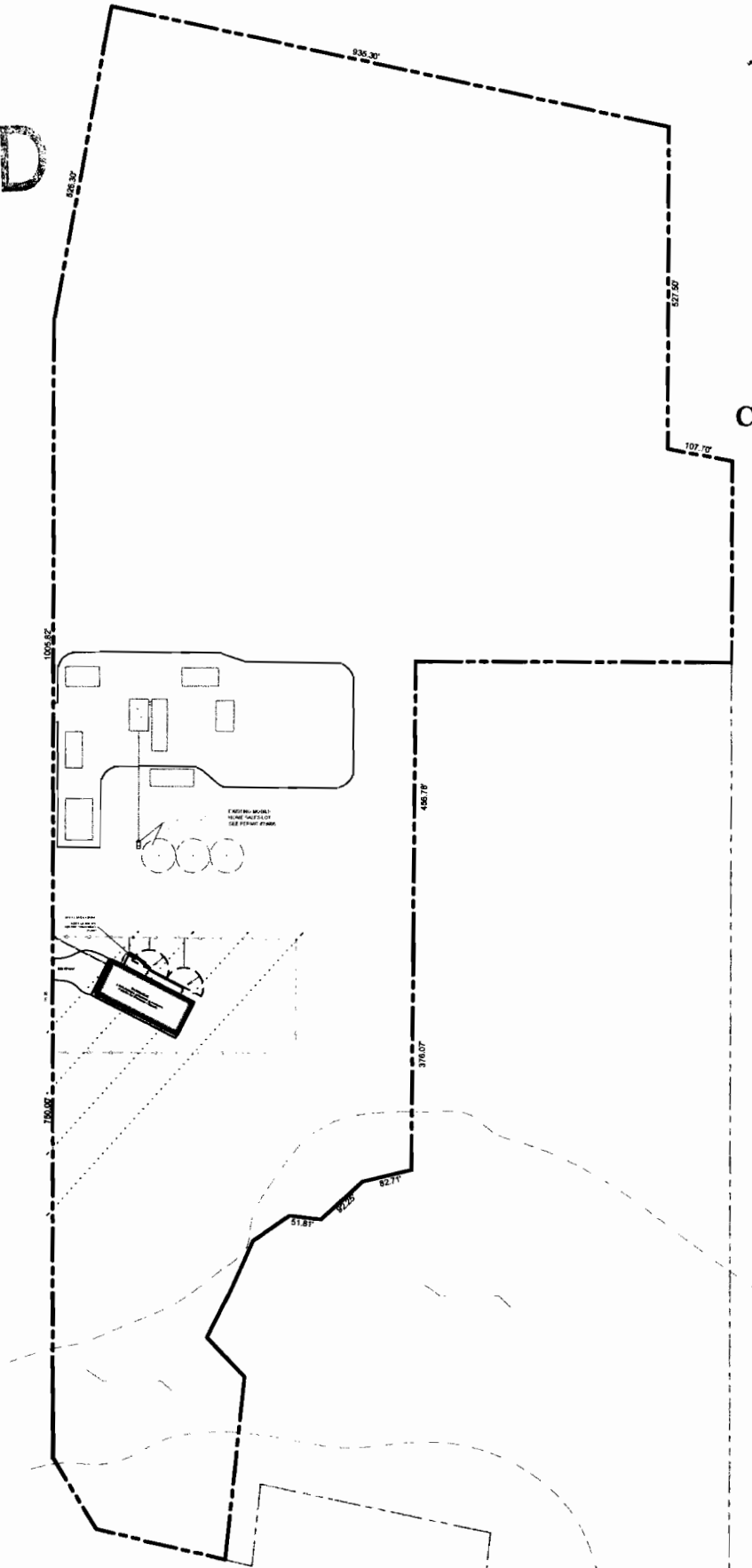
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#92406

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APR 07 2010

COUNTY ENGINEER



OWNER: FRED HEIMER TRUST c/o FREDERICK HEIMER		DRAWN BY:	
STREET ADDRESS: 7150 NORTH IH-35			
LEGAL DESC: A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1		ACREAGE: 49.004	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 2/8/2010	REVISED: 03/4/2010



#92406

EXISTING MOBILE HOME SALES LOT  
SEE PERMIT #79905

EXISTING HOOT 500-AN, CP  
AEROBIC TREATMENT PLANT  
AND EXISTING SPRAY AREA  
SEE PERMIT #79905

**REVISED**

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APR 07 2010

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SPRAY AREA = 3216sf

HOOT LA-500, TPS  
AEROBIC TREATMENT  
PLANT

DRIVEWAY

IH 35

49.004 ACRES, OUT OF  
THE A.M. ESNAURIZAR  
ELEVEN LEAGUE  
GRANT, A-1

GYMNASIUM  
3 EMPLOYEES & 22 PEOPLE @ 8 GPD PER  
PERSON- NO SHOWERS = 200 GPD



OWNER:	FRED HEIMER TRUST c/o FREDERICK HEIMER	DRAWN BY:	
STREET ADDRESS:	7150 NORTH IH-35		
LEGAL DESC:	A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1	ACREAGE:	49.004
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	2/8/2010
		REVISED:	3/4/2010



3/11



201406033332 09/22/2014 10:31:37 AM 1/3

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.

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→ Providence NB  
GF# 221-139 JM

WARRANTY DEED

COUNTY ENGINEER

STATE OF TEXAS §  
COUNTY OF COMAL § KNOW ALL PERSONS BY THESE PRESENTS §

THAT FRED HEIMER, TRUSTEE, hereinafter referred to as Grantor, (whether one or more) for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by the Grantee named below, the receipt and sufficiency of which are acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to HEIMER FP, LTD. & HOLLMIG FP, LTD., A TEXAS GENERAL PARTNERSHIP whose address is 130 S. Seguin Ave, Suite 100, New Braunfels, Texas 78130, hereinafter referred to as Grantee, (whether one or more) the following described real property, to-wit:

Being approximately 60.88 acres of land situated in and being a part of Subdivision Nos. 24 and 25, in the A.M Esnaurizar Eleven League Grant, Abstract 1, Comal County, and being the same land conveyed by that certain Special Warranty Deed executed by Federal Deposit Insurance Corporation, as Receiver for Bank of the Hills to Archie Heimer, Trustee, dated March 2, 1994 and recorded in Volume 947, Pages 652, Real Property Records, Comal County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein

This conveyance is made subject to all and singular, the restrictions, reservations, conditions, easements, and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, Grantee's heirs, personal representatives, successors, and assigns forever, and Grantor binds Grantor, Grantor's heirs, personal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, personal representatives, successors, and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

Taxes for the current year have been prorated and shall be assumed and paid by Grantee.

DATED Sept 17, 2014.

GRANTOR:  
  
FRED HEIMER, TRUSTEE

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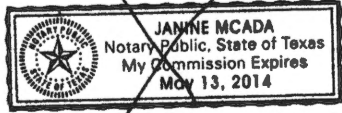
OCT 02 2019

COUNTY ENGINEER

ACKNOWLEDGMENT

STATE OF Texas  
COUNTY OF Comal

This instrument was acknowledged before me on this 17 day of Sept, 2014,  
by FRED HEIMER, TRUSTEE.



Janine McAda  
Notary Public, State of Texas



RETURN FILED DOCUMENT TO:  
HEIMER FP, LTD. & HOLLMIG FP, LTD., A TEXAS GENERAL PARTNERSHIP  
130 S. Seguin Ave, Suite 100  
New Braunfels, Texas 78130

PREPARED IN THE LAW OFFICE OF:  
Acie C. McAda  
Attorney at Law  
267 W. Mill Street  
New Braunfels, TX 78130

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OCT 02 2019

COUNTY ENGINEER

EXHIBIT "A"

Being approximately 60.88 acres of land situated in and being a part of Subdivision Nos. 24 and 25, in the A. M. Esnaurizar Eleven League Grant, Abstract 1, Comal County, and being the same land conveyed by that certain Special Warranty Deed executed by Federal Deposit Insurance Corporation, as Receiver for Bank of the Hills to Archie Heimer, Trustee, dated March 2, 1994 and recorded in Volume 947, Page 652, Real Property Records, Comal County, Texas, and being more particularly described as follows:

BEGINNING at an iron stake set marking the intersection of the southeast line of Interstate Highway No. 35 and the northeast line of Watson Lane;

THENCE with an extension of a fence and said fence same being the common lines of the tract herein described and said interstate Highway No. 35, as follows;

N 32° 28' E 1860.2 feet to a concrete monument found and;  
N 42° 57' E 526.3 feet to a concrete monument found marking the north corner of the tract herein described;

THENCE with a fence along the northeast line S 45° 32' E 935.3 feet to an iron stake found at a fence corner marking the east corner of the tract herein described same being the north corner of a tract called 42.806 acres in conveyance from Jean H. Tally to James C. Stolte, et al, recorded in Volume 255 at Page 282 of the Deed Records;

THENCE with a fence along the common lines of the tract herein described and said 42.806 acre tract, as follows:

S 32° 39' W 527.5 feet to an iron stake found at a fence corner;  
S 47° 08' E 107.7 feet to an iron stake set at a fence corner;  
S 32° 34' W 715.1 feet to an iron stake found and;  
S 32° 36' W 1271.4 feet to an iron stake found at a fence corner marking the south corner of the tract herein described and lying in the northeast line of said Watson Lane;

THENCE with a fence along said northeast line N 45° 18' W 416.1 feet to an iron stake found at a fence corner marking the south corner of the Watson School Land;

THENCE with a fence along the common lines of the tract herein described and said Watson School Land as follows;

N 38° 43' E 141.1 feet to an iron stake found at a fence corner marking the east corner of said Watson School Land;  
N 45° 39' W 386.0 feet to an iron stake found at a fence corner marking the north corner of said Watson School Land and;  
S 38° 37' W 135.3 feet to an iron stake found at a fence corner marking the west corner of said Watson School Land and lying in the northeast line of Watson Lane;

THENCE with said northeast line of Watson Lane, as follows;

N 44° 16' W 236.30 feet to a concrete monument found and;  
N 5° 58' W 156.4 feet to the PLACE OF BEGINNING and containing 60.88 acres of land, more or less.

SAVE AND EXCEPT Lots 2, 3 and 4, Watson Place Unit One, according to the plat recorded in Volume 11, Page 29, Map and Plat Records, Comal County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.



Joy Streater



200906017453 05/26/2009 10:30:12 AM AFFIDAVIT 1/4

4  
a

**DESIGNATION OF SUCCESSOR TRUSTEE**

92406  
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**THE STATE OF TEXAS**

MAR 05 2010

**COUNTY OF COMAL**

COUNTY ENGINEER

Whereas, ARCHIE H. HEIMER, TRUSTEE, held record title to certain property in Comal County, Texas, as described herein, and

Whereas, pursuant to a previous trust agreement, the said ARCHIE H. HEIMER, was holding record title to such properties, as trustee, on behalf of HEIMER FP, LTD. & HOLLMIG FP, LTD., A TEXAS GENERAL PARTNERSHIP, and

Whereas, ARCHIE H. HEIMER, had died, having passed away on July 8, 2005, and

Whereas, the undersigned general partnership desires to appoint and designate a successor trustee to hold title to said property and act on behalf of said general partnership, and

Whereas, the property in Comal County, Texas, affected by this Designation, which currently reflect "ARCHIE H. HEIMER, TRUSTEE" as the record owner is:


Being a 1.601 acre tract situated in the A.M. Esnaurizar Eleven League Grant, A-1, Comal County, Texas, said 1.601 acre tract previously being known as Lot 1 of Watson Place Unit One as recorded in Volume 11, Page 29 of the Map and Plat Records of Comal County, Texas, as more particularly described in Exhibit "A" attached hereto.

**THEREFORE**, the undersigned general partnership hereby appoints and designates FRED HEIMER to act as successor trustee to ARCHIE H. HEIMER, and the property described above currently in the name of "ARCHIE H. HEIMER, TRUSTEE", shall be held in the name of "FRED HEIMER, TRUSTEE".

Signed this the 26 day of May, 2009.

HEIMER FP, LTD. & HOLLMIG FP, LTD,  
a Texas General Partnership

By: HEIMER FAMILY PARTNERS, LTD.

By:   
Fred Heimer, General Partner

**General Partner**

By: HOLLMIG FAMILY PARTNERSHIP, LTD.

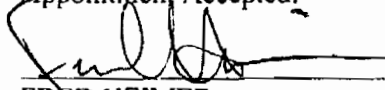
By: Vicki Tilley Hollmig  
Vicki Tilley Hollmig, General Partner

92406

General Partner

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MAR 05 2010  
COUNTY ENGINEER

Appointment Accepted:



FRED HEIMER

THE STATE OF TEXAS

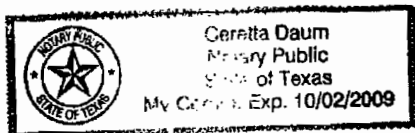
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\*

COUNTY OF COMAL

\*

This instrument was acknowledged before me on the 26 day of May, 2009, by FRED HEIMER, as General Partner of HEIMER FAMILY PARTNERS, LTD., acting as General Partner of HEIMER FP, LTD, & HOLLMIG FP, LTD., a Texas General Partnership.



Ceretta Daum  
Notary Public, State of Texas

THE STATE OF TEXAS

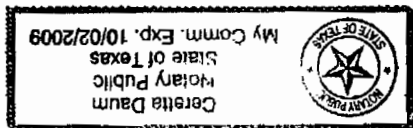
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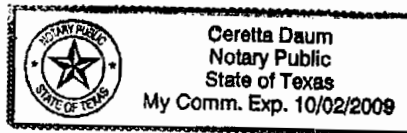
COUNTY OF COMAL

\*

This instrument was acknowledged before me on the 26 day of May, 2009, by VICKI TILLEY HOLLMIG, as General Partner of HOLLMIG FAMILY PARTNERSHIP, LTD., acting as General Partner of HEIMER FP, LTD, & HOLLMIG FP, LTD., a Texas General Partnership.



Ceretta Daum  
Notary Public, State of Texas



92406

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MAR 05 2010

COUNTY ENGINEER

Field Notes  
for a 1.601 acre tract

Being a 1.601 acre tract situated in the A.M. Esnaurizar Eleven League Grant, A-1, Comal County Texas, said 1.601 acre tract previously being known as Lot 1 of Watson Place Unit One as recorded in Vol. 11, Pg 29 of the Map and Plat Records of Comal County, Texas, said plat of Lot 1 being cancelled by virtue of Map and Plat Records of Comal County, Texas, under Document No. 200806034188, said 1.601 acre tract being more particularly described as follows:

Beginning: At an iron pin for the south corner of this tract, said point also being the south corner of the aforementioned Lot 1 and the west corner of Lot 2 of the aforementioned Watson Place.

Thence: North 44 deg. 49 minutes and 55 seconds W 207.41 feet with the Northeast line of Watson Lane East to an iron pin, and North 05 deg. 56 minutes, and 20 seconds W 139.62 feet with the flare corner formed by the intersection of the southeast line of IH 35 and the northeast line of Watson Lane East to a concrete monument for the West corner of this tract.

Thence: North 85 deg. 54 minutes, 49 seconds East 239.58 feet, and North 72 deg. 28 minutes 33 seconds East 85.93 feet, and North 52 deg. 33 minutes 17 seconds East 21.1 feet to an iron pin for the Northeast corner of this tract.

Thence: With the west line of the aforementioned Lot 2, South 05 deg. 52 minutes East 118.2 feet, and South 41 degrees, 17 minutes, and 02 seconds West 166.43 feet, and South 38 deg. 39 minutes and 37 seconds West 126.89 feet to the Point of Beginning and containing 1.601 acres, more or less.

Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
05/26/2009 10:30:12 AM  
CASHONE  
200906017453



*Joy Streater*

EXHIBIT "A"

## DESIGNATION OF SUCCESSOR TRUSTEE

RECEIVED

THE STATE OF TEXAS

FEB 23 2010

COUNTY OF COMAL

COUNTY ENGINEER

Whereas, ARCHIE H. HEIMER, TRUSTEE, held record title to certain property in Comal County, Texas, as described herein, and

Whereas, pursuant to a previous trust agreement, the said ARCHIE H. HEIMER, was holding record title to such properties, as trustee, on behalf of HEIMER FP, LTD. & HOLLMIG FP, LTD., A TEXAS GENERAL PARTNERSHIP, and

Whereas, ARCHIE H. HEIMER, had died, having passed away on July 8, 2005, and

Whereas, the undersigned general partnership desires to appoint and designate a successor trustee to hold title to said property and act on behalf of said general partnership, and

Whereas, the property in Comal County, Texas, affected by this Designation, which currently reflect "ARCHIE H. HEIMER, TRUSTEE" as the record owner is:

60.88 acres of land, more or less, being a part of SUBDIVISIONS NOS. 24 AND 25, A. M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1, Comal County, Texas, and said 60.88 acre tract being that tract called 60.788 acres in conveyance from Jean Harris Talley, et al, to Larry Champigny, recorded in Volume 343 at Page 305, Deed Records, Comal County, Texas; further described by metes and bounds in the EXHIBIT "A" attached hereto and made a part hereof for all purposes.

SAVE AND EXCEPT:

Lots 2, 3 and 4, WATSON PLACE UNIT ONE, according to map or plat recorded in Volume 11, Page 29, Map and Plat Records, Comal County, Texas.

**THEREFORE**, the undersigned general partnership hereby appoints and designates FRED HEIMER to act as successor trustee to ARCHIE H. HEIMER, and the property described above currently in the name of "ARCHIE H. HEIMER, TRUSTEE", shall be held in the name of "FRED HEIMER, TRUSTEE".

Signed this the 5<sup>th</sup> day of September, 2006.



HEIMER FP, LTD. & HOLLMIG FP, LTD,  
a Texas General Partnership

RECEIVED

FEB 23 2010

COUNTY ENGINEER

By: HEIMER FAMILY PARTNERS, LTD.

By: [Signature]  
Fred Heimer, General Partner

General Partner

By: HOLLMIG FAMILY PARTNERSHIP, LTD.

By: [Signature]  
Vicki Tilley Hollmig, General Partner

General Partner

Appointment Accepted:

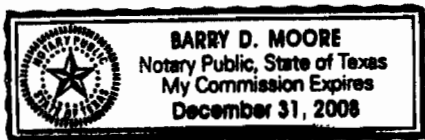
[Signature]  
FRED HEIMER

THE STATE OF TEXAS

\*  
\*  
\*

COUNTY OF COMAL

This instrument was acknowledged before me on the 5<sup>th</sup> day of September, 2006, by FRED HEIMER, as General Partner of HEIMER FAMILY PARTNERS, LTD., acting as General Partner of HEIMER FP, LTD, & HOLLMIG FP, LTD., a Texas General Partnership.



[Signature]  
Notary Public, State of Texas

RECEIVED

FEB 23 2010

THE STATE OF TEXAS

\*

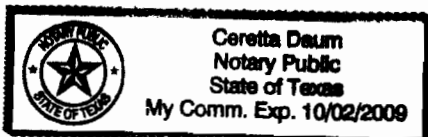
\*

COUNTY OF COMAL

\*

COUNTY ENGINEER

This instrument was acknowledged before me on the 5<sup>th</sup> day of September, 2006, by VICKI TILLEY HOLLMIG, as General Partner of HOLLMIG FAMILY PARTNERSHIP, LTD., acting as General Partner of HEIMER FP, LTD, & HOLLMIG FP, LTD., a Texas General Partnership.



*Ceretta Daum*

Notary Public, State of Texas

THE STATE OF TEXAS

\*

\*

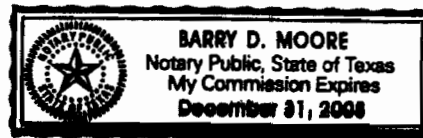
COUNTY OF COMAL

\*

This instrument was acknowledged before me on the 5<sup>th</sup> day of September, 2006, by FRED HEIMER.

*B. D. Moore*

Notary Public, State of Texas



Prepared in the law office of:  
Barry D. Moore  
245 S. Seguin  
New Braunfels, Texas 78130

After recording, return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED

FEB 23 2010

COUNTY ENGINEER

## EXHIBIT "A"

BEGINNING at an iron stake set marking the intersection of the southeast line of Interstate Highway No. 35 and the northeast line of Watson Lane;

THENCE with an extension of a fence and said fence same being the common lines of the tract herein described and said Interstate Highway No. 35, as follows:

N 32° 28' E 1860.2 feet to a concrete monument found and;  
N 42° 57' E 526.3 feet to a concrete monument found marking the north corner of the tract herein described;

THENCE with a fence along the northeast line S 45° 32' E 935.3 feet to an iron stake found at a fence corner marking the east corner of the tract herein described same being the north corner of a tract called 42.806 acres in conveyance from Jean H. Tally to James C. Stolte, et al, recorded in Volume 255 at Page 282 of the Deed Records;

THENCE with a fence along the common lines of the tract herein described and said 42.806 acre tract, as follows:

S 32° 39' W 527.5 feet to an iron stake found at a fence corner;  
S 47° 08' E 107.7 feet to an iron stake set at a fence corner;  
S 32° 34' W 715.1 feet to an iron stake found and;  
S 32° 36' W 1271.4 feet to an iron stake found at a fence corner marking the south corner of the tract herein described and lying in the northeast line of said Watson Lane;

THENCE with a fence along said northeast line N 45° 18' W 416.1 feet to an iron stake found at a fence corner marking the south corner of the Watson School Land;

THENCE with a fence along the common lines of the tract herein described and said Watson School Land, as follows:

N 38° 43' E 141.1 feet to an iron stake found at a fence corner marking the east corner of said Watson School Land;  
N 45° 39' W 386.0 feet to an iron stake found at a fence corner marking the north corner of said Watson School Land and;  
S 38° 37' W 135.3 feet to an iron stake found at a fence corner marking the west corner of said Watson School Land and lying in the northeast line of Watson Lane;

THENCE with said northeast line of Watson Lane, as follows:

N 44° 16' W 263.3 feet to a concrete monument found and;  
N 5° 58' W 156.4 feet to the PLACE OF BEGINNING and containing 60.88 acres of land.

This tract is subject to a 30 foot roadway and utility easement coincident with the entire length of the northeast line of the tract here and before described.

Doc# 200606037638  
# Pages 4  
09/05/2006 2:49PM  
Official Records of  
CONAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$28.00



*Joy Streater*

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

<i>items Date Received</i>	<i>initials</i>

109798
<i>Permit Number</i>

Instructions:

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

OSSF Permit

Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate

Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer

Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.

Required Permit Fee

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

RECEIVED

OCT 02 2019

COUNTY ENGINEER

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

10/02/19  
\_\_\_\_\_  
Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

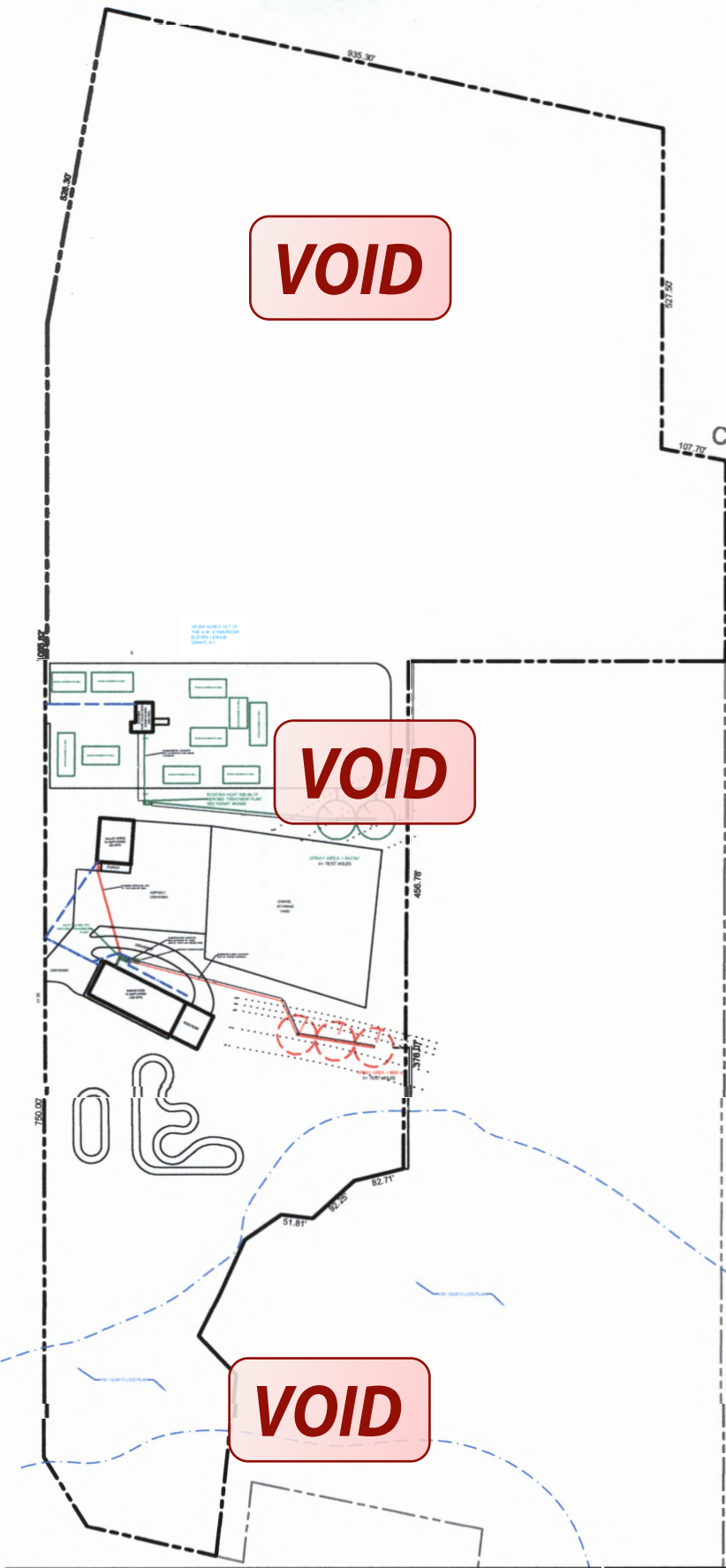
**VOID**

RECEIVED  
OCT 02 2019

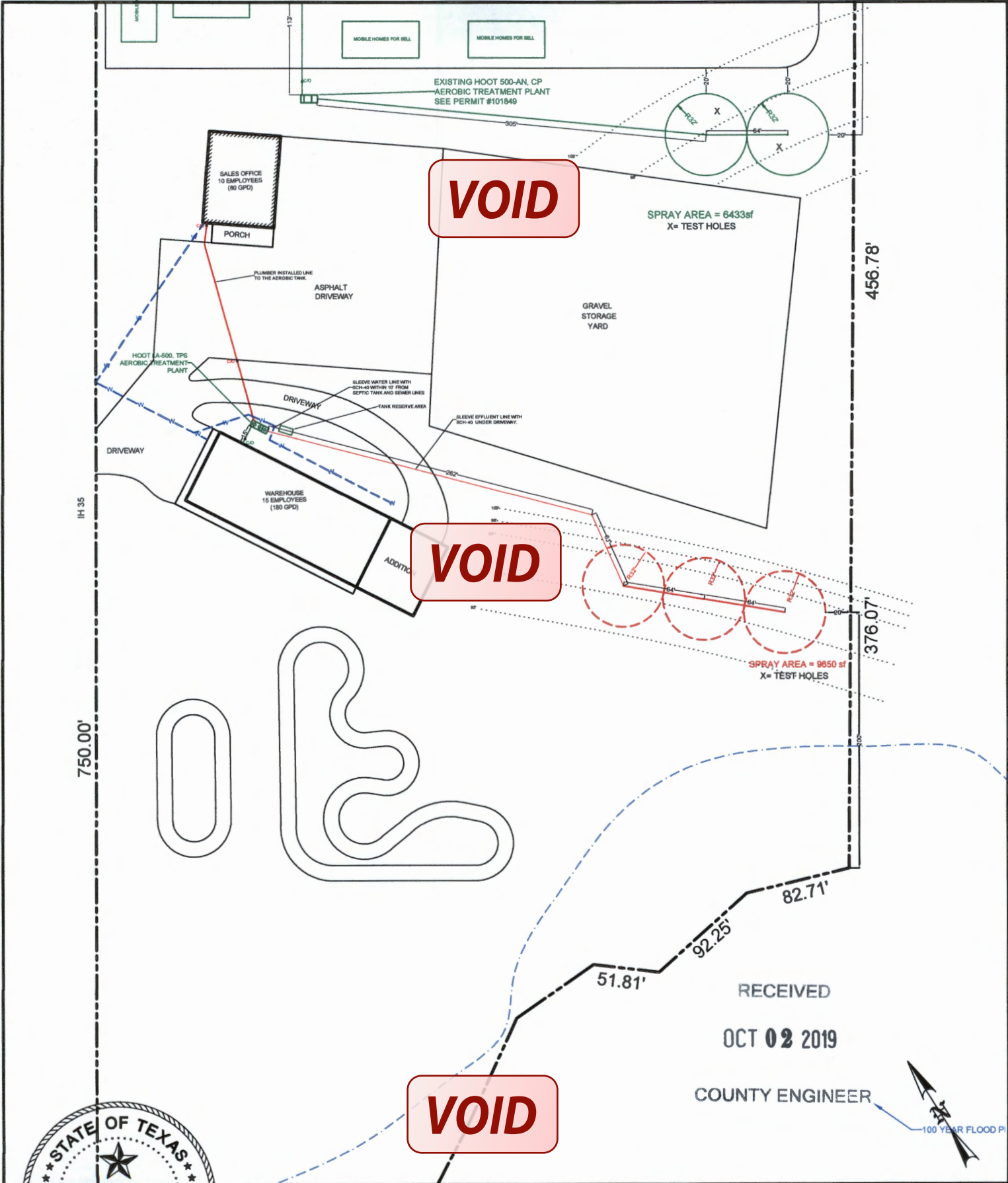
COUNTY ENGINEER

**VOID**

**VOID**



OWNER: HEIMER FP, LTD & HOLLMIG FP, LTD		DRAWN BY:	
STREET ADDRESS: 7250 NORTH IH-35			
LEGAL DESC: A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1			ACREAGE: 49.004
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 10/1/2019	REVISED:



**VOID**

**VOID**

**VOID**

RECEIVED

OCT 02 2019

COUNTY ENGINEER



OWNER: HEIMER FP, LTD & HOLLMIG FP, LTD		DRAWN BY:	
STREET ADDRESS: 7250 NORTH IH-35			
LEGAL DESC: A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1			ACREAGE: 49.004
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=100'	DATE: 10/1/2019	REVISED:

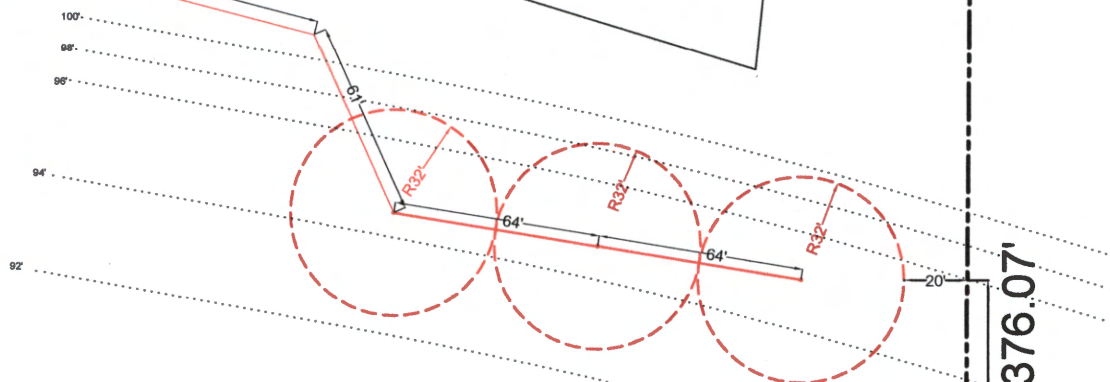
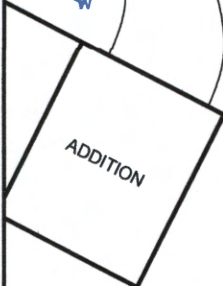
YARD

SEWER WATER LINE WITH  
4-40 WITHIN 10' FROM  
SEPTIC TANK AND SEWER LINES

SLEEVE EFFLUENT LINE WITH  
6CH-40 UNDER DRIVEWAY.

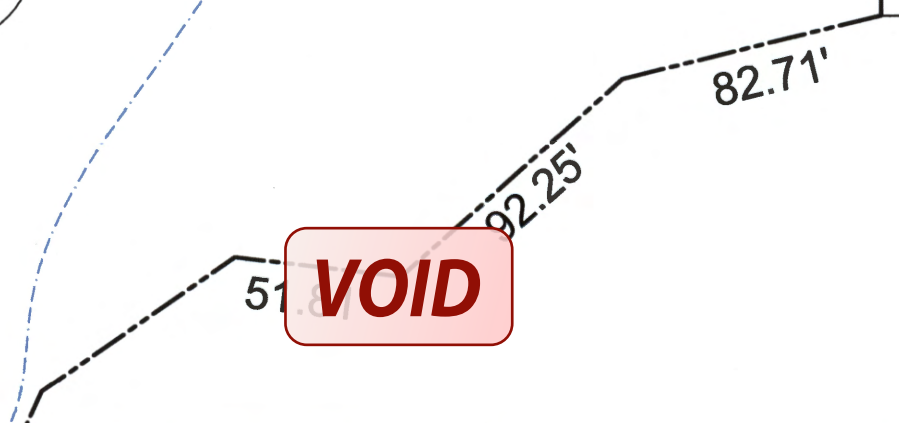
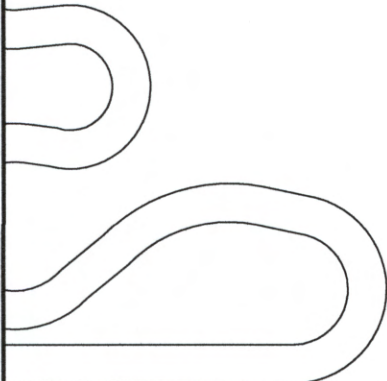
**VOID**

RECEIVED  
OCT 02 2019  
COUNTY ENGINEER



SPRAY AREA = 9650 sf  
X= TEST HOLES

**VOID**



**VOID**



OWNER:	HEIMER FP, LTD & HOLLMIG FP, LTD		DRAWN BY:				
STREET ADDRESS:	7250 NORTH IH-35						
LEGAL DESC:	A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, A-1	ACREAGE:	49.004				
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'	DATE:	10/1/2019	REVISED:	

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**

**MAILED**



**RECEIVED**

Date: 5/14/2020

JUN 02 2020

Phone: (830) 964-2365  
Fax: (830) 964-2659  
www.aerobicservices.com

Permit #: ~~92406~~

109798

**To: Fred Fred Heimer**  
**7150 N. IH 35**  
**New Braunfels, TX 78132**

**COUNTY ENGINEER**

Contract Period  
Start Date: 7/29/2020  
End Date: 7/29/2021

BR

Phone: (830) 625-8410      Subdivision: league grant 1  
Site: 7150 N. IH 35, New Braunfels, TX 78132

**ENTERED**

Warranty Ends: 3/19/2013

Aerobic Services of South Texas  
3 visits per year - one every 4 months

County: Comal

Installer: Koepp Enterprizes

Agency: Comal County Enviromental Health

Mfg/Brand: Hoot Aerobic Systems Inc. / Hoot

Map Key: 426 C2      ID: 61111741

Routine Maintenance and Inspection Agreement  
Renewal Commercial Service Contract

**GENERAL**

This Work for Hire Agreement (hereinafter referred to this "Agreement") is entered into by and between the client named above (referred to as "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 agreement will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections/service call a year (one every four months), for a total of 3 over a 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 and labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of 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 of correction.
4. The cilent is responsible for chlorine, this must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorites, County Agencies, the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy. Price includes one BOD and TSS Lab Testing per unit that is required by TCEQ.

At the conclusion of this service agreement, our company will make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection and maintenance. According to state law, all commercial owners of aerobic systems must maintain a factory authorized service provider for the lifetime of the system.

The Homeowners Manual must be strictly followed or warrenties are subject to invalidation. Pumping of sludge build-up a is not covered by this agreement 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 exavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best as possible.

**TERMIATION OF AGREEMENT**

Either party may terminate this agreement with 30 days written notice in the event of substantial failure to perform in accordance with terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination. Either party may terminate this agreement upon 30 days written notice.

**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 can not be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of arbitration services equally.

**ENTIRE AGREEMENT**

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

**SEVERABILTY**

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.

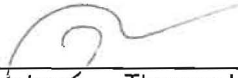
**BUSINESS OWNER/ REPRESENTATIVE**

**SERVICE PROVIDER**

\_\_\_\_\_  
Signature

Aerobic Services of South Texas, Inc.  
15188 Fm 306  
Canyon Lake, TX 78133  
(830) 964-2365

\_\_\_\_\_  
Printed

  
\_\_\_\_\_  
Signature Thomas Hampton VP

\_\_\_\_\_  
Phone/ Date

License# OS0024597 /MP 349

**RECEIVED**

**JUN 02 2008**

**COUNTY ENGINEER**

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



Date: 4/29/2021

Phone: (830) 964-2365  
Fax: (830) 964-2659  
www.aerobicservices.com

**To: Fred Fred Heimer**  
**7150 N. IH 35**  
**New Braunfels, TX 78132**

**Contract Period**  
Start Date: 7/29/2021  
End Date: 7/29/2022

Phone: (830) 875-6900      Subdivision: league grant 1  
Site: 7150 N. IH 35, New Braunfels, TX 78132  
County: Comal  
Installer: Koepp Enterprises  
Agency: Comal County Environmental Health  
Mfg/Brand: Hoot Aerobic Systems Inc. / Hoot

Permit #: ~~82486~~ 109798  
Warranty Expired: 3/19/2013

3 visits per year - one every 4 months

Aerobic Services of South Texas  
Map Key: 426 C2      ID: 61111741

**Routine Maintenance and Inspection Agreement**  
**Renewal Commercial Service Contract**

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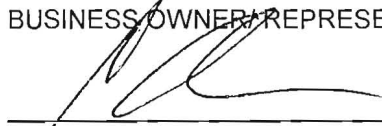
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**BUSINESS OWNER REPRESENTATIVE**

  
\_\_\_\_\_

Signature

*Chris Owens*  
\_\_\_\_\_

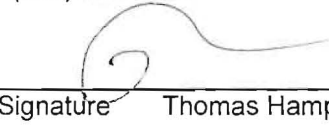
Printed

*830-875-6900*      *6/22/2021*  
\_\_\_\_\_

Phone/ Date

**SERVICE PROVIDER**

Aerobic Services of South Texas, Inc.  
15188 Fm 306  
Canyon Lake, TX 78133  
(830) 964-2365

  
\_\_\_\_\_

Signature      Thomas Hampton VP

License# OS0024597 /MP 349

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



**(830) 964-2365**  
**Fax: (830) 964-2659**  
**www.aerobicservices.com**

To: Fred Heimer (Lonestar Pool Com  
7150 N. IH 35  
New Braunfels, TX 78132  
Agency: Comal County Health  
County: Comal  
Permit No: 109798

Tech: Chris Bausch  
Phone: (830) 875-6900 Date: 2022-07-22  
Alt Ph: (210) 913-8720 Service Due: \_\_\_\_\_

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A	
<b>Aerator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Air Pressure: 110</b>
<b>Irrigation pump:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Air compressor:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Disinfection device:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Chlorine supply:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Spray field vegetation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Sprinkler / Drip backwash:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Controls / Electric Circuits:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Test Results and observations: (As Required)**

Chlorine Residual: 0.21  
Test Method: Dpd  
BOD: \_\_\_\_\_  
TSS: \_\_\_\_\_  
Access Ports Secured: Yes [X] / NO [ ]  
Repairs Made: Yes [X] / NO [ ]

Mixed Liquor Aeration: 60  
**Sludge Levels**  
Clarifier: 50  
Pump: 13

Repairs and Comments:  
1x treatment. System needs pumped, call office to schedule.

CB

Inspector: \_\_\_\_\_ Date: 2022-07-22  
Tom Hampton VP  
MP349/OS24597

**Aerobic Services of South Texas**  
15188 FM 306  
Canyon Lake, TX 78133

**MAILED**



Phone: (830) 964-2365  
Fax: (830) 964-2659

www.aerobicservices.com info@aerobicservices.com

Customer ID

61111741

Contract Period

Start Date: 7/29/2022  
End Date: 7/29/2023

(830) 875-6900

Email: propertymanager@sv-re.com

Permit: 92406

109798

To: **Fred Heimer (Lonestar Pool Company)**  
7150 N. IH 35  
New Braunfels, TX 78132

Site: 7150 N. IH 35, New Braunfels, TX 78132

County: Comal

Installer: Koepp Erterprizes

Agency: Comal County Environmental Health

Mfg/Brand: Hoot Aerobic Systems Inc.-Hoot-22760

Warranty End: 3/19/2013

3 visits per year - one every 4 months

Map Key: 426 C2

Aerobic Services of South Texas

**Routine Maintenance and Inspection Agreement  
Renewal Commercial Service Contract**

**GENERAL**

This Work for Hire Agreement (hereinafter referred to this "Agreement") is entered into by and between the client named above (referred to as "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 agreement will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections/service call a year (one every four months), for a total of 3 over a 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 and labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of 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 of correction.
4. The client is responsible for chlorine, this must be filled before or during the service visit.
5. 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. Price includes one BOD and TSS Lab Testing per unit that is required by TCEQ.

At the conclusion of this service agreement, our company will make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection and maintenance. According to state law, all commercial owners of aerobic systems must maintain a factory authorized service provider for the lifetime of the system.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this agreement 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 with 30 days written notice in the event of substantial failure to perform in accordance with terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination. Either party may terminate this agreement upon 30 days written notice.

**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 can not be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of 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.

**BUSINESS OWNER/ REPRESENTATIVE**



Signature

*Chris Owens*

Printed

830-875-6900 / 6/3/22

Phone/ Date

**SERVICE PROVIDER**

Aerobic Services of South Texas, Inc.  
15188 Fm 306  
Canyon Lake, TX 78133  
(830) 964-2365



Signature Thomas Hampton VP

License# OS0024597 /MP 349

Date Printed: 6/3/2022

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



**Canyon Lake:** (830) 964-2365  
**Bastrop:** (512) 303-6922  
 info@aerobicservices.com  
 bastrop@aerobicservices.com  
**MP349 / OS24597**  
**www.aerobicservices.com**

To: Lonestar Pool Co  
7150 N. IH 35  
New Braunfels, TX 78132  
 Agency: Comal  
 County: Comla  
 Permit No: 109798

Tech: \_\_\_\_\_  
 Phone: (830) 875-6900 Date: 2023-11-09  
 Alt Ph: (210) 913-8720 Service \_\_\_\_\_  
 Due: \_\_\_\_\_

Inspection Type: \_\_\_\_\_

Item	Operational	Inoperative	N/A
<b>Aerator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Irrigation pump:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Air compressor:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Disinfection device:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Chlorine supply:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Spray field vegetation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sprinkler / Drip backwash:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Controls / Electric Circuits:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Air Pressure: 100**

**Test Results and Observations: (As Required)**

Chlorine Residual: 0.02  
 Test Method: Dpd  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_

Mixed Liquor  
 Aeration: 48

**Sludge Levels**  
 Clarifier: 36  
 Pump: 12

Access Ports Secured: Yes  / NO   
 Repairs Made: Yes  / NO

**Repairs and Comments:**  
 System needs pumping. Please call our office to schedule.

Inspector: \_\_\_\_\_ Date: 2023-11-09

Tom Hampton, VP  
 MP349/OS24597

**ROUTINE MAINTENANCE AND INSPECTION AGREEMENT**



**Lonestar Pool Co**  
**7150 N. IH 35**  
**New Braunfels, TX 78132**  
**P: (830) 875-6900**

**COUNTY: Comal**

**PERMIT: 109798**

**AGREEMENT LENGTH: 12 mos.**

DESCRIPTION	TERM	AMOUNT	TAX	TOTAL
<b>Commercial Service Contract</b>	07/29/23 - '24	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. 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:

- 1. 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.
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 of correction.
4. The client is responsible for chlorine. Must be filled before or during the service visit.
5. 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.

The Homeowners 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 written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.



**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**

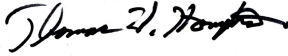
This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

**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 of South Texas Inc.  
15188 FM 306  
Canyon Lake, Tx 78133



Signature

Tom Hampton VP

License# OS0024597 / MP 349

PLEASE REMIT	550.00
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Customer Signature

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

**IF MAILING YOUR RENEWAL: PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT  
For Service at: 7150 N. IH 35, New Braunfels, TX 78132**



**Lonestar Pool Co**

**PERMIT: 109798**

**COUNTY: Comal**

**TERM: 07/29/23 - '24**

**AGREEMENT LENGTH: 12 mos.**

PLEASE REMIT	550.00
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Commercial Service Contract

**Signed on: Tuesday, 06/06/2023**

**Aerobic Services of South Texas**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



**Canyon Lake:** (830) 964-2365  
**Bastrop:** (512) 303-6922  
 info@aerobicservices.com  
 bastrop@aerobicservices.com  
**MP349 / OS24597**  
**www.aerobicservices.com**

To: Lonestar Pool Co  
7150 N. IH 35  
New Braunfels, TX 78132  
 Agency: Comal  
 County: Comal  
 Permit No: 109798

Tech: Chris Bausch  
 Phone: (830) 875-6900 Date: 2023-07-06  
 Alt Ph: (210) 913-8720 Service  
 Due: \_\_\_\_\_

Inspection Type: Scheduled

Item	Operational	Inoperative	N/A
<b>Aerator:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Irrigation pump:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Air compressor:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Disinfection device:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Chlorine supply:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Spray field vegetation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sprinkler / Drip backwash:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Controls / Electric Circuits:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Air Pressure: 116**

**Test Results and observations: (As Required)**

Chlorine Residual: 0.00  
 Test Method: Dpd  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_

Mixed Liquor

Aeration: 48

**Sludge Levels**

Clarifier: 38

Pump: 6

Access Ports Secured: Yes  / NO

Repairs Made: Yes  / NO

Repairs and Comments:  
 Add bleach. 1x treatment.

CB

Inspector: \_\_\_\_\_

Date: 2023-07-06

Tom Hampton VP  
 MP349/OS24597