

Comal County Environmental Health

OSSF Inspection Sheet

Installer Name: Canyon Impact

OSSF Installer #: OS0039407

1st Inspection Date: 10/29/26

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: Corey Allen

Inspector Name: _____

Inspector Name: _____

Permit#: **119372**

Address: **118 Water Oak**

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

Inspector Notes: **10/29/26 CA: Cancelled in field.**

**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	X	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		X		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system 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	X		600	X		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	X X		NuWater	X X		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Drip Irrigation	X	285.33(c)(3)(A)-(F)		X		

**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.	X	285.32(c)(1)		X		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	X X X			X X X		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	X			X		
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	X					

**Comal County Environmental Health
OSSF Inspection Sheet**

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



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 119372

Issued This Date: 2/10/2026 9:14:23 AM

Issued to: CT Built LLC

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

Location Description: 118 WATER OAK LN
CANYON LAKE TX 78133

Subdivision: Canyon Springs Resort

Unit: 1

Lot: 14

Block: 6

Acreage: 0.17

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic

Drip Irrigation

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

Call (830) 608-2090 to schedule inspections.

Preliminary Field Check For Drip Systems

OS0039407

Canyon Impact

10/29/26 CA: Cancelled in field.

CCEO
COPY



ССЕО
COPY



CCEO
COPY



RECEIVED

By Kathy Griffin at 11:12 am, Jan 28, 2026



COMAL COUNTY

ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

119372

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

Jan 15, 2026

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)

RECEIVED

By Kathy Griffin at 11:12 am, Jan 28, 2026

**COMAL COUNTY**
ENGINEER'S OFFICE**ON-SITE SEWAGE FACILITY APPLICATION**195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Date _____

Permit Number 119372**1. APPLICANT / AGENT INFORMATION**Owner Name CT BUILT LLC
Mailing Address 3205 WILD IRIS
City, State, Zip NEW BRAUNFELS, TX 78130
Phone # _____
Email _____Agent Name Doug Dowlearn R.S.
Agent Address PO BOX 212
City, State, Zip Bulverde, TX 78163
Phone # 210-878-8100
Email TXSEPTIC@GMAIL.COM**2. LOCATION**Subdivision Name Canyon Springs Resort Unit 1 Lot _____ Block 6
Survey Name / Abstract Number _____ Acreage .17
Address 118 Water Oak Ln City Canyon Lake State TX Zip 78133**3. TYPE OF DEVELOPMENT**☒ Single Family ResidentialType of Construction (House, Mobile, RV, Etc.) HOUSENumber of Bedrooms 2Indicate Sq Ft of Living Area 983☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 150,000 (Structure Only)

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

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)Source of Water ☒ Public ☐ Private Well ☐ Rainwater**4. SIGNATURE OF OWNER**

By signing this application, I certify that:

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

Signature of Owner _____

Date Jan 15, 2026



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Doug Dowlearn R.S.

System Description Aerobic with drip disposal

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 900

Gallons Per Day (As Per TCEQ Table III) 180

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

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

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

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

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

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

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

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

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

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

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

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

If yes, indicate the city:

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.



Signature of Designer

1/28/2026

Date



202606001315 01/15/2026 01:22:12 PM 1/1

**COUNTY OF COMAL
STATE OF TEXAS**

AFFIDAVIT TO THE PUBLIC

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

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

Northwest one-half of Lot 14, Block 6, CANYON SPRINGS RESORT, UNIT 1

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

CT BUILT LLC

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

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

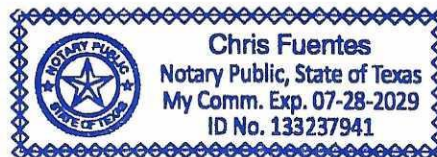
WITNESS BY HAND(S) ON THIS 15 DAY OF JAN 2026

[Signature]
Owner(s) signature(s)

Marcos Contreras (Marc)
(PRINTED NAME) /TITLE

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15th DAY OF January 2026

[Signature]
Notary Public, State of Texas
Notary's Printed Name: Chris Fuentes
My Commission Expires: 07-28-2029



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
01/15/2026 01:22:12 PM
MAY 1 Page(s)-
202606001315



Bobbie Koepf



Permit #

RECEIVED

By allenc at 9:12 am, Feb 10, 2026

1. General:

This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into, between CT BUILT LLC (hereinafter referred to as Customer) and **ARGM LLC (D.B.A Roadrunner Septic)**, effective as of date LTO ISSUED and ending two years after effective date.

By this agreement, ARGM LLC and its' employees (hereinafter 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.

2. Renewal:

This Agreement shall automatically renew for an additional period of one (1) year at the same terms and conditions unless either party gives notice of termination pursuant to Section 4.

3. Termination of Agreement:

This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. Contractor will be paid at the rate of \$95.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

4. 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 regulations approximately every four months.
- b) Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.
- c) Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00.
 - i. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below.
 - ii. If the homeowner cannot be reached for approval while the technician is at the property the repairs will not be made if they exceed \$100.00. If the technician receives approval after he leaves the property, a service call charge of \$125.00 to return to the property will be added to the final bill.
 - iii. If warrantied items are required to be replaced within 30 days of installation, labor will not be charged. After 30 days, labor will be charged according to the service agreement.
- d) Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.).
- e) Forward copies of his Agreement and all reports to the regulatory agency and the customer within 14 days.
- f) Visit site in response to Customer's request for unscheduled service within forty-eight hours of the date of notification. Unless otherwise covered by warranty, costs for such unscheduled visits will be billed to customer.

**5. Disinfection:**Required: ☐ Not Required: ☒

The responsibility to maintain the disinfection device and provide any necessary chemicals is that of the Customer. If the Customer pays for it (See Attached Invoice), Contractor will add 6 tablets of chlorine at routine services. INITIAL _____

6. Electronic Monitoring N/A is N/A is not included in this Agreement. INITIAL _____

7. 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):
 - i. Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
 - ii. Contractor providing the equipment and installation for this OSSF.
 - iii. Contractor's receipt of payment in full for the equipment and installation.
 - iv. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
- b) If this is not an initial agreement (existing system):
 - i. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
 - ii. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement
- c) If the above conditions are not met, Contractor is not obligated to any portion of this agreement.

8. Customer's Responsibilities:

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

- a) DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.
- b) Provide all necessary yard or lawn maintenance and the 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.
- c) Protect equipment from physical damage including but not limited to that damage caused by insects.
- d) Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's
- e) Notify Contractor immediately of all alarms, and/or any and all problems with, including failure of, the OSSF.
- f) Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- g) 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, apart from the service provided under Section V Sub-section D above, Customer agrees to



pay Contractor for sample collection and transportation, portal to portal, at a rate of \$125.00 per hour plus the associated fees for laboratory testing.

- h) Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
- i) Prevent the condensate 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.
- j) Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- k) Maintain site drainage to prevent adverse effects on the OSSF.
- l) Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

9. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein.

- a) 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.
- b) IF SPECIAL ARRANGEMENTS ARE REQUESTED (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates; biting dogs, appointment to enter, to call on the way, etc.) or if any pan of the system is located behind a locked door (garage, etc.) "-THERE IS AN ADDITIONAL CHARGE.
- c) 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 proprietary system manufacturer.
If not :
 - (i) An "initial agreement" (new installation) and this access is not in place or provided for by the Customer," the costs for the labor of excavation, and possibly other labor and materials costs, will be required.
 - (ii) These costs shall be billed to the Customer as an additional service at a rate of \$125.00 per hour, plus materials at list price.
- d) Contractor shall replace the excavated soil as best as best as they can at the time such service is performed, and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water air or gas lines, etc.), or for the uneven settling of the soil.

10. 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.

11. Serviceability:

If any provision of this "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 any 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, as so limited.

12. Fee for Services:

The fee for the basic Services described in this Agreement is \$500 for a two year agreement.

RECEIVED

By allenc at 9:13 am, Feb 10, 2026



This fee does not include any equipment, materials, or labor necessary for non-warranty repairs and/or any on-site visit, other than required regularly Scheduled Inspections (see Section 5, Part a), and will incur a service call fee of \$125.00, plus parts and labor.

13. Contract Length:

The contract shall be valid for 2 years after the license to operate has been issued.

14. Payment:

Payment of Fee for Services for the original term as stated above is to be made after each service is rendered. This will be set up as a recurring payment unless otherwise requested by the customer. For any other services performed payments are due upon receipt of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a 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 debts. Customer agrees to allow a lien on the property for any unpaid debts. Any check returned to Contractor for any reason will be assessed a \$30.00 returned check fee.

15. Application of Transfer of payment:

The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise 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 received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned 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 4.

16. Entire Agreement:

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

17. Parties Information

Customer Information

Name: CT BUILT LLC

Site Address: 118 Water Oak Ln
Canyon Lake, 78133

Signature

Contractor Information

Name: Andrew Enochs

Phone: 210-897-8622

Address: 3059 View Ridge Dr. Spring Branch TX, 78070

License Number: MP0002751

Signature *Andrew Enochs*

RECEIVED

By allenc at 9:13 am, Feb 10, 2026



18. Customer Contact Information – for internal use only

Name: CT BUILT

Mailing Address: 3205 Wild Iris, NB, TX 78130

Phone Number:

Email: targabuilt@outlook.com

Gate Code:



RECEIVED**By allenc at 9:14 am, Feb 10, 2026**

Site Evaluator Information:

Date: 1/28/2026**Applicant Information:****Name:** CT Built LLC**Address:** 3205 Wild Iris**City, State & Zip Code:** New Braunfels, TX 78130**Phone:****Email:****Name:** Douglas R. Dowlearn**Company:** D.A.D. Services, Inc.**Address:** 703 Oak Drive**City, State & Zip:** Blanco, TX 78606**Phone:** (210)878-8100**Email:** txseptic@gmail.com**Property Location:****Subdivision:** Canyon Springs Resort **Unit:** 1 Lot:Northwest ½ of lot 14 **Block:** 6**Street/Road Address:** 118 Water Oak Ln**City:** Canyon Lake **Zip:** 78133**Additional Info:** Comal County**Installer Information:**

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-8" Clay Loam 8"+ Limestone	Blocky	N/A	8"+	CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for: 2 Bedroom 983 Sq. Ft House

180 gallons per day

An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.

900 sq. ft. disposal area required

600 gallon per day aerobic treatment unit required

Calculations: Absorption Area: $Q/RA = 180/0.2 = 900$ Sq. Ft.**FEATURES OF SITE AREA**

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: YES

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:**NAME:** Douglas R. Dowlearn, R.S.**Signature:****License No.** OS9902 – Exp. 6/30/2026**TDH:** #2432 – Exp. 2/28/2027

D.A.D SERVICES,
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163

Designed for:
CT Built LLC

RECEIVED

By allenc at 9:02 am, Mar 30, 2026

The installation site is on block 6, lot 14 NW 1/2 of the Canyon Springs Resort 1 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 2 Bedroom (983 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structure to a NuWater B-550 aerobic treatment plant, containing a 353 gallon pre-treatment tank, a 600 gpd aerobic treatment plant, and a 768 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 180 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 450 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to continuously flush the system back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 180 gpd
Application rate: 0.2
Application area required: $180/.2 = 900$ sq. ft.
Application area utilized: 900 sq. ft.
Pump tank reserve capacity: 60 gal minimum



Douglas R. Dowlearn

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
NuWater B-550
 353 gallon pre treatment tank
 600 gpd aerobic treatment plant
 768 gallon pump tank with timed controls
 C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)
1" purple PVC supply line
30 PSI pressure regulator - Model PMR30MF
Netafim Bioline Drip tubing

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

CT BUILT LLC
118 WATER OAK LN
CANYON LAKE, TX 78133
CANYON SPRINGS RESORT 1
BLOCK 6, LOT 14 NW 1/2
COMAL COUNTY



SCALE 1" = 20'
PRINT SIZE 11" X 17"



Douglas R. Dowlearn

RECEIVED

By allenc at 9:03 am, Mar 30, 2026

○ PUBLIC WELL

50' OSSF TANK
SETBACK FROM
PUBLIC WELL

1' OSSF OFFSET FROM
UTILITY EASEMENT

5' UTILITY
EASEMENT

150' OSSF
DRAINFIELD
SETBACK FROM
PUBLIC WELL

5' UTILITY
EASEMENT

1' OSSF OFFSET
FROM UTILITY
EASEMENT

2 BR HOUSE
983 SF
(180 GPD)

≈ 5% SLOPE

PATIO

A/C PAD

PORCH

30' B.S.L.

WATER OAK LN

1085'

NOTES:

- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- CLEANOUT WITHIN 3' OF STRUCTURE.
- SEWER PIPE CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
- INSTALL 1" VACUUM BREAKERS AT HIGHEST POINTS ON SUPPLY AND FLUSH LINES.
- TANK TO BE > 5' FROM STRUCTURES AND SURFACE IMPROVEMENTS. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
- 1" SCH 40 SUPPLY AND FLUSH LINES WILL BE SCH 80 PVC OR SLEEVED WITH SCH 40 PVC WHERE THEY ARE WITHIN 5' OF OR CROSS UNDER DRIVE, WALKWAY, SURFACE IMPROVEMENTS AND 5' BEYOND TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
- WATER LINE WILL BE SLEEVED WHERE IT CROSSES THE SUPPLY AND FLUSH LINES AND 10' BEYOND. SLEEVEING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290
- WATER LINE WILL BE SLEEVED WHERE IT IS WITHIN 10' OF THE SUPPLY AND FLUSH LINES. SLEEVEING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.
- WATER LINE WILL BE SLEEVED IN SCH 40 PIPE WHERE IT IS WITHIN 10' OF SEWER LINE. SLEEVEING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290 CONCERNING WATER LINES.
- WATER LINE WILL BE SLEEVED WHERE IT IS WITHIN 10' OF THE AEROBIC TREATMENT UNIT. SLEEVEING THE WATER LINE WILL PROVIDE EQUIVALENT PROTECTION TO THE SETBACK REQUIREMENTS IN TAC 290.
- TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
- DRAINFIELD SHALL BE GREATER THAN 100' FROM PRIVATE WELLS, AND GREATER THAN 150' FROM PUBLIC WELLS. VERIFY WELL LOCATION(S) ON SITE.
- CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON.

450 L.F. OF DRIP TUBING SPACED 2' APART.
10 ROWS @ 45 L.F. EACH

KEY

- | | |
|---|--|
| ● | - TWO WAY CLEANOUT |
| ● | - 1" VACUUM BREAKER |
| — | - SUPPLY LINE |
| — | - FLUSH LINE |
| ● | - SUPPLY LINE CONNECTION |
| ● | - FLUSH LINE CONNECTION |
| — | - PROPOSED WATER LINE(VERIFY LOCATION ON SITE) |
| * | - TEST HOLE |
| ⊞ | - 600 GPD AEROBIC TREATMENT UNIT |
| ⊞ | - DRIVE/WALKWAY |

Assembly Details

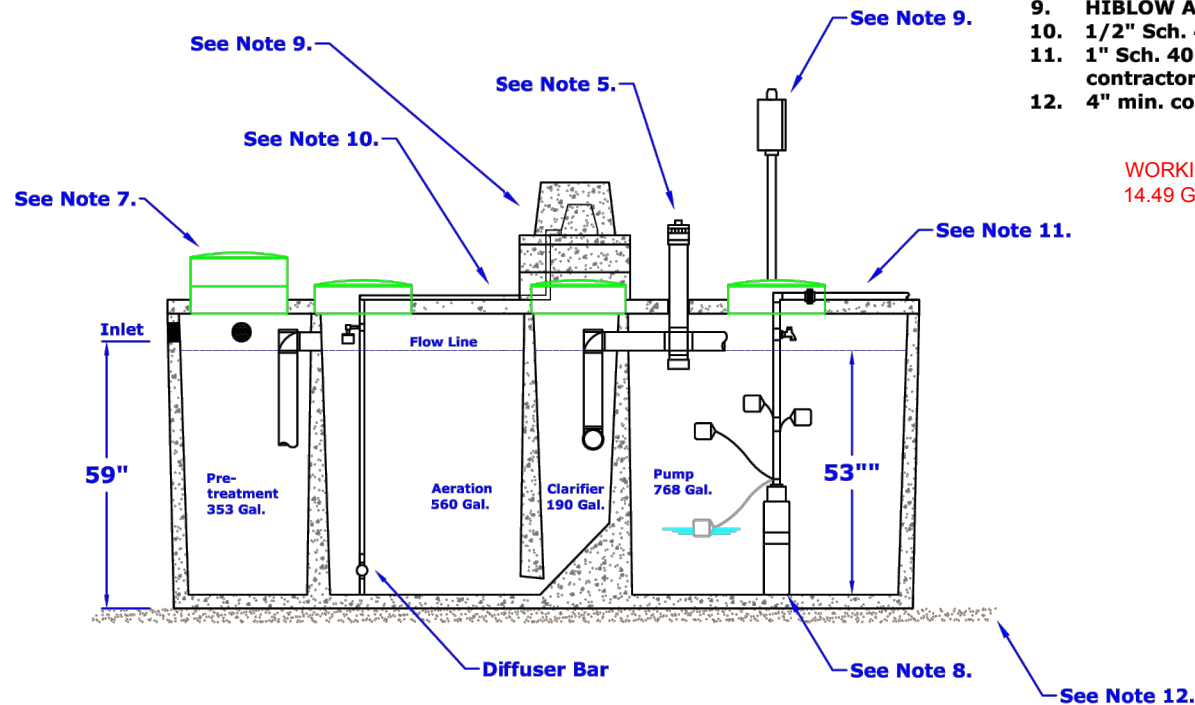
OSSF

37" - 53" - RESERVE - 231.84 GAL
 12" - 37" - PUMP ON TO ALARM ON - 362.25 GAL
 10" - 12" - PUMP OFF TO PUMP ON - 28.89 GAL
 0 - 10" - SUMP- 144.9 GAL

NOTE: SET ON A TIMER TO DOSE 8 TIMES PER DAY AT 10 MINUTES PER DOSE.



Douglas R. Dowlearn



RECEIVED

GENERAL NOTES:
 By allenc at 9:03 am, Mar 30, 2026

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" 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

WORKING LEVEL = 53"
 14.49 GAL/INCH

DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
 Length: 176"

NuWater B-550 (600 GPD)
Aerobic Treatment Plant (Assembled)

Model: B-550-PC-400PT

March, 2012 - Rev 1
 By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3



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

RECEIVED

By allenc at 9:03 am, Mar 30, 2026

C1 SERIES

CISTERN PUMPS

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

The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.



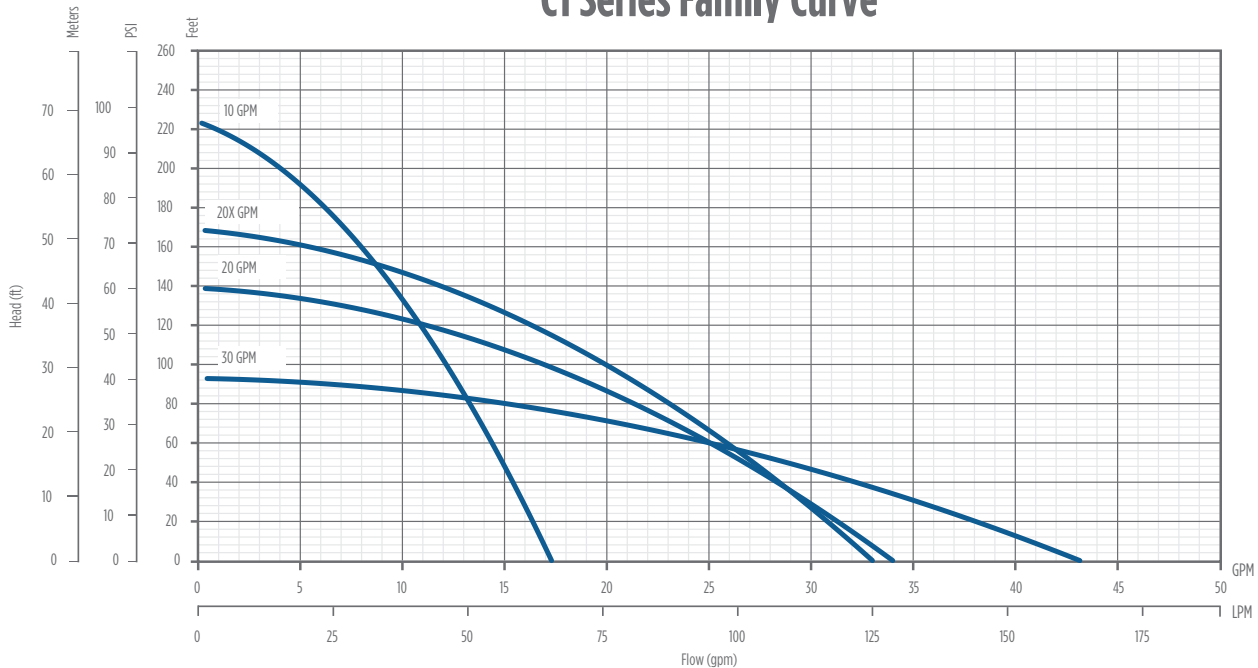
Franklin Electric

franklinwater.com

RECEIVED

By allenc at 9:03 am, Mar 30, 2026

C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



Franklin Electric

franklinwater.com

M1698 07-14

CCEO
COPY

NO. 76227 - WARRANTY DEED. CANYON SPRINGS RESORT, INC. TO
EUGENE W. MUTSCHLER, JR., ET AL.

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF COMAL

} KNOW ALL MEN BY THESE PRESENTS:

That CANYON SPRINGS RESORT, INC., a Corporation, acting herein by and through its officers thereunto duly authorized, of the county of Bexar, State of Texas, for and in consideration of the sum of TEN AND NO/100 * * * * * (\$10.00) DOLLARS, and other good and valuable considerations, to it in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto EUGENE W. MUTSCHLER, JR. and wife, ELSIE M. MUTSCHLER of the County of Bexar State of Texas

all of the following described real property situated, in Comal County, Texas, to-wit: The Northwest One-Half of Lot Fourteen (14), Block Six (6), Canyon Springs Resort, Unit I, according to map or plat recorded in Volume 1, Page 29, of the Map and Plat Records of Comal County, Texas.

This conveyance is made subject to Restrictions of Record in Comal County Deed Records affecting said property, Volume 121, Pages 145-149.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, their heirs and assigns forever; and the said Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 31st day of December, A.D. 1964.

CANYON SPRINGS RESORT, INC.,

ATTEST:

By

President

Secretary

THE STATE OF TEXAS

COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Ralph G. Slocum, President, of CANYON SPRINGS RESORT, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said CANYON SPRINGS RESORT, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 31st day of December, A.D. 1964

REVISED 10-60

Julia M. Brashear
Notary Public in and for Bexar County, Texas.
JULIA M. BRASHEAR
Notary Public, Bexar County, Texas

Filed for Record

Recorded

By

January 6
January 6
Ruth E. H. Grimaldo
Deputy.

A. D. 1965, at 10:05 clock A.M.

A. D. 1965 at 3:55 clock P.M.

Green S. Nicks
County Clerk, Comal County, Texas.

CCEO
COPY



COMAL COUNTY

ENGINEER'S OFFICE

RE: Canyon Springs Resort Unit 1 Block 6 NW ½ Lot 14

Dear Property Owner & Agent,

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

- ✓ 1. Please include the full copy of the maintenance agreement. It appears there are some missing pages.
- ✓ 2. On the soil evaluation sheet it is marked no well in nearby area when on design there is a public well nearby.
- ✓ 3. Indicate lengths of supply and return lines on design.
- ✓ 4. A preliminary inspection is scheduled for 2/6/26.
- 5. Revise accordingly and resubmit.

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

Thank You,

| **Corey Allen** | Designated Representative OS0036769 |

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

CT BUILT LLC
118 WATER OAK LN
CANYON LAKE, TX 78133
CANYON SPRINGS RESORT 1
BLOCK 6, LOT 14 NW 1/2
COMAL COUNTY



SCALE 1" = 20'
PRINT SIZE 11" X 17"



Douglas R. Dowlearn

50' OSSF TANK
SETBACK FROM
PUBLIC WELL

○ PUBLIC WELL

VOID

1' OSSF OFFSET FROM
UTILITY EASEMENT

5' UTILITY
EASEMENT

150' OSSF
DRAINFIELD
SETBACK FROM
PUBLIC WELL

2 BR HOUSE
983 SF
(180 GPD)

≈ 5% SLOPE

5' UTILITY
EASEMENT

1' OSSF OFFSET
FROM UTILITY
EASEMENT

A/C PAD

KEY

- - TWO WAY CLEANOUT
- - 1" VACUUM BREAKER
- - SUPPLY LINE
- - FLUSH LINE
- - SUPPLY LINE CONNECTION
- - FLUSH LINE CONNECTION
- - PROPOSED WATER LINE(VERIFY LOCATION ON SITE)
- * - TEST HOLE
- ⊙ ⊙ ⊙ ⊙ - 600 GPD AEROBIC TREATMENT UNIT
- ▨ - DRIVE/WALKWAY

NOTES:

- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- CLEANOUT WITHIN 3' OF STRUCTURE.
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- CLEAR SURFACE ROCK AND BOULDERS FROM DRAINFIELD AREA, AND ENSURE THAT THERE IS AT MINIMUM 12" OF SUITABLE SOIL BETWEEN THE BOTTOM OF THE DRIP LINES, AND THE RESTRICTIVE HORIZON. CLASS II SOIL MAY NEED TO BE IMPORTED IN ORDER TO MAINTAIN THE MINIMUM 12" OF SOIL BETWEEN THE BOTTOM OF THE DRIP LINES AND RESTRICTIVE HORIZON.

450 L.F. OF DRIP TUBING SPACED 2' APART.
10 ROWS @ 45 L.F. EACH

Date: 1/28/2026

Applicant Information:

Name: CT Built LLC

Address: 3205 Wild Iris

City, State & Zip Code: New Braunfels, TX 78130

Phone:

Email:

Site Evaluator Information:

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)878-8100

Email: txseptic@gmail.com

VOID

Property Location:

Subdivision: Canyon Springs Resort Unit: 1 Lot:

Northwest ½ of lot 14 Block: 6

Street/Road Address: 118 Water Oak Ln

City: Canyon Lake Zip: 78133

Additional Info: Comal County

Installer Information:

Depth	Texture Class	Soil Texture	Structure (For Class III – blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
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Soil Boring #2 60"		Same as above				

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OSSF is designed for: 2 Bedroom 983 Sq. Ft House

180 gallons per day

An aerobic treatment/drip disposal system is to be utilized based on the site evaluation.

900 sq. ft. disposal area required

600 gallon per day aerobic treatment unit required

Calculations: Absorption Area: $Q/RA = 180/0.2 = 900$ Sq. Ft.

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

Signature:



License No. OS9902 – Exp. 6/30/2026

TDH: #2432 – Exp. 2/28/2027



VOID



This fee does not include any equipment, materials, or labor necessary for non-warranty repairs and/or any on-site visit, other than required regularly Scheduled Inspections (see Section 5, Part a), and will incur a service call fee of \$125.00, plus parts and labor.

13. Contract Length:

The contract shall be valid for 2 years after the license to operate has been issued.

14. Payment:

Payment of Fee for Services for the original term as stated above is to be made after each service is rendered. This will be set up as a recurring payment unless otherwise requested by the customer. For any other services performed payments are due upon receipt of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a 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 debts. Customer agrees to allow a lien on the property for any unpaid debts. Any check returned to Contractor for any reason will be assessed a \$30.00 returned check fee.

15. Application of Transfer of payment:

The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise 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 received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned 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 4.

16. Entire Agreement:

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

17. Parties Information

Customer Information

Name: CT BUILT LLC

Site Address: 118 Water Oak Ln
Canyon Lake, 78133

Signature

Contractor Information

Name: Andrew Enochs

Phone: 210-897-8622

Address: 3059 View Ridge Dr. Spring Branch TX, 78070

License Number: MP0002751

Signature

D.A.D SERVICES, INC.
DOUG DOWLEARN
PO BOX 212, BULVERDE, TX 78163
Designed for:
CT Built LLC

VOID

The installation site is on block 6, lot 14 NW 1/2 of the Canyon Springs Resort 1 Subdivision in Comal County, TX. The proposed OSSF will treat the wastewater from a 2 Bedroom (983 sq. ft.) residence. The proposed method of wastewater treatment is aerobic treatment with drip irrigation. This method was chosen because of unsuitable soil conditions.

PROPOSED SYSTEM:

A 3" or 4" PVC pipe will discharge from the structure to a NuWater B-550 aerobic treatment plant, containing a 353 gallon pre-treatment tank, a 600 gpd aerobic treatment plant, and a 768 gallon pump tank equipped with a 20 gpm submersible pump. The pump is activated by a time controller allowing the distribution 8 times per day with a 10 minute run time per dose, with float switches set to pump 180 gallons per day. A high level audible and visual alarm will activate should the pump fail. Distribution from the pump is through a self flushing 100 micron, 140 mesh disc filter, then through a 1" SCH-40 manifold to a 450 L.F. drip tubing field, with drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A threaded union will be installed in the pump tank on the supply manifold to the drip field, and a pressure regulator will be installed on the supply manifold to maintain a pressure of 30 psi. A 1" SCH-40 return line is installed to continuously flush the system back to the pump tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. The placement of the drip tubing will be on soil that has been scarified, and enough class II soil will be added so that there is 12" of soil under the drip tubing. The tubing will be covered with 6" of Class II soil.

DESIGN SPECIFICATIONS:

Daily Waste Flow: 180 gpd
Application rate: 0.2
Application area required: $180/.2 = 900$ sq. ft.
Application area utilized: 900 sq. ft.
Pump tank reserve capacity: 60 gal minimum

SYSTEM COMPONENTS:

SCH 40 PVC sewer line
NuWater B-550
 353 gallon pre treatment tank
 600 gpd aerobic treatment plant
 768 gallon pump tank with timed controls
 C1 Series, 20Xgpm - 0.5hp/115V, Model No. 20C1X-05P4-2W115 (or equivalent)
1" purple PVC supply line
30 PSI pressure regulator - Model PMR30MF
Netafim Bioline Drip tubing



Douglas R. Dowlearn

LANDSCAPING:

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the drip disposal must be covered with a ground cover such as grass seed or sod prior to the final inspection.

- TWO WAY CLEANOUT
- 1" VACUUM BREAKER
- SUPPLY LINE
- FLUSH LINE
- SUPPLY LINE CONNECTION
- FLUSH LINE CONNECTION
- PROPOSED WATER LINE(VERIFY LOCATION ON SITE)
- TEST HOLE
- 600 GPD AEROBIC TREATMENT UNIT
- DRIVE/WALKWAY

Assembly Details

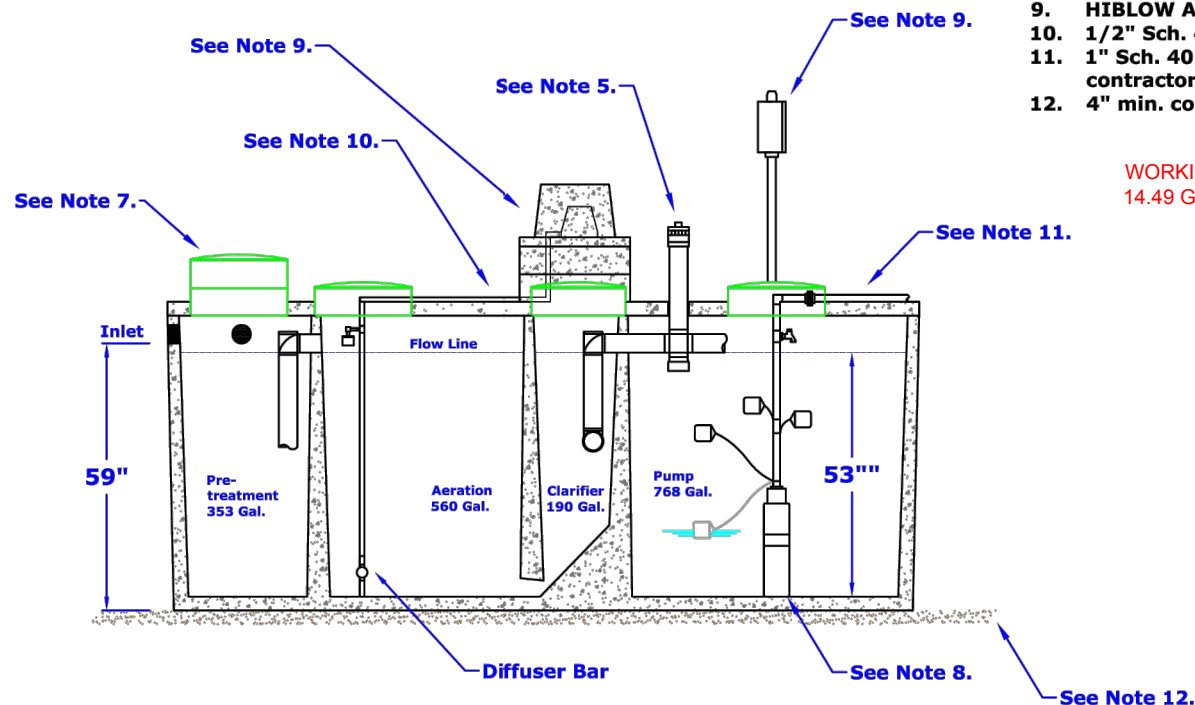
OSSF

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12" - 37" - PUMP ON TO ALARM ON - 362.25 GAL
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0 - 10" - SUMP- 144.9 GAL

NOTE: SET ON A TIMER TO DOSE 8 TIMES PER DAY AT 10 MINUTES PER DOSE.



Douglas R. Dowlearn



GENERAL NOTES:

VOID

1. Plant structure material is precast concrete and steel.
2. Maximum burial depth is 30" below top to grade.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
7. 20" 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

WORKING LEVEL = 53"
14.49 GAL/INCH

DIMENSIONS:

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

MINIMUM EXCAVATION DIMENSIONS:

Width: 76"
Length: 176"

NuWater B-550 (600 GPD)
Aerobic Treatment Plant (Assembled)

Model: B-550-PC-400PT

March, 2012 - Rev 1
By: A.S.

Scale:

* All Dimensions subject to allowable specification tolerances.

Dwg. #: ADV-B550-3



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

VOID

C1 SERIES

CISTERN PUMPS

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

The pump's unique bottom suction design allows for maximum fluid drawdown without compromising durability or overall life, and it does not require the use of a flow induction sleeve. Intended specifically for use in a cistern or tank, C1 Series pumps are suitable for use in agricultural, residential, and commercial installations.

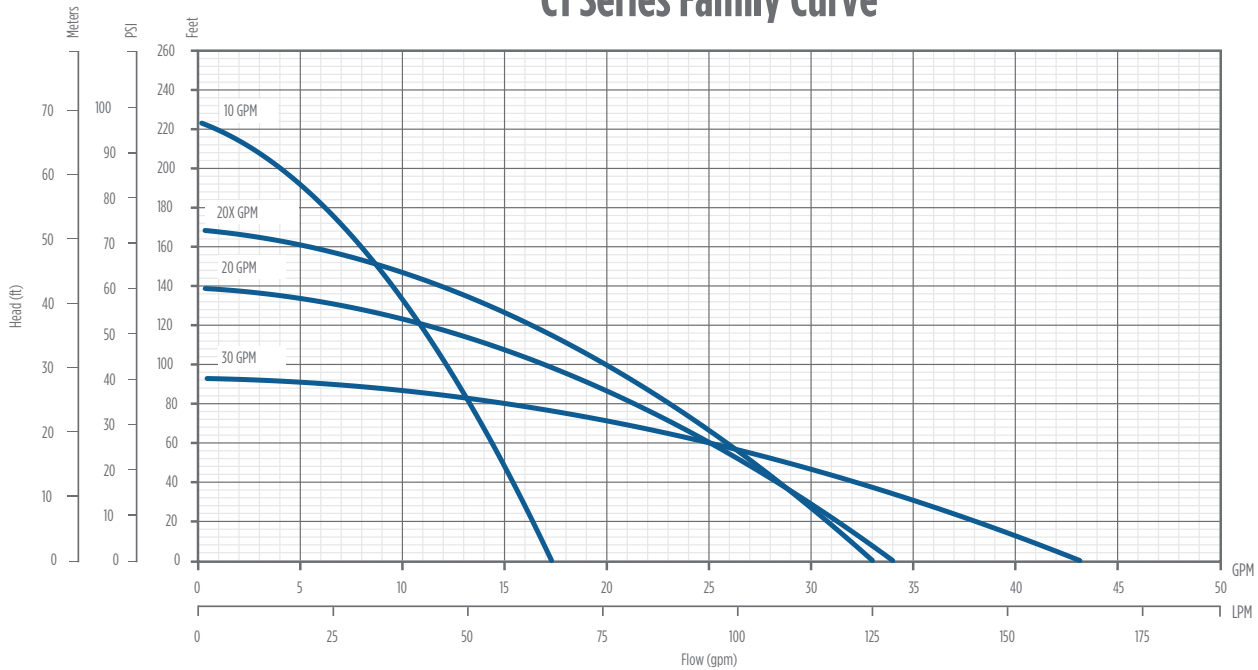


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C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, ½ hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



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M1698 07-14

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.

GENERAL WARRANTY DEED

Date: July 25, 2025

Grantor: CARL EUGENE MUTSCHLER, a single person

Grantor's Mailing Address: 311 Denton Drive, San Antonio, TX 78213

Grantee: CT BUILT LLC, a Texas limited liability company

Grantee's Mailing Address, and after Recording, Return to: 3205 Wild Iris, New Braunfels, TX 78130

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

The Northwest one-half of Lot Fourteen (14), Block Six (6), CANYON SPRINGS RESORT, UNIT NO. 1, according to map or plat recorded in Volume 1, Page 29, of the Map and Plat Records of Comal County, Texas and Correction Plat recorded in Volume 2, Page 15 of the Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2025, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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

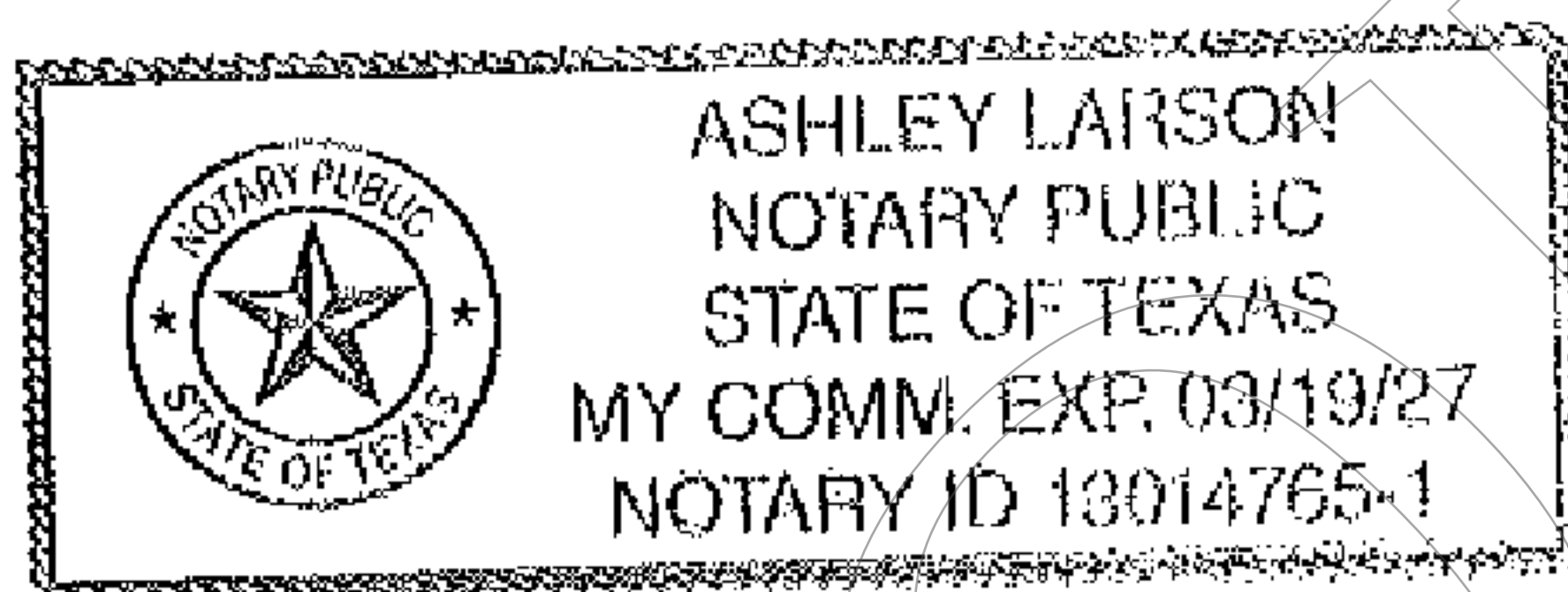
Carl Eugene Mutschler
CARL EUGENE MUTSCHLER

STATE OF TEXAS)

COUNTY OF Comal)

This instrument was acknowledged before me on July 25, 2025 by CARL EUGENE MUTSCHLER, a single person.

Ashley Larson
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/25/2025 02:57:28 PM
IRENE 2 Pages(s)
202506023164



Bobbie Koepp