



## Running M Land Services, LLC

PO Box 890

Lytle, TX 78052

Phone 210-897-1107

[murairajim7@gmail.com](mailto:murairajim7@gmail.com)

Customer: Atascosa County Precinct #2 /Mark Bowen

Address:1625 FM 3175 Lytle,Tx 78052

United States

Project: Aerobic septic system for office personnel

A) Arrobic system at

\$9,400.00 with -4% additional if paid with card. This price includes sand required for installation and backfill

1. 1 - AA500 ATU

SEPTIC TANK

2. 175 LF of 1" sch 40 purple pipe

3. 2 K-Rain spray heads

\*\*\*NO HAUL OFF INCLUDED: SPOILS TO REMAIN ONSITE

\*\*\* spoils can be spread on site at time of execution, will not leave site and return to spread them

\*\*\*Extra soil/sand required by county inspectors will be an additional charge

\*\*\* \$425 per load for sand

\*\*\*After final inspection, settling around the tank and field is owners' responsibility. \*\*\*

\*\*\*Access to set the tank and get the septic installed must be granted and anything that's in the way of the installation has to be removed ahead of time

\*\*\*

\*\*\*Please note, with the ever-changing material market, all quotes are based today's current rates and may vary due to daily inflation increase\*\*\*

\*\*\*

Prior to Construction:Customer . Will have locates done through Dig Tess/811 prior to construction.

- All private utilities, electric, water, irrigation lines, etc. must be marked by landowner.

- Running M Land Services LLC. is NOT responsible for:

- Unmarked utility lines

- Driveway

- Concrete

- ~Landscape

Jim Muraira, Owner

Accepted:

My signature below represents acceptance of this contract. Payments will be made as followed :50% down the day the tank is set and balance due upon passed county inspection. Failure to pay when due the above-described property is subject to enforcement of a mechanic's and material men's lien as provided by the Texas Constitution, Article 16&37, and the Texas Property Code, Chapters 53 through ANY DEPOSIT MADE IS

NON-REFUNDABLE DUE TO PURCHASE OF EQUIPMENT AND SUPPLIES. If credit card is being used to pay the payment will be due and payable upon completion with a convenience fee of 4% hereby authorize the work described above and agree to the terms and conditior stated on this form. This proposal may be withdrawn by us if not accepted with 7 days of sent email.

This price is good for propose to furnish the materials and perform the labor necessary for the completion of:

**SIGNATURE X** \_\_\_\_\_

**DATE OF ACCEPTANCE** \_\_\_\_\_



# ATASCOSA COUNTY HEALTH DEPARTMENT

## APPLICATION FOR ON-SITE SEWAGE FACILITY NEW CONSTRUCTION AND MODIFICATION

ATASCOSA COUNTY USE ONLY
<u>D125-0025</u>
APPLICATION NO. 1-29-25
DATE \$ 350.00
AMOUNT CK# 8281

<input checked="" type="checkbox"/> NEW INSTALLATION
<input type="checkbox"/> MODIFICATION

County Comm.  
Mark Bowen

- PROPERTY OWNER'S NAME: Atascosa County Precinct #2 (LAST) Mark Bowen (FIRST) (MIDDLE)
- PERMANENT MAILING ADDRESS: 1 Courthouse Circle Suite 101 Jourdanton TX 78026
- TELEPHONE NO. DURING DAY: (830)-742-3946 / Cell-830-570-3378
- SITE ADDRESS: 1625 Fm 3175 Lytle TX 78052
- LEGAL DESCRIPTION: Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Date \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_
- SOURCE OF WATER:  Private Well  Public Water Supply Benton City Water (NAME OF SUPPLIER)  
OTHER THAN SUBDIVISION: ACREAGE 1.512, 0.267, 4.209 SURVEY acres
- SINGLE FAMILY RESIDENCE: No. of Bedrooms \_\_\_\_\_ Living Area (ft<sup>2</sup>) \_\_\_\_\_
- COMMERCIAL/INSTITUTIONAL (including multi-family residences) TYPE: office & shop facility  
NO. OF EMPLOYEES/OCCUPANTS/UNITS: 11-TOTAL DAYS OCCUPIED PER WEEK: 5
- SITE EVALUATOR: KAELEIGH R. CRANDALL CERTIFICATION NO. PE 134570
- DESIGNER: KAELEIGH R. CRANDALL LICENSE NO. (PE OR RS): PE 134570  
PHONE NO.: (830) 931-0400
- INSTALLER: JIM MILLER REGISTRATION NO.: OS-0032992  
PHONE NO.: (830) 997-1107 exp: 3/31/27

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to the Atascosa County Health Department to enter upon the above described property for the purpose of lot evaluation and inspection of on-site sewage facility and that a permit to operate the facility will be granted following successful inspection of the installed system which indicates that the system was installed in compliance with this commission's On-Site Sewage Facility Rules. TAC 30, Chapter 285.

12. Mark Bowen  
(SIGNATURE OF OWNER)

10/21/2024  
(DATE)

Permit/License Number : \_\_\_\_\_  
Regulatory Authority : Atascosa

**JT Environmental Services**  
13735 Greenwood rd  
Atascosa Tx 78102  
Cell (210) 347-4435

Customer: Atascosa County Precint #2  
Site address: 1625 FM 3175  
City: Lylie Zip: 78052  
Phone: 830-570-3378  
Email: \_\_\_\_\_

## Septic System Service Agreement

I. General: This work for Hire Agreement (hereinafter referred to as "agreement") is entered into and between Atascosa County Precint #2 (hereinafter referred to as "Customer") and JT Environmental Service. By this agreement, JT Environmental Service and it's employees (hereinafter inclusive referred to as "Contractor") agree to render services at the site address stated below, and described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of 500 gallons per day.

II. Effective dates: This Agreement commences on January 2025 and ends on January 2027. If this is an initial agreement (new installation), the Customer will notify the Contractor within two(2) business days of the systems first use to establish the date of commencement. If no notification is received by the Contractor within ninety (90) days after completion of the installation or where county authority mandates, the date of commencement will be the date the "License to Operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

III. Renewal: This agreement shall automatically renew each at the same terms, conditions, and costs unless either party gives notice of termination a minimum of thirty (30) days prior to the end of the first agreement period. See section IV.

IV. 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 it's terms, without fault or liability of the terminating party. If this agreement is so terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of any remaining monies from Prepayment for services will be refunded to Customer within thirty(30) days. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory authority a minimum of thirty (30) days prior to the date of such termination. Non payment of any kind shall be considered breach of contract and a termination.

V. 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 systems manufacturer, and required by state and/or local regulation, for a total of two(2) visits per year. (Residential)
- b. Provide written record of each visit to the site by means of an inspection tag attached or contained in the control panel.
- c. Repair or Replace. If Contractor has necessary materials on site, any component of the OSSF to be falling or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and services cost are \$100.00 or less. Customer hereby authorizes Contractor to perform the service and invoice Customer for said service. When service cost are greater than \$100.00, or if the contractor does not have the necessary supplies on site, the customer will be notified of required services and associated costs. Customer must notify Contractor of arrangements to affect repair of

system within two(2) days of said notification.

- d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only, as applicable)
- e. Forward copies of this agreement and all reports to the regulatory agency and the Customer.
- f. Visit the site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to the customer.

VI. Disinfection: The Disinfection system will be maintained by the Customer. A cost estimate can be provided if the customer can not perform this function. Customer initial \_\_\_\_\_.

VII. Electronic Monitoring is not included in this agreement.

VIII. Performance of agreement: Commencement of performance under this agreement is contingent on the following conditions:

- a. If this is a 1. Contractor receipt of fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.  
2. Contractors receipt of payment of the Wastewater-monitoring fee in accordance with the terms as described in section XIV of this agreement.
- b. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.

IX. Customers Responsibilities: The Customer is responsible for each and all of the following:

- a. Provide all necessary yard and lawn maintenance and removal of obstacles, including but not limited to : Dogs and other animals, vehicles, trees, brush, trash, or debris as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
- b. Protect equipment from physical damage including but not limited to damaged caused by insects.
- c. Maintain a current license to operate and abide by the conditions and limitations of that license and all requirements for an OSSF from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary systems manufacturer recommendations.
- d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of the OSSF.
- e. Provide upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- f. Allow samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluation of the OSSF. If these samples are taken to a laboratory for testing, with the exception of the service provided under section V, subsection d, above. Customer agrees to pay contractor for sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus associated fees for laboratory testing.
- g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
- h. Prevent condensation from air conditioning, or refrigeration units, or ice maker drains, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by the system designer.
- i. Provide pumping and cleaning of tanks and treatment units, when as recommended by Contractor, at Customers expense.
- j. Maintain site drainage to prevent adverse effects to the OSSF.
- k. Pay promptly and fully, all Contractors fees, Bills, or invoices as described herein.

X. Access by Contractor: Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter during Contractors normal work hours and/or any reasonable hour without prior notice to Customer to perform services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components.

Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by state and/or local rules or proprietary system manufacturer. If not an initial agreement (new installation) and the access is not in place or provided by Customer, the cost for the labor of excavation, and possible other labor and material costs will be required. These costs shall be billed to the Customer as an additional service at a rate of \$75.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as can at the time of service, and under no circumstances is the Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, electrical, cable, water, gas, etc) or for the uneven settling of soil.

XI. Limit of Liability: Contractor shall not be held liable for any incidental, consequential, special damages, economic loss due to expense, loss of profits or income, 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.

XII. Severability: If any provision of the "Proposal and Contract" shall be held to be invalid or un-enforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "agreement" is invalid or un-enforceable, but that by limiting such provisions is would become valid and enforceable, then such provisions shall be deemed to be written, constructed and enforces as so limited.

XIII. Fee for services: The cost for this agreement is \$465.00 (Four Sixty Five). This fee only involves the regularly scheduled required inspection service described herein section V. **Services.** The Fee does not include any equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to site.

Price Schedule for common (not covered) services:

Customer requested site visits ( Call Outs )

\$100.00

Site evaluation for existing OSEP (N/A if a service contract is initiated)

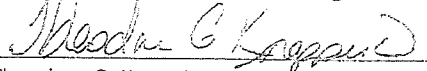
Samples necessary for Regulatory authority compliance, not required by the STATE

For all other services/repairs, the contractor will provide a cost estimate to the customer.

XIV. Payment: Full amount due upon signature (required of new customers). Payment of invoices for any other service or repair provided by Contractor are due upon receipt of invoice.

XV. Application or transfer of payment: The fees paid for this agreement may transfer to the subsequent property owner; however this agreement is not transferable. Customer will advise subsequent property owner of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described services, and accepting the Customers responsibilities. This replacement agreement must be signed and received in the Contractors office within ten (10) days of the date of transfer of property ownership. Contractor will apply all funds received from Customer, first to any past due obligations arising from this agreement including fees or charges for service or repairs. Any remaining monies will be applied to the funding of the replacement agreement. The consumption of funds in this manner may result in a reduction in the termination date of effective coverage per this agreement. See section IV.

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



Theodore G. Krappie,

MP#002213

Customer Signature

Date

# SITE EVALUATION AND CALCULATIONS

## Site Evaluation:

**Soil Texture:** Clay  
**Soil Structure:** Blocky  
**Soil Depth:** 0" to 60"  
**Restrictive Horizon:** None encountered  
**Groundwater:** None encountered  
**Topography:** Appox. 2% slope at spray areas

**Determination:** Site was determined to have a Class IV soil with no groundwater encountered. Due to the clay over the drainfield area an aerobic treatment unit followed by spray irrigation will be installed. The spray area will be controlled by a commercial irrigation timer.

## Calculations:

This system is designed for an office with bathrooms only for 11 people. Water saving devices are used throughout.

$$Q = 11 \text{ people} (12 \text{ gpd / person}) = 132 \text{ gallons / day}$$

Use 180 gallons / day for conservatism

A 500 gallon aerobic treatment system, or equal, shall be installed. It has built in pre-treatment, and pump tanks. The aerobic unit shall be followed by a spray irrigation system. (Reference the System Layout) Chlorinator is required for water entering pump tank compartment. Liquid type chlorination shall be used.

$$R_i = 0.064 \text{ gal. / sq. ft. / day, (For location in Atascosa County)}$$

Required Area:

$$A = Q / R_i, \quad A = (180 \text{ gal. / day}) / (0.064 \text{ gal. / sq. ft. / day}) = 2813 \text{ sq. ft.}$$

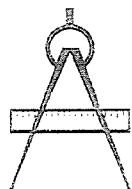
calculations continued on next page....

**Owner** Atascosa County Precinct #2

**Location** Atascosa County, Texas

**Drawn by:** Kaeleigh R. Crandall

**Drawing No.** 100-9940A



**MANGOLD Engineering Company**

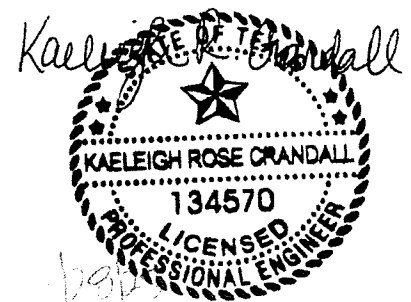
5596 CR 5710  
Devine, TX 78016  
Phone: (830) 931-0400

FIRM NO. 5549

**Date:** 1/28/25

**Scale:** None

**Sheet** 1 of 6



# SITE EVALUATION AND CALCULATIONS

**Calculations:**

Install 2 sprinklers. The sprinklers are low angle type, with nozzle and spray radii as shown on the System Layout. See System Layout for spray pattern.

Proposed total area = 3040 sq. ft.

Overlap and masked area: 0 sq. ft.

Actual covered area = 3040 sq. ft. (Covered area is greater than required area)

A 1" ball valve will be installed just downstream of the pump either inside of or outside of the pump tank compartment. The ball valve shall be used to adjust the spray radius(radii) of the sprinkler(s) to the value(s) shown on the System Layout. (Reference the attached data for pump curves and nozzle data.)

**NOTES FOR INSTALLER (if applicable):**

Do not connect water softener back-wash to septic system.

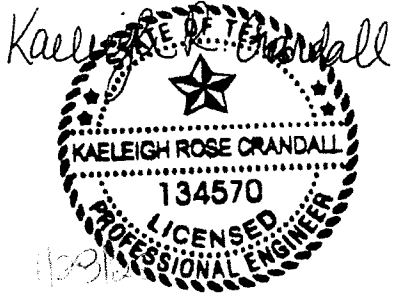
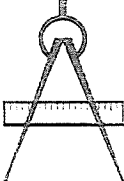
The TCEQ allows washing machine water to be discharged without treatment into a separate gray water system, unless the water contains human waste. Running this water out separate from the septic system can prolong the life of the system.

Areas where tanks and drainfields / spray areas are located shall be built-up or drained so that no ponding of water occurs in these areas.

The design application rate is 0.059 gallons / sq. ft. / day

Dosing cycle quantity is 180 gallons, average. Use a commercial irrigation timer.

The number of dosing cycles per day is one (1).

<b>Owner</b> Atascosa County Precinct #2 <b>Location</b> See sheet #1	<b>Drawn by:</b> <u>Kaeleigh R. Crandall</u> <b>Drawing No.</b> <u>100-9940A</u>	
 <p><b>MANGOLD Engineering Company</b>          5596 CR 5710          Devine, TX 78016          Phone: (830) 931-0400</p> <p style="text-align: right;">FIRM NO. 5549</p>	<b>Date:</b> <u>1/28/25</u> <b>Scale:</b> <u>None</u> <b>Sheet</b> <u>2</u> of <u>6</u>	

# SITE EVALUATION AND CALCULATIONS

The design pressure at each sprinkler head is 30 to 40 psig.

The total length of supply pipe is as shown on the System Layout

Means of preventing siphoning is an anti-siphon valve.

Diameter of supply line is as shown on the System Layout.

Flow control valve is required downstream of the pump.

## NOTES TO OWNER OF SYSTEM:

### MAINTENANCE AND MANAGEMENT PRACTICES (if applicable):

An OSSF should not be treated as if it were a normal city sewer system.

The excessive use of in-sink garbage grinders and grease discarding should be avoided.

Do not use the toilet to dispose of cleaning tissues, cigarette butts, or other trash.

Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device, to prevent solids from exiting the tank with the liquid.

Septic tanks should be cleaned every two-to-three years to prevent excessive sludge buildup.

Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.

Chemical additives or the so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may be harmful to the tank's operation.

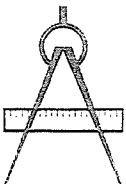
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Owner Atascosa County Precinct  
#2

Location See sheet #1

Drawn by: Kaeleigh R. Crandall

Drawing No. 100-9940A



**MANGOLD Engineering Company**

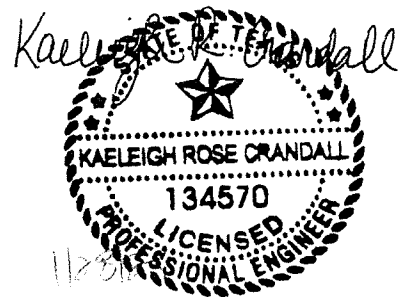
5596 CR 5710  
Devine, TX 78016  
Phone: (830) 931-0400

FIRM NO. 5549

Date: 1/28/25

Scale: None

Sheet 3 of 6





# SITE EVALUATION AND CALCULATIONS

Try to run the dishwasher with a full load, whenever possible.

Avoid running the water continuously for brushing teeth, washing hands, rinsing kitchen utensils, or for cleaning vegetables.

Use faucet aerators that restrict flow to no more than 2.2 gallons per minute to reduce water consumption.

Keep a container of drinking water in the refrigerator instead of running the faucet until the water turns cool.

Insulate all hot water pipes to avoid long delays of wasted water while waiting for the heated water.

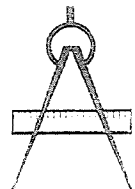
Ask your city, county, or local government about their programs to conserve water, and how they can help you save water.

Owner Atascosa County Precinct #2

Location See sheet #1

Drawn by: Kaeleigh R. Crandall

Drawing No. 100-9940A



**MANGOLD Engineering Company**

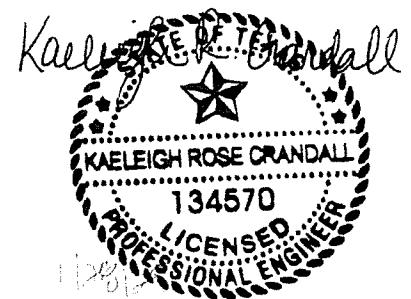
5596 CR 5710  
Devine, TX 78016  
Phone: (830) 931-0400

FIRM NO. 5549

Date: 1/28/25

Scale: None

Sheet 5 of 6



MANGOLD ENGINEERING COMPANY WILL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF THE USE OF ANY PART OF THE ENGINEERING OF THIS SEPTIC SYSTEM BEFORE THE ENGINEERING HAS BEEN COMPLETELY AND FINALLY APPROVED BY THE APPROPRIATE COUNTY AUTHORITY IN THE COUNTY FOR WHICH IT IS INTENDED. IF TEST HOLES WERE NOT PRESENT DURING THE SITE-EVALUATION, THE OWNER/INSTALLER SHALL BE RESPONSIBLE FOR DIGGING TEST HOLES AND CONTACTING MANGOLD ENGINEERING COMPANY PRIOR TO ANY USE OF THIS ENGINEERING DESIGN.

THERE IS A FLOOD PLAIN ON THE PROPERTY BUT THE BUILDINGS AND SEPTIC SYSTEM ARE ALL INSTALLED OUTSIDE OF THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN.

WHERE A WATER LINE IS CLOSER THAN 10' TO A WASTEWATER MAIN, THE WATER LINE SHALL BE CASED INSIDE OF A SCH 40 PVC PIPE SUCH THAT THE ENDS OF THE CASING ARE AT LEAST 10' AWAY FROM THE WASTEWATER MAIN. IN ADDITION, IF THE LINES CROSS, THE WATER LINE SHALL BE AT LEAST 6" ABOVE THE WASTEWATER MAIN.

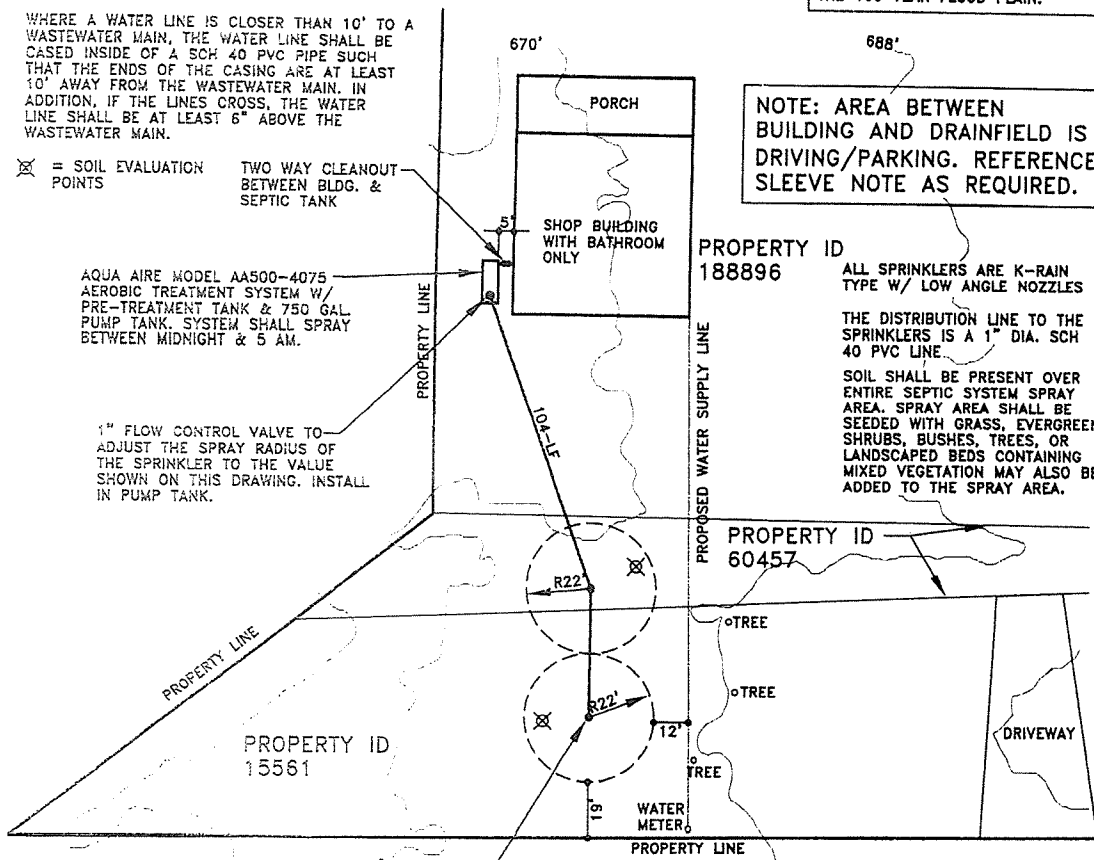
⊗ = SOIL EVALUATION POINTS

TWO WAY CLEANOUT BETWEEN BLDG. & SEPTIC TANK

AQUA AIRE MODEL AA500-4075 AEROBIC TREATMENT SYSTEM W/ PRE-TREATMENT TANK & 750 GAL PUMP TANK. SYSTEM SHALL SPRAY BETWEEN MIDNIGHT & 5 AM.

1" FLOW CONTROL VALVE TO ADJUST THE SPRAY RADIUS OF THE SPRINKLER TO THE VALUE SHOWN ON THIS DRAWING. INSTALL IN PUMP TANK.

NOTE: AREA BETWEEN BUILDING AND DRAINFIELD IS DRIVING/PARKING. REFERENCE SLEEVE NOTE AS REQUIRED.



PROPERTY ID 188896

ALL SPRINKLERS ARE K-RAIN TYPE W/ LOW ANGLE NOZZLES

THE DISTRIBUTION LINE TO THE SPRINKLERS IS A 1" DIA. SCH 40 PVC LINE

SOIL SHALL BE PRESENT OVER ENTIRE SEPTIC SYSTEM SPRAY AREA. SPRAY AREA SHALL BE SEEDED WITH GRASS, EVERGREEN SHRUBS, BUSHES, TREES, OR LANDSCAPED BEDS CONTAINING MIXED VEGETATION MAY ALSO BE ADDED TO THE SPRAY AREA.

PROPERTY ID 60457

PROPERTY ID 15561

FARM TO MARKET 3175

K-RAIN #1 LOW ANGLE NOZZLE (TYP.)

WHERE DRAIN LINES PASS UNDER ROADWAYS, THEY SHALL BE SCH 80 PVC OR THEY SHALL BE SLEEVED INSIDE OF A SCH 40 PVC PIPE WHICH IS AT LEAST TWO NOMINAL PIPE SIZES LARGER THAN THE DRAIN LINE.

**SYSTEM LAYOUT \***

Scale: 1" = 50'

**NOTES:**

SLOPE OF INFLOW LINE TO TANK IS 1/8 INCH PER FOOT OF RUN. PIPE SHALL BE 4" DIA. SCH 40 PVC.

PERFORATED PIPE TO BE LAID ON LEVEL OR SLIGHT DOWNWARD SLOPE FROM INLET, NOT MORE THAN 1" OVER 25' OF LENGTH.

SEPTIC TANK MUST BE WATERTIGHT & CONSTRUCTED OF REINFORCED CONCRETE, WITH CAPACITY AS SHOWN.

SINGLE TANK OR TWO TANK SYSTEM MAY BE USED. THE FIRST TANK OR COMPARTMENT MUST BE 1/2 TO 2/3 OF THE TOTAL VOLUME OF BOTH TANKS OR COMPARTMENTS.

DRAINFIELD WILL BE INSPECTED BY COUNTY INSPECTOR IN ACCORDANCE WITH CURRENT COUNTY INSPECTION REQUIREMENTS.

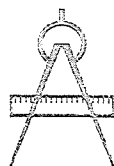
- \* Septic tank must be a minimum of 50' from any private water well.
- Closest distance from any part of drainfield to private water well must be 100' minimum.
- Minimum separation distance between drainfield and septic tank is 5'.
- Minimum setback of drainfield from property lines is 5'.
- Minimum separation distance between septic tank or drainfield and water supply lines is 10'.

Owner Atascosa County Precint #2

Drawn by: Kaeleigh R. Crandall

Location 1625 FM 3175

Drawing No. 100-9940



MANGOLD Engineering Company  
5596 CR 5710  
Devine, TX 78016  
Phone: (830) 931-0400

Date: 1/28/25

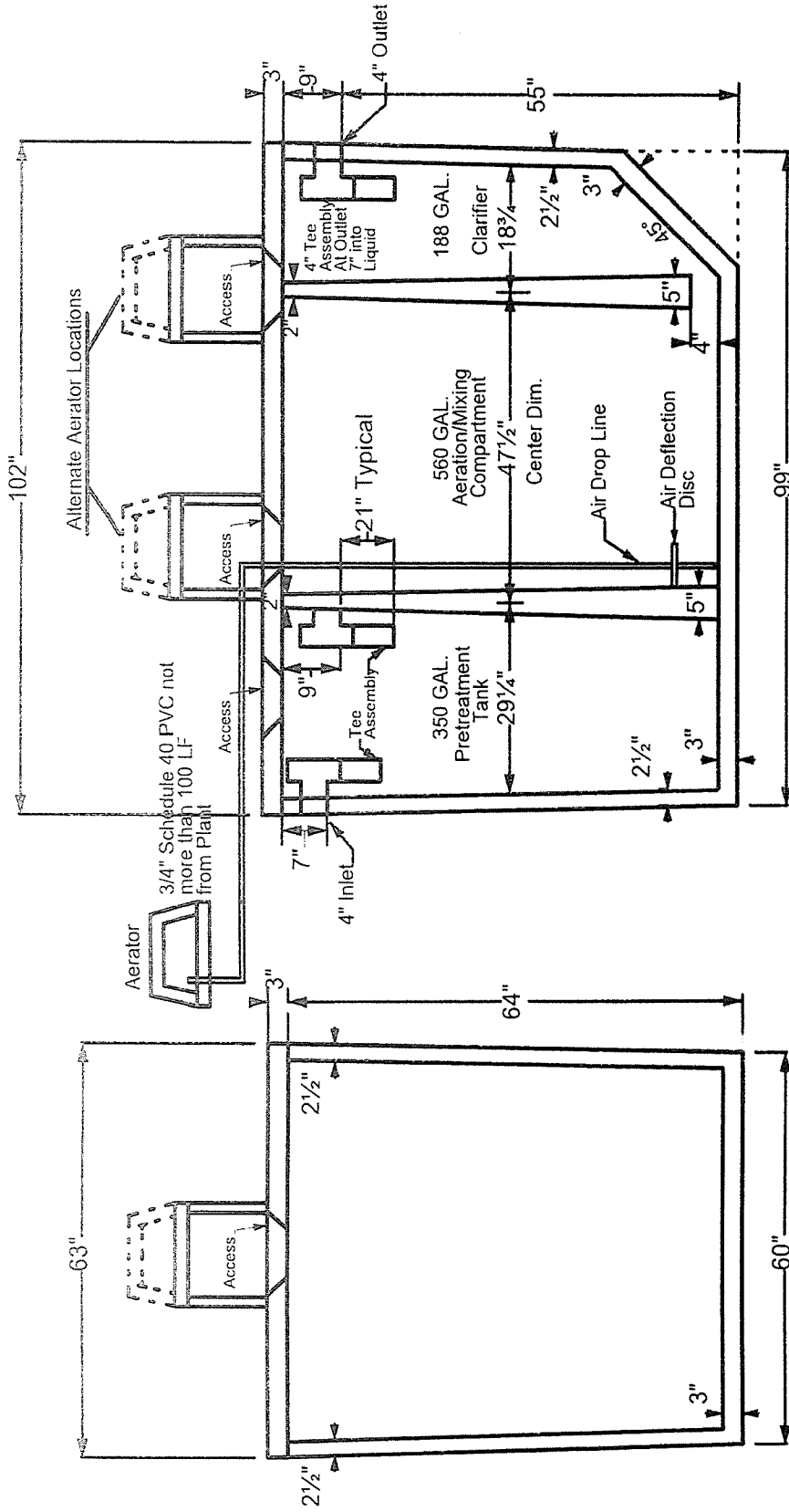
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FIRM NO. 5549

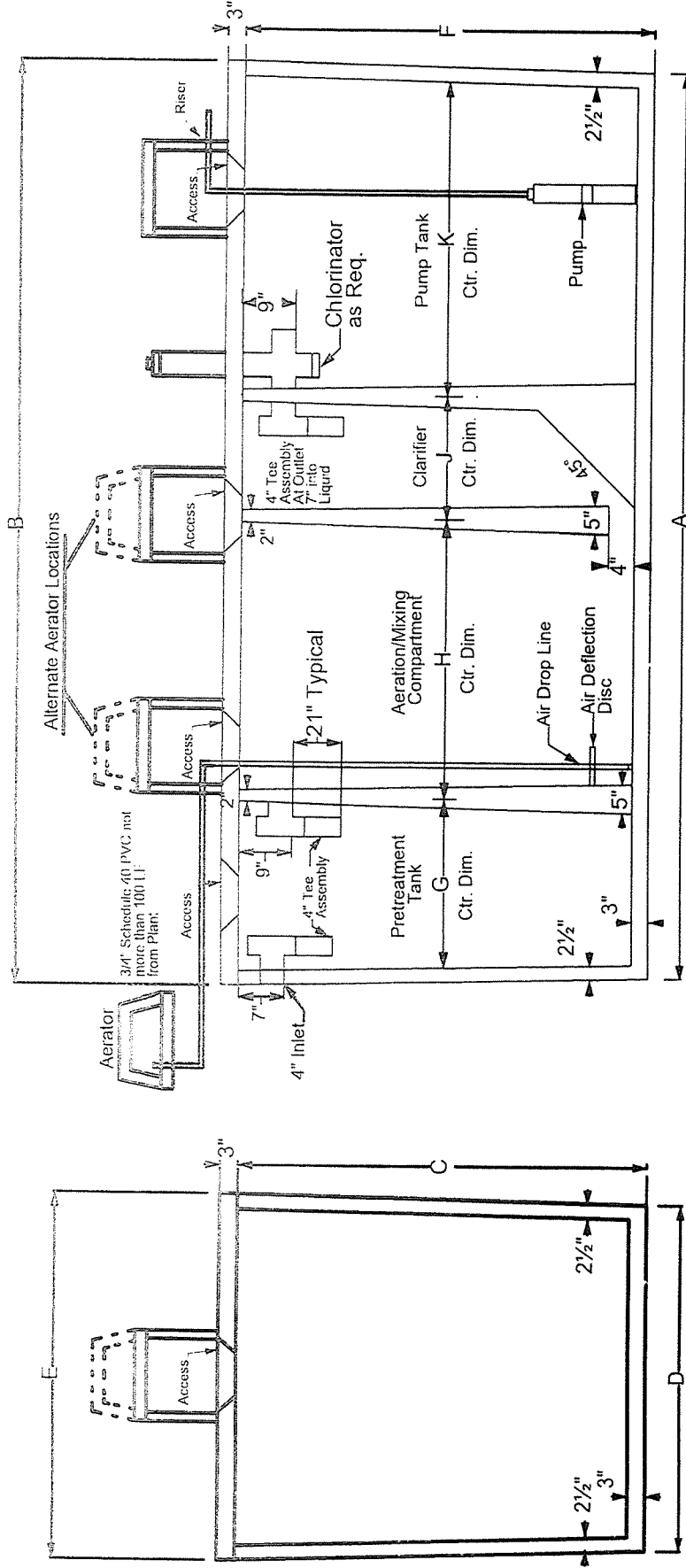
Sheet 2 of 5



**AquaAire Sewage Treatment System**  
**Model AA500-35**  
**AA500 with 350 Gallon Pretreatment Tank**  
**One Piece with Lid**



**AquaAire Sewage Treatment System**  
**Models AA500-3575, AA500-4075, AA500-4050**  
**One Piece with Lid**



Schedule

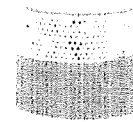
Designation	Trtmt Capacity	Total Volume	Aeration Volume	Clarifier Volume	A	B	C	D	E	F	G	H	J	K	Pre-Tank Volume	Pump Tank Volume
AA500-3575	500GPD	748	560	188	162½	165½	64	60	63	64	29¼	47¼	20%	61%	350 GAL	750 GAL
AA500-4075	500GPD	748	560	188	167½	170½	64	60	63	64	34¼	47¼	20%	61%	400 GAL	750 GAL
AA500-4050	500GPD	748	560	188	148	151	64	60	63	64	34¼	47¼	20%	42%	400 GAL	500 GAL

## C1 SERIES - 1/2 HP

Gray water pumping, filtered effluent service water pumping, water reclamation projects such as pumping from rain catchment basins, aeration and other fountain or pond applications, agriculture and livestock water pumping



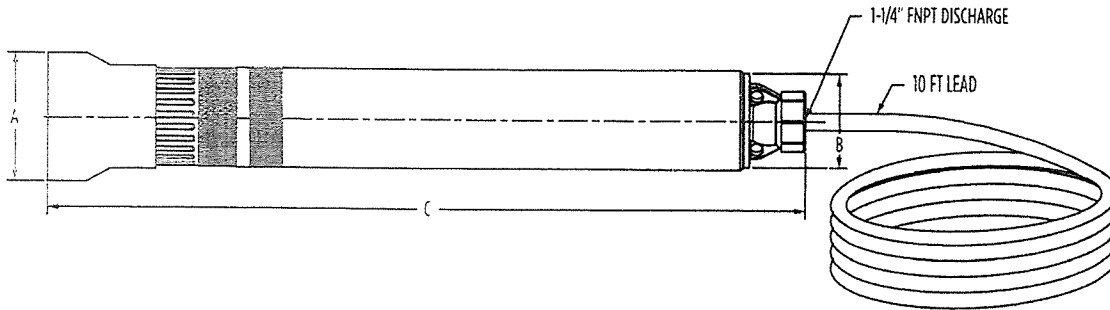
- ▣ Supplied with a removable 5" base for secure and reliable mounting
- ▣ Bottom suction design
- ▣ Robust thermoplastic discharge head design resists breakage during installation and operation
- ▣ Single shell housing design provides a compact unit while ensuring cool and quiet operation
- ▣ Hydraulic 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 maximum shut-off pressure of 100 psi
- ▣ Heavy-duty 600 V 10 foot SJ00W jacketed lead



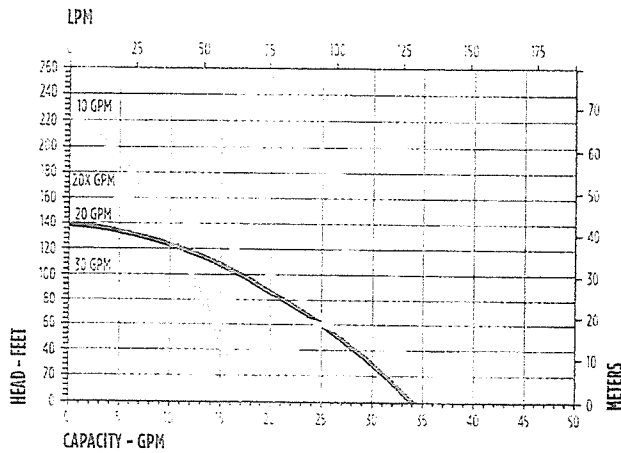
Model	Motor	Voltage	Flow	Head	Flow	Flow	Flow	Shut-off Head		Rated Flow		Max. RPM	Max. Head		Max. Amps	
								PSI	FT	PSI	FT		PSI	FT		
90301005	10C1-05P4-2W115	1/2	115	60	7	9.0	920	2	93	215	50	115	14	22	50	10
90301010	10C1-05P4-2W230	1/2	230	60	7	4.5	920	2	93	215	50	115	14	22	50	5
90302005	20C1-05P4-2W115	1/2	115	60	5	9.0	920	2	56	130	34	78	28	9	20	10
90302010	20C1-05P4-2W230	1/2	230	60	5	4.5	920	2	56	130	34	78	28	9	20	5
90302015	20XC1-05P4-2W115	1/2	115	60	6	9.0	920	2	68	156	37	85	28	9	21	10
90302020	20XC1-05P4-2W230	1/2	230	60	6	4.5	920	2	68	156	37	85	28	9	21	5
90303005	30C1-05P4-2W115	1/2	115	60	4	9.0	920	2	39	89	19	45	35	13	29	10
90303010	30C1-05P4-2W230	1/2	230	60	4	4.5	920	2	39	89	19	45	35	13	29	50

# EFFLUENT PUMPS

## C1 SERIES - 1/2 HP



		5"	3.9"	26"
		12.70 cm	9.91 cm	66.04 cm
90301005	10C1-05P4-2W115	5"	3.9"	26"
		12.70 cm	9.91 cm	66.04 cm
90301010	10C1-05P4-2W230	5"	3.9"	26"
		12.70 cm	9.91 cm	66.04 cm
90302005	20C1-05P4-2W115	5"	3.9"	26"
		12.70 cm	9.91 cm	66.04 cm
90302010	20C1-05P4-2W230	5"	3.9"	26"
		12.70 cm	9.91 cm	66.04 cm
90302015	20XC1-05P4-2W115	5"	3.9"	26"
		12.70 cm	9.91 cm	66.04 cm
90302020	20XC1-05P4-2W230	5"	3.9"	26"
		12.70 cm	9.91 cm	66.04 cm
90303005	30C1-05P4-2W115	5"	3.9"	26"
		12.70 cm	9.91 cm	66.04 cm
90303010	30C1-05P4-2W230	5"	3.9"	26"
		12.70 cm	9.91 cm	66.04 cm



# K-KEY Sprinkler Setting Instructions

is pre-set for 180° coverage and includes a pre-installed #2.5 nozzle.

## INSTALLATION

1. Remove the cap from the top of the sprinkler.

2. Insert the nozzle into the nozzle socket.

3. Tighten the nozzle retention screw.

4. Turn the turret top to the desired arc position.

5. Insert the key into the keyhole.

6. Turn the turret top to the desired arc position.

7. Tighten the nozzle retention screw.

8. Turn the turret top to the desired arc position.

9. Tighten the nozzle retention screw.

10. Turn the turret top to the desired arc position.

11. Tighten the nozzle retention screw.

12. Turn the turret top to the desired arc position.

13. Tighten the nozzle retention screw.

14. Turn the turret top to the desired arc position.

15. Tighten the nozzle retention screw.

16. Turn the turret top to the desired arc position.

17. Tighten the nozzle retention screw.

18. Turn the turret top to the desired arc position.

19. Tighten the nozzle retention screw.

20. Turn the turret top to the desired arc position.

21. Tighten the nozzle retention screw.

22. Turn the turret top to the desired arc position.

## K-KEY

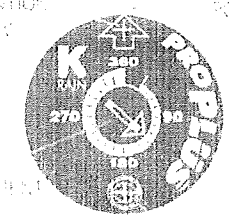


## TURRET TOP

NOZZLE RETENTION SCREW

NOZZLE POSITION

ARC SET ADJUSTMENT



NOZZLE

NOZZLE PRONGS

KEY IN KEYHOLE

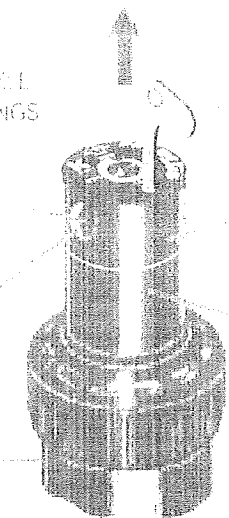


TURRET

NOZZLE SOCKET

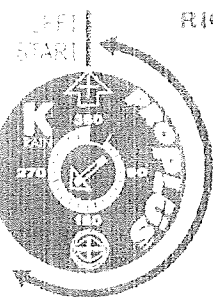
LOWER RISER

HOUSING CAN



LEFT

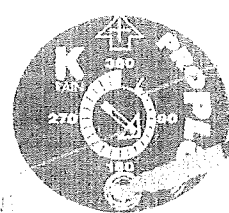
RIGHT



ADJUSTABLE STOP-RETURN POINT

## ARC SELECTION 40° - 360°

THE ARC'S ADJUSTABLE RANGE



ARC SET ADJUSTMENT

# K-Rain Sprinkler Setting Instructions

1. Turn the sprinkler to the desired angle.

2. Turn the sprinkler to the desired pressure.

3. Turn the sprinkler to the desired flow rate.

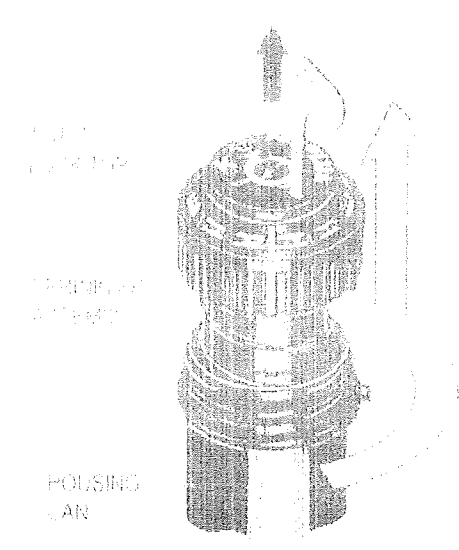
4. Turn the sprinkler to the desired temperature.

5. Turn the sprinkler to the desired height.

6. Turn the sprinkler to the desired location.

7. Turn the sprinkler to the desired direction.

8. Turn the sprinkler to the desired area.



## LOW ANGLE PERFORMANCE DATA

K-Rain Sprinkler Model	K	R	T	F	A	P	K-Rain Sprinkler Model		K-Rain Sprinkler Model	
							Flow Rate (GPM)	Temperature (°F)	Flow Rate (GPM)	Temperature (°F)
K-100	100	100	100	100	100	100	10	100	10	100
							20	100	20	100
							30	100	30	100
							40	100	40	100
K-200	200	200	200	200	200	200	10	200	10	200
							20	200	20	200
							30	200	30	200
							40	200	40	200
K-300	300	300	300	300	300	300	10	300	10	300
							20	300	20	300
							30	300	30	300
							40	300	40	300
K-400	400	400	400	400	400	400	10	400	10	400
							20	400	20	400
							30	400	30	400
							40	400	40	400

**K RAIN MANUFACTURING CORP**  
 1000 K-Rain Ave. N.  
 Minneapolis, MN 55412  
 Tel: 612-338-1000  
 Fax: 612-338-1001  
 www.krain.com

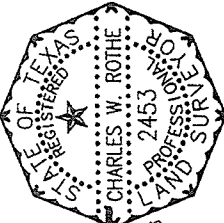
# Atascosa County, Texas

Prepared For: County of Atascosa

A Plat of 4.209 acres of land situated about 24.5 miles N 35°45' W of Jourdanton in Atascosa County, Texas, out of Survey No. 514, Abstract No. 744, Jno. G. Rensing, original Grantee, being a portion of that certain 157.783 acre tract of land described in a Deed to Joseph P. Gerlich and Samuel H. Vester, Jr. from Granberg Ranch Associates, Ltd., dated July 27, 2006, as recorded in Instrument No. 83720 of the Official Public Records of Atascosa County, Texas.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that the same is true and correct. Witness my hand and seal this the 14th day of April, 2015.

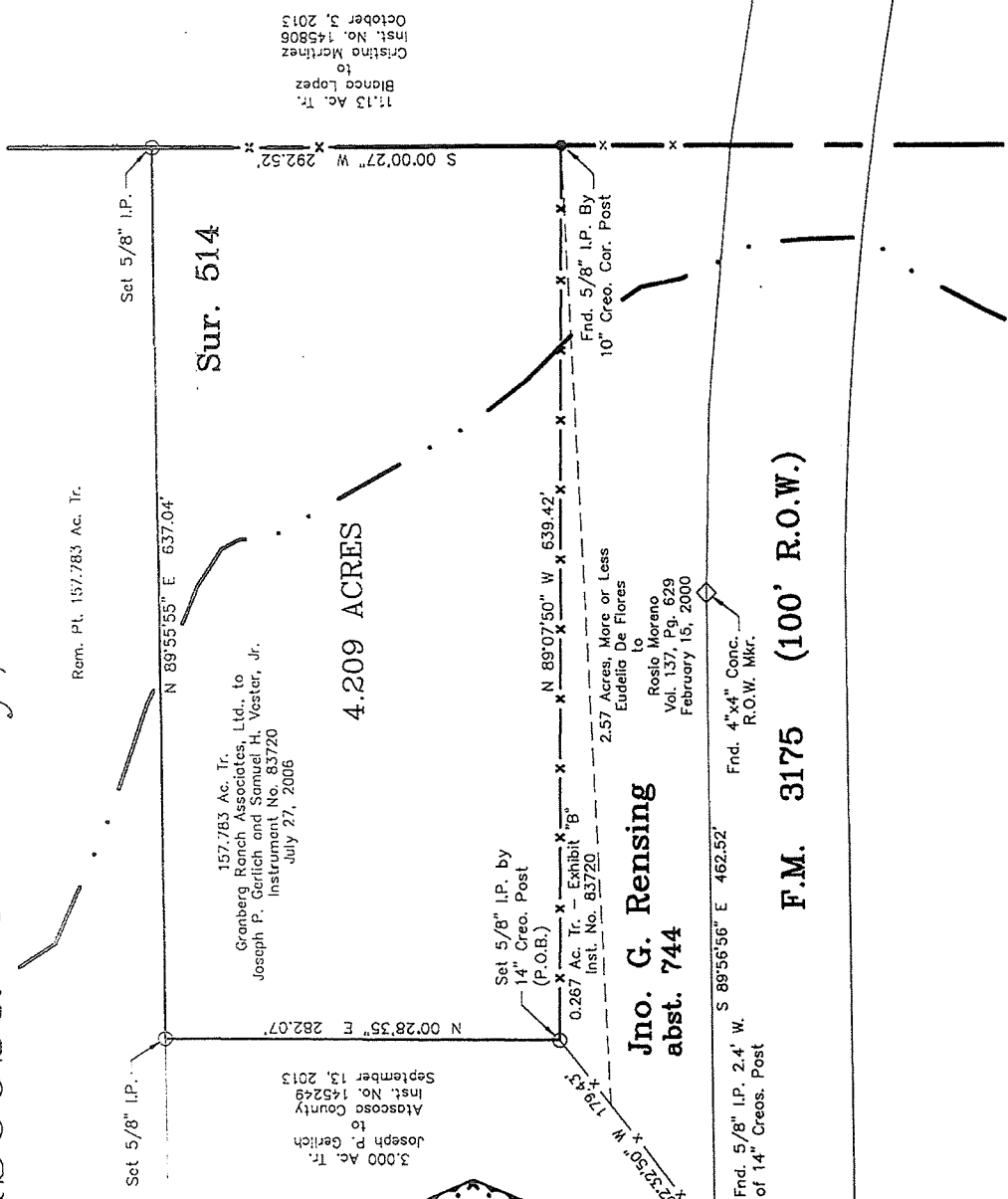


*Charles W. Rothe*  
 Charles W. Rothe  
 Registered Professional Surveyor No. 2453  
 Firm No. 10122200



Scale: 1"=100'

Charles Rothe & Assoc., Inc.  
 Engineers & Surveyors  
 1705 Ave. K, P.O. Box 426  
 Hondo, TX 78861  
 Ph: (830)426-3005  
 Fax: (830)426-8160  
 e-mail: cressoc@hondo.net  
 www.rothelandsurveyor.com



4 PGS  
CTY DEED

162355

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: May 28, 2015

Grantor: JOSEPH P. GERLICH, as his sole and separate, nonhomestead property,  
Grantor's Mailing Address:  
3201 Cherry Ridge, Suite A104  
San Antonio, TX 78230

Grantee: COUNTY OF ATASCOSA  
Grantee's Mailing Address:  
1 Courthouse Circle Dr., Suite 101  
Jourdanton, TX 78026

Consideration:  
Ten Dollars (\$10.00) and other good and valuable consideration

## Property (including any improvements):

4.209 acres of land situated about 24.5 miles n 35° 45' W of Jourdanton, Atascosa County, Texas, out of Survey No. 514, Abstract No. 744, John G. Rensing, original Grantee, being a portion of that certain 157.783 acre tract of land described in a Deed to Joseph P. Gerlich and Samuel H. Vester, Jr. from Granberg Ranch Associates, Ltd., dated July 27, 2006, as recorded in Instrument No 83720 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds in Exhibit A, attached hereto and made a part hereof for all purposes.

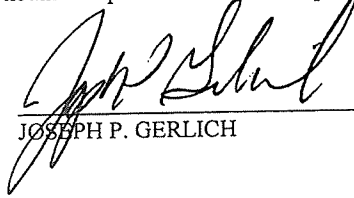
Reservations from Conveyance:  
None

## Exceptions to Conveyance and Warranty:

1. 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 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.
2. Right of Way Easement dated December 2, 1991, from Verna F. Granberg to Benton City Water Supply Corporation, recorded in Volume 846, Page 736, Deed Records of Atascosa County, Texas.
3. Oil, Gas, and Mineral Lease dated August 9, 1967, between K.G. Granberg, Sr. and Verna F. Granberg, as Lessor, and N. Adams, as Lessee, recorded in Volume 321, page 376, Deed Records of Atascosa County, Texas, together with all rights incident thereto.
4. Memorandum of Oil and Gas Lease dated August 3, 1988, between Verna Fischer Granberg, and Granberg Cattle Company, Inc., Lessors and Desert Resources, Inc. Lessee, recorded in Volume 800, Page 873, Deed Records of Atascosa County, Texas.
5. Non-participating royalty reservation as described in Deed dated April 25, 1950, from Roy C. and Amanda Ellen Phipps to Tom B. and Cleo Howell, recorded in Volume 203, Page 157, Deed Records of Atascosa County, Texas.

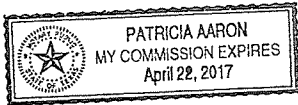
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

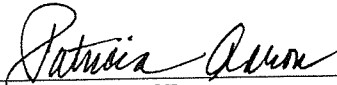
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
JOSEPH P. GERLICH

STATE OF TEXAS                    )  
COUNTY OF ATASCOSA         )

This instrument was acknowledged before me on May 28, 2015, by JOSEPH P. GERLICH.



  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
Atascosa County Attorney  
1 Courthouse Circle Dr., #3B  
Jourdanton, TX 78026

AFTER RECORDING RETURN TO:  
County of Atascosa  
1 Courthouse Circle Dr., Suite 101  
Jourdanton, TX 78026

THE STATE OF TEXAS  
COUNTY OF ATASCOSA

PREPARED FOR: County of Atascosa

FIELD NOTES TO DESCRIBE

A survey of 4.209 acres of land situated about 24.5 miles N 35°45' W of Jourdanton, in Atascosa County, Texas, out of Survey No. 514, Abstract No. 744, John G. Rensing, original Grantee, being a portion of that certain 157.783 acre tract of land described in a Deed to Joseph P. Gerlich and Samuel H. Vester, Jr. from Granberg Ranch Associates, Ltd., dated July 27, 2006, as recorded in Instrument No. 83720 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING:** At a 5/8" iron pin set by a 14" diameter creosote post for the upper Southeast corner of that certain 3.000 acre tract of land described in a Deed to Atascosa County from Joseph P. Gerlich, dated September 13, 2013, as recorded in Instrument No. 145249 of the aforementioned Official Public Records, the Northwest corner of that certain 0.267 acre tract of land described as Exhibit "B" in the aforementioned Deed to Joseph P. Gerlich and Samuel H. Vester, Jr., and the Southwest corner of this survey from which a 5/8" iron pin found 2.4 feet West of a 14" diameter creosote post on the North R.O.W. line of F.M. Highway 3175 for the lower Southeast corner of said 3.000 acre tract of land and the Southwest corner of that certain 2.57 acres of land, more or less, described in a Deed to Rosio Moreno from Eudelia De Flores, dated February 15, 2000, as recorded in Volume 137 on Page 629 of the said Official Public Records, bears S 52-32-50 W 179.43 feet, from said 5/8" iron pin a 4" x 4" concrete R.O.W. marker found at the point-of-curvature of a curve to right on the North R.O.W. line of said F.M. Highway 3175 bears S 89-56-56 E 462.52 feet;
- THENCE:** Along the East line of said 3.000 acre tract of land, N 00-28-35 E 282.07 feet to a 5/8" iron pin set for the Northeast corner of said 3.000 acre tract of land and the Northwest corner of this survey;
- THENCE:** N 89-55-55 E 637.04 feet to a 5/8" iron pin set in fence on the recognized East line of said Survey No. 514, the East line of said 157.783 acre tract of land, and the West line of that certain 11.13 acres of land described in a Deed to Cristina Martinez from Blanca Lopez, dated September 30, 2013, as recorded in Instrument No. 145806 of the said Official Public Records, for the Northeast corner of this survey;
- THENCE:** Generally along fence, the recognized East line of said Survey No. 514, the East line of said 157.783 acre tract of land, and the West line of said 11.13 acres of land, S 00-00-27 W 292.52 feet to a 5/8" iron pin found by a 10" diameter creosote corner post for the upper Southeast corner of said 157.783 acre tract of land, the East corner of said 0.267 acre tract of land, the Northeast corner of said 2.57 acres of land, more or less, and the Southeast corner of this survey;
- THENCE:** Generally along fence, the easternmost South line of said 157.783 acre tract of land, and the North line of said 0.267 acre tract of land, N 89-07-50 W 639.42 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 14<sup>th</sup> day of April, 2015.

County of Atascosa (4.209 Acres) – Page 2

*Charles W. Rothe*

Charles W. Rothe  
Registered Professional Surveyor No. 2453  
1705 Avenue K, P. O. Box 426  
Hondo, Texas 78861  
Ph. (830) 426-3005  
FAX (830) 426-8160



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Diane Gonzales*

Diane Gonzales, County Clerk  
Atascosa County Texas

May 28, 2015 03:49:10 PM

FEE: \$0.00  
CTY DEED

162355

2 pgs  
SHD

220121

**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.**

**SHERIFF'S TAX DEED**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF ATASCOSA

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Atascosa County, dated September 17, 2021 on a certain judgment rendered in said Court on 2nd day of June, 2021, in a certain suit NUMBER 20-06-0534-CVA, styled **ATASCOSA COUNTY, ET AL vs. MARIA GARCIA, FKA MARIA MATAMOROS, ET AL**, I, Sheriff, David Soward, of said County, did upon November 2, 2021, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on November 10, 2021, in the PLEASANTON EXPRESS, a newspaper published in the County of Atascosa, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday being December 7, 2021, beginning at 10:00 AM sold said hereinafter described land or lots at public venue, at the Steps of the Courthouse of said County, at which sale the premises hereinafter described were bid off to:

Atascosa County  
1 Courthouse, Circle Dr. Ste. 206  
Jourdanton, TX 78026

for the sum of \$52,000.00, Atascosa County being the highest bidder(s) therefore, and that being the highest bid for the same, NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I, Sheriff, David Soward, as Sheriff aforesaid, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale:

**PROPERTY DESCRIPTION**

**TRACT 1: 1.52 ACRES OF LAND, MORE OR LESS, (SOMETIMES DESCRIBED AS 2.57 ACRES) OUT OF THE J.G. RENSING SURVEY NO. 514, ABSTRACT 744, ATASCOSA COUNTY, TEXAS; ACCORDING TO THE DEEDS RECORDED IN VOLUME 637, PAGES 265-268 AND IN VOLUME 137, PAGES 629-630, DEED RECORDS ATASCOSA COUNTY, TEXAS AND**

**TRACT 2: 0.267 ACRES OF LAND, MORE OR LESS, OUT OF THE J.G. RENSING SURVEY NO. 514, ABSTRACT 744, ATASCOSA COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 217, PAGES 427-428, DEED RECORDS ATASCOSA COUNTY, TEXAS**

TO HAVE AND TO HOLD the above described premises unto the said grantee(s), their heirs and assigns forever, as fully and absolute as I, Sheriff, David Soward, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 9 day of Dec., 20 21.

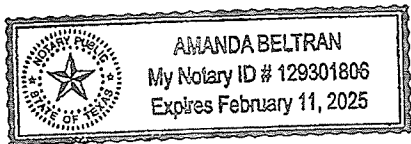
[Signature]  
Sheriff, David Soward  
Sheriff, Atascosa County, Texas

STATE OF TEXAS

ATASCOSA COUNTY

Before me, the undersigned authority, on this day personally appeared Sheriff, David Soward, Sheriff of Atascosa County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9<sup>th</sup> day of December, 20 21.



[Signature]  
Notary Public, State of Texas  
Commission Expires: 2/11/2025

Prepared and Recorded For:  
Atascosa County  
1 Courthouse, Circle Dr. Ste. 206  
Jourdanton, TX 78026

After Recording Return To:  
Linebarger Goggan Blair & Sampson LLP  
112 E. Pecan St. Suite 2200  
San Antonio, TX 78205

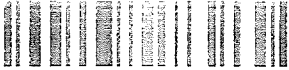
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

[Signature]

Diane Gonzales, County Clerk  
Atascosa County Texas

December 09, 2021 01:03:07 PM

FEE: \$0.00 JSANCHEZ **220121**  
SHD



# AFFIDAVIT TO THE PUBLIC

COUNTY OF ATASCOSA  
THE STATE OF TEXAS

## CERTIFICATION OF COMBINATION OF PROPERTY

Before me, the undersigned authority, on this day personally appeared Mark Jones, who after being duly sworn, upon oath states that he/she is the owner of the record of those certain lots, tracts or parcels of land lying and being situated in Atascosa County, Texas and being more particularly described as follows:

Property # 118896	ABS: A 00744	Rensing	SC-514, 4.209 Ac
Property # 10457	ABS: A 00744	Rensing	SC-514, .267 ac
Property # 10261	ABS: A 00744	Rensing	SC-514, 1.512 ac

The undersigned further states that the On-site Sewage Facility(s) and/or improvements for the referenced properties crosses the boundary between the described properties. **These properties cannot be sold separately and must be sold as one. Any buyer or transferee is hereby notified of this.**

State of Texas  
County Atascosa

This instrument was acknowledged before me on the Jan day of 3, 2025.

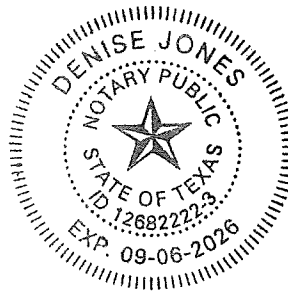
Mark Jones  
Owner(s) Signature

\_\_\_\_\_  
Owner(s) Signature

Denise Jones  
Notary Public, State of Texas

Denise Jones  
Notary's Printed Name

09-06-2026  
My Commission Expires



AFFIDAVIT TO THE PUBLIC

THE COUNTY OF ATASCOSA, STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Mark Bowen who after being by me duly sworn, upon oath states that he and Fred D. Jay, are the owners of record of the certain tracts of land lying and being situated in Atascosa County, Texas, and being more particularly described in this document, and the deed records located in Atascosa County

TRACT 1 LOT N/A SUBDIVISION (Property ID #188896; Legal Description: ABS: A00744 Rensing SC-514, 4.209AC) UNIT N/A BLOCK

AND

TRACT 2 LOT N/A SUBDIVISION (Property ID #60457; Legal Description: ABS: A00744 Rensing SC-514, .267 AC) UNIT N/A BLOCK

AND

TRACT 3 LOT N/A SUBDIVISION (Property ID #15561; Legal Description: ABS: A00744 Rensing SC-514, 1.512 AC) UNIT N/A BLOCK

We have been required to file this Affidavit by the Atascosa County Environmental Health Department as a condition for approval of a permit for construction of a on-site sewage facility and licensing on Tract 1 to service our house located on Tract 1.

In fulfillment of that requirement, I agree that I will not sell or otherwise convey the above-described Tract 1 separate from Tract 2 and Tract 3.

Further, the undersigned states that he, Mark Bowen, will upon any sale or transfer of the above-described properties, request a transfer of the license to operate such system to the buyer or transferee. Any buyer or transferee is hereby notified of these requirements for the use of the system.

WITNESS MY HAND ON THIS 3 DAY OF December, 2024

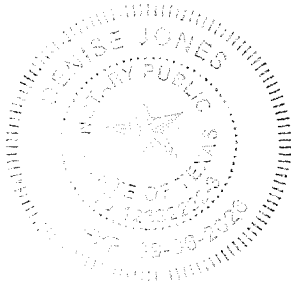
Handwritten signature of Mark Bowen

OWNER/AGENT NAME (SIGNATURE)

Printed name: Mark C. Bowen

OWNER/AGENT NAME (PRINTED)

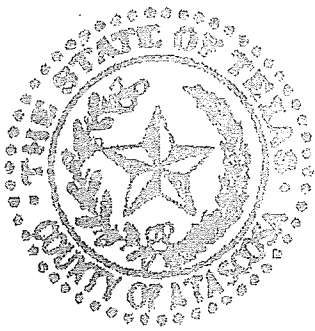
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3rd DAY OF December, 2024



Handwritten signature of Denise Jones, Notary Public, State of Texas

Notary's Printed Name: Denise Jones

Commission Expires: 09/06/2026



ATASCOSA COUNTY CLERK  
1 COURTHOUSE CIRCLE DRIVE  
JOURDANTON, TX 78026  
(830) 767-2511

Receipt Time: 01/03/2025 10:53:45 AM  
Issued To: MARK BOWEN

Receipt #: 256520

Documents

#	Type	# Pages	Quantity	Reference #	Book / Page	Amount
1	AFFIDAVIT	1	1	248627		\$25.00
Total :						\$25.00

Payments

#	Type	Payment #	Amount	NSF
1	NO FEE		\$0.00	
Total Payments:			\$0.00	



JOURDANTON, TEXAS

THANK YOU  
THERESA CARRASCO  
ATASCOSA COUNTY CLERK  
DEPUTY: SOCHOA



### AFFIDAVIT TO THE PUBLIC

THE COUNTY OF ATASCOSA  
STATE OF TEXAS

#### CERTIFICATION OF ON-SITE SEWAGE FACILITY (OSSF) MAINTENANCE

According to the Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Atascosa 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 TCEQ 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 TCEQ, 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 TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ 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:

Address at Site: 1105 FM 3175 Lytle, TX 78052

Legal Description: Ac 400744 Rensing SV-514, 1.512 acres

The property is owned by: Atascosa County

**This OSSF must be covered by a continuous maintenance contract. The undersigned further understands that the owner of the surface application system shall continuously maintain a signed written contract, for service and repairs, with a valid maintenance company. An approved maintenance company must perform all maintenance on this OSSF, and a signed maintenance contract must be submitted to the ATASCOSA COUNTY SANITATION DEPARTMENT within 30 days after the property has been transferred.**

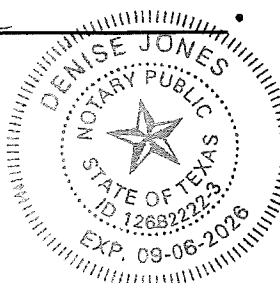
The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning material for the OSSF can be obtained from the Atascosa County Sanitation Department.

WITNESS BY HAND(S) ON THIS 29<sup>th</sup> DAY OF January, 2025

Signature of Owner(s) [Signature]

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29<sup>th</sup> DAY OF January, 2025

By [Signature]  
(Name of homeowner(s))



Notary Public, State of Texas  
Printed Name: Denise Jones  
My Commission Expires: 9-6-26

[Signature]



ATASCOSA COUNTY CLERK  
1 COURTHOUSE CIRCLE DRIVE  
JOURDANTON, TX 78026  
(830) 767-2511

Receipt Time: 01/29/2025 02:05:34 PM  
Issued To: ATASCOSA COUNTY

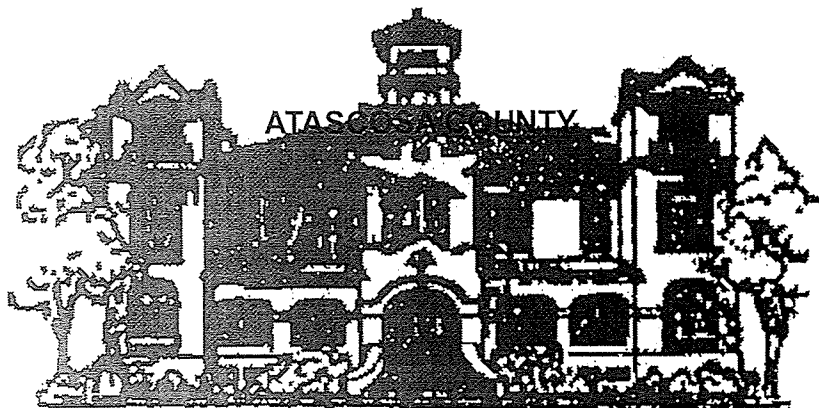
Receipt #: 257291

**Documents**

#	Type	# Pages	Quantity	Reference #	Book / Page	Amount
1	NOTICE	1	1	249204		\$25.00
Total :						\$25.00

**Payments**

#	Type	Payment #	Amount	NSF
1	NO FEE		\$0.00	
Total Payments:			\$0.00	



JOURDANTON, TEXAS

THANK YOU  
THERESA CARRASCO  
ATASCOSA COUNTY CLERK  
DEPUTY: LCASTANEDA

RDG architecture & development

**“Architectural letter of Engagement”  
Atascosa County / Lytle Commissioner’s Office Finish Out**

September 19, 2024

**Mark Bowen, County Commissioner Precinct 2**

1 Courthouse Circle Dr., Suite 101  
Jourdanton, Texas 78026

**Weldon P. Cude, Atascosa County Judge**

1 Courthouse Circle Dr., Suite 101  
Jourdanton, Texas 78026

**Ref: 1,200 square foot architectural interior design & finish out  
Direct the mechanical & electrical design for the finish out and the  
balance of the building for lighting, power and mechanical installations.**

Gentlemen,

Thank you for considering RDG in providing architectural services for the office finish out design and construction of an office use for a space to serve as the Commissioner’s office and his staff. And thank you for your time to visit with me on site yesterday.

This proposal is to provide the design, construction documents and construction administration for the 1,200 square foot office footprint within the existing shell building. A sketch of the of the desired space has been provided by the Commissioner. I have been advised that a plat of the property and building plans for the shell building may be available. I anticipate receiving this information as it will save time as it is imperative to have documentation on existing conditions.

**Phase One - Preliminary Design / Retainer**

Upon approval of this proposal, the preliminary design of the interior space to encompass the new office area and supporting services can begin at once. Without the forementioned site and building documentation RDG will require access to the site to perform the documentation of existing conditions. The Phase One portion

210.872.2965

P.O. Box 90989

San Antonio, Texas 78209

of the work will require retainage to begin and will cover the cost for preliminary design until approval of the plan by all interested parties.

**The retainage / fee for Phase One will be: 2,500.00**

### **Phase Two – Construction Documents and Specifications**

Once the preliminary design has been approved, RDG can begin working with the mechanical and electrical engineering firm to collaborate in producing a complete set of construction documents for selection of a candidate General Contractor. RDG is aware the County department for oversight of the procurement of the General Contractor will administer the advertising, bidding and selection process. RDG will consult with the County to determine the right GC for the project.

The following is a preliminary list of construction documents for bidding and construction, to be modified as required:

- Cover Sheet, location map, index to drawings and code compliance.
- Architectural Site plan to identify any site improvements outside the existing building's perimeter such as sidewalks (at entry) and handicap accessible parking and signage.
- Existing / Demolition Plan if required.
- Proposed Interior Floor Plan for the entry, waiting, restrooms, offices and breakroom/conference areas. Mezzanine plan if allowed for this use.
- Enlarged Toilet Plans and Elevations.
- Reflected Ceiling Plan.
- Wall sections and required details, covered entry.
- Room Finish Schedule.
- Door elevations, hardware and window(s) elevations if applicable.

**The architectural fee for Phase Two CD's will be: 4,000.00**

### **Phase Three – Construction Administration**

At the completion of the bidding and selection process by the County of Atascosa, RDG will provide on-site administration of the AE documents to ensure the work is being performed to the general intent of the contract.

**The fee for Phase Three will be: 1,000.00**

**The total architectural fee @ \$7,500.00**

**Architectural Fee**

As previously stated, the retainer of \$2,500 will engage RDG with the County of Atascosa and begin the design process. The Construction Documents fee will be billed on a 30-day payment schedule or in total if this phase takes only one or less than one month. The Construction Administration fee will be billed in total at approximately 80% completion of the work.

Additional Consulting to provide the complete AE set of construction documents will be:

- Mechanical and Electrical engineering by a qualified MEP firm. Lighting, power, mechanical and water services to the area of the interior and exterior of the building will be part of the Engineering services.
- ComCheck for energy code compliance will be performed by the MEP firm.
- A Registered Access Specialist (RAS) will be required to review the complete construction documents for Texas Accessibility Standards and submit the documents for the acquisition of a TDLR registration number. The RAS will perform a final inspection at the completion of the work.
- The Septic System / Drain Field, Water Service and Electrical Service will be the responsibility of the County with the assistance of the General Contractor and Subcontractors to the existing building.

RDG architecture & development reserves its common law rights and ownership of certified documents as provided for by the "Architectural Copyright Protection Act of 1990" passed by the 101<sup>st</sup> Congress and all other laws applicable to common business law as established in the State of Texas for commerce and professional services.

**END**

Respectfully,



**Richard D. Gamez, N.C.A.R.B.**