

# Comal County

OFFICE OF COMAL COUNTY ENGINEER

## License to Operate

### On-site Sewage Treatment and Disposal Facility

Date Issued: 2/14/2007

Permit Number: 87960

Location Description: 1934 Triple Peak Drive, Canyon Lake, TX 78133  
Lot 1, Block 3, Triple Peak Ranch Estates U-2 Subdivision

Type of System: Aerobic Treatment with Drip Emitters Discharge

License issued to: Amando Garcia


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

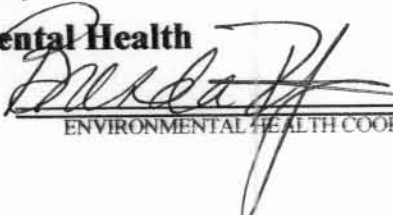
The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

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

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

#### Licensing Authority

  
**Comal County Environmental Health**  
OS8497  
ENVIRONMENTAL HEALTH INSPECTOR

  
**Comal County Environmental Health**  
OS7722  
ENVIRONMENTAL HEALTH COORDINATOR

# System Profile

Printed: Wednesday, February 14, 2007

**System is installed at:**

1934 Triple Peak Drive  
Canyon Lake, TX 78133  
Comal County

Permit Number: 87960  
System Name: Primary  
Brand Name:  
Model:  
Serial Number:

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**Owner Information:**

Armando, Garcia  
c/o 5 Horseshoe Trail  
New Braunfels, TX 78132  
Home Phone: (830)606-0018

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The original contract for installation was written on .  
This system was installed by: .  
The installation date was 2/14/2007.  
This system is to be inspected every 4 months.  
The most recent inspection for this system occurred on .  
The next scheduled inspection for this system is due on 6/14/2007.

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**Permitting Agency:**

Comal County Environmental Health  
195 David Jonas Drive  
New Braunfels, TX 78132-3760  
Contact: Sandra Hernandez, Assistant Env. Health Coord.  
Phone: (830) 608-2094  
Fax: (830) 608-2078

**Installation Company Info:**

MB (MIKE BATEY) CONSTRUCTION

**Maintenance Company Info:**

Aerobic Services of South Texas  
4222 FM 482  
New Braunfels, TX 78132  
Operator: Jerry Watkins  
Phone: (830) 606-4732  
Fax: (830) 608-1396

**Most Recent Visits and Results**

Date Comp.	Visit Type	Description of Repairs

**Property Notes:**

S1 - 5/23/06 , S2 - 5/24/06 , S3 - final - 2/14/07

**System Notes:**

Hoot 500  
1500 sf. drip



# TREATMENT SYSTEM INITIAL SERVICE POLICY RECEIVED

AUG 16 2006

This Service Policy ("Agreement") entered into this 18 day of May 2006, by and between Armando Garcia ("Home Owner") and MB ("Service Provider"). Service Provider agrees to operate and maintain the Hoot Aerobic System located at 1934 Triple Peak Dr. Canyon Lake, TX 78133, (legal description only) Permit # 87960 for the period of two (2) years beginning 5-18-06 and ending 5-18-08, pursuant to the terms below:

This Agreement will provide for all required inspections, testing and service of your HOOT Aerobic Treatment System. Service Provider and Home Owner agree to the following:

- Service Provider shall perform 3 inspections a year/service calls (at least one every 4 months), for a total of 7 over the two-year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters, diffuser operation, and replacing or repairing any component not found to be functioning correctly.
- Such inspections shall include an effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and pH will be taken and reported as necessary.
- If any improper operation is observed by Service Provider, which cannot be corrected at the time of the service visit, Home Owner will be notified immediately in writing of the conditions and estimated date of correction.
- Home Owner agrees to maintain a chlorine residual of at least 0.1 mg/L in the pump tank for surface irrigation systems.. This can be accomplished by using chlorine tablets designed for wastewater use, NOT SWIMMING POOL TABLETS. Upon inspection by Service Provider, if the system needs chlorine tablets the Service Provider will add them and charge the Home Owner.
- In the event that the Home Owner fails in their responsibility to add the chlorine tablets, it shall be considered a breach of this Agreement and the Home Owner's duties as agreed to in the Hoot Homeowners Manual. Additionally, such failure may be considered an unlawful act in some jurisdictions, and Service Provider will contact the appropriate governmental authorities to report such violation.  
Initials of Service Provider MB Initials of Homeowner AG
- Home Owner agrees to maintain a factory authorized service provider for the lifetime of the system, as required by state law applicable to aerobic systems. Service Provider agrees to make available, for purchase on an annual basis, a continuing service policy to cover labor for normal inspection, maintenance and repair.
- Service Provider agrees that within 48 hours of a request for service, Home Owner's system will be visited by the Service Provider listed below or their authorized agent. If there are any items which need correction that can not be immediately remedied, the service provider will inform the Home Owner, in writing, of the conditions and the estimated repair date.
- Any additional visits, inspections or sample collections required by specific Municipalities, Water/River Authorities, County Agencies the State or any other regulatory agency in your jurisdiction will be covered by this Agreement.

Disclaimer: The HOOT Homeowners Manual must be strictly followed or all warranties are subject to invalidation. Pumping of sludge build-up, for reasons other than due to warranted mechanical failure, are not covered by this Agreement and will result in additional charges. By signing this Agreement, both Service Provider and Homeowner agree to the terms contain herein. Further, By signing this Agreement, both the Service Provider and the Home Owner swear that the Home Owner has received a copy of the Homeowners Manual and the Service Provider has made a reasonable effort to explain all pertinent information to the Homeowner.

**Home Owner agrees that HOOT Aerobic Systems, Inc. is not a party to this Agreement, and shall bear no responsibility for service or any terms, obligations, or duties contained herein.**

**HOME OWNER**  
Armando Garcia  
 Name  
1934 Triple Peak Dr.  
 Address  
Canyon Lake Tx 78133  
 City  
(830) 946-2811  
 Phone  
Armando Garcia  
 Signature of Home Owner

**SERVICE PROVIDER**  
Mike Baly  
 Name of Service Company Representative  
1651 Greystone  
 Address  
N.B Tx 78132  
 City  
(210) 326-8167  
 Phone  
Michael Baly 243  
 Signature of Service Provider and License #.

THIS BOX MUST BE COMPLETED BY THE SERVICE PROVIDER  
 HOOT Model # \_\_\_\_\_ Blower/Panel Serial # 811 HOOT Mold # \_\_\_\_\_

**CASST PERMIT INFORMATION SHEET**

Date of Permit Application	Permit Number	Date of Permit Approval	Date of Flood Plain Approval
3.29.06	87960	4-17-06	3/29/06

LOCATION: Triple Peak Ranch Estates N.1 B.3

SYSTEM TYPE/DESCRIPTION: \_\_\_\_\_

**INFORMATION FROM PRELIMINARY INSPECTION**

DATE OF PRELIMINARY INSPECTION: \_\_\_\_\_

DESIGN MEETS TNRC REQUIREMENTS:  \_\_\_\_\_

AFFIDAVIT RECEIVED: \_\_\_\_\_

LIST DEFICIENCIES IN PLANNING MATERIALS WHICH DO NOT MEET TNRC RULES:

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

**INSTALLATION INSPECTION INFORMATION:**

INSPECTED BY: MT

DATE OF S-1: 5/23/06 NOTES/RESULTS: Tank set only, level

DATE OF S-2: 5/24/06 NOTES/RESULTS: operational ✓ Ready Fed covered.

DATE OF S-3: 2/14/07 NOTES/RESULTS: covered & sodi.  
 DATE OF FINAL INSPECTION: \_\_\_\_\_ (SYSTEM COMPLETE)

INSTALLER: M.B. Const. TANK: (SIZE & NAME) Heet 500

\_\_\_\_\_ SQ. FT. ABSORPTION/APPLICATION AREA

SERVICE AGREEMENT RECEIVED: \_\_\_\_\_ (START DATE)

DATE ENTERED IN SUMMARY SHEET: \_\_\_\_\_

DATE ENTERED IN (CASST) AEROBIC DATABASE: \_\_\_\_\_

OSSF/FLOOD PLAIN DEVELOPMENT  
APPLICATION CHECKLIST

Staff will complete shaded items

[Shaded box for Date Received and Initials]

Date Received Initials

87960

Permit Number

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MAR 29 2006

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This COUNTY ENGINEER Permit Application Completion Form **must** accompany 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
- Surface Application/Aerobic Treatment System

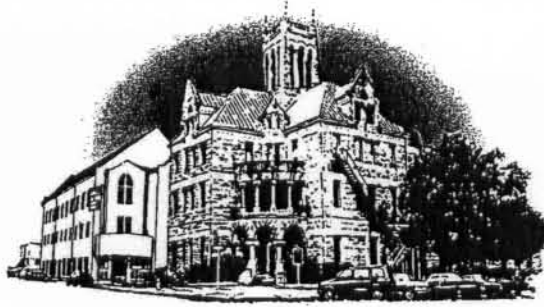
Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

Floodplain Development Permit

- Completed Application
- Boundary Map Indicating Location of Proposed Improvements
- Copy of Recorded Deed
- Required Permit Fee

COMPLETE APPLICATION

INCOMPLETE APPLICATION  
(Missing Items Circled, Application Refused)



## Comal County

OFFICE OF COMAL COUNTY ENGINEER

**PERMIT OF AUTHORIZATION TO CONSTRUCT  
AN ON-SITE SEWAGE FACILITY  
PERMIT VALID FOR ONE YEAR FROM DATE ISSUED**

Permit Number: 87960

Issued this date: April 17, 2006

This Permit is hereby given to: Amando Garcia

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

1934 Triple Peak Drive, Canyon Lake, TX 78133  
Lot 1, Block 3, Triple Peak Ranch Estates U-2 Subdivision

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic Treatment with Drip Emitters Discharge

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 Natural Resource Conservation Commission (TNRCC). Installation and inspection must comply with current TNRCC and Comal County requirements.

Call (830) 608-2094 to schedule inspections.

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

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

**PRINT CLEARLY COMPLETING ALL INFORMATION**

DATE: February 20, 2006

PERMIT: 87960

PROPERTY OWNERS NAME: ARMANDO GARCIA

ADDRESS: c/o 5 HORSESHOE TRAIL  
NEW BRAUNFELS, TEXAS 78132

PHONE: (830) 606-0018

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COUNTY ENGINEER

DESCRIPTION OF PROPERTY:

SUBDIVISION: TRIPLE PEAK RANCH ESTATES UNIT: 2 LOT: 1 BLOCK: 3 ACREAGE: \_\_\_\_\_

STREET ADDRESS: 1934 TRIPLE PEAK DRIVE CITY: CANYON LAKE ZIP CODE: 78133

**LOT MUST BE MARKED ON A SITE AND LOCATION MAP ALONG WITH PROOF OF OWNERSHIP ATTACHED WITH THIS APPLICATION.**

IS PROPERTY LOCATED OVER THE EDWARDS RECHARGE ZONE? NO IF YES, SITE EVALUATION & PLANNING MATERIALS MUST BE COMPLETED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER.

TYPE OF DEVELOPMENT: .....

X SINGLE FAMILY RESIDENCE 2082 TOTAL SQ. FT. OF DWELLING 240 GALLONS PER DAY

COMMERCIAL TYPE OF BUSINESS/INSTITUTION \_\_\_\_\_  
NUMBER OF OCCUPANTS \_\_\_\_\_ GALLONS PER DAY

SITES GENERATING MORE THAN 5000 GALLONS PER DAY ARE REQUIRED TO OBTAIN PERMITTING THROUGH THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY.

SOURCE OF WATER: PUBLIC X PRIVATE \_\_\_\_\_

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: GREG W. JOHNSON, P.E.

SYSTEM DESCRIPTION: PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

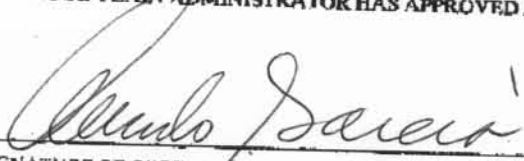
SIZE OF SEPTIC SYSTEM REQUIRED BASED ON PLANNING MATERIALS & SITE EVALUATION

TANK SIZE(S) HOOT - AND GALLONS ABSORPTION/APPLICATION AREA 1500 SQ. FT.

ARE WATER SAVING DEVICES BEING UTILIZED? X YES \_\_\_\_\_ NO

INSTALLERS NAME

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. AUTHORIZATION IS HEREBY GIVEN TO THE PERMITTING AUTHORITY AND DESIGNATED AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF SITE/SOIL EVALUATION AND INSPECTION OF PRIVATE SEWAGE FACILITIES. I ALSO UNDERSTAND THAT A PERMIT OF AUTHORIZATION TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

  
SIGNATURE OF OWNER

195 DAVID JONAS DRIVE, NEW BRAUNFELS, TEXAS 78132-3760 - (830)608-2094 FAX (830)608-2009

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c

Doc# 200606012390

87960

# AFFIDAVIT TO THE PUBLIC

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MAR 29 2006

THE COUNTY OF COMAL §  
STATE OF TEXAS §

COUNTY ENGINEER

Before me, the undersigned authority, on this day personally appeared ARMANDO GARCIA, who, after being by me duly sworn, upon oath state that they are the owner of record of that certain tract or parcel of land lying and being situated in Comal County, Texas.

## CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, 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 of 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:

**LOT 1, BLOCK 3, TRIPLE PEAK RANCH ESTATES, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 88, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.**

The property is owned by: ARMANDO GARCIA

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Comal County Engineer's Office within 30 days after the property has been transferred.

The owner will, upon 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 materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS MY/OUR HAND(S) on this 14 day of March, 2006  
2003. μ

Armando Garcia  
ARMANDO GARCIA

SWORN TO AND SUBSCRIBED BEFORE ME on this 14 day of March, 2006  
2003. μ



Michelle Campbell  
Notary Public, State of Texas

Printed Name of Notary  
My Commission Expires: \_\_\_\_\_






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MAR 29 2006  
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This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Doc# 200606012390  
# Pages 2  
03/28/2006 2:14PM  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$20.00

 *Joy Streater*

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

87960

Date Soil Survey Performed: February 20, 2006

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Site Location: TRIPLE PEAK RANCH ESTATES, BLOCK 3, LOT 1

MAR 29 2006

Proposed Excavation Depth: N/A

COUNTY ENGINEER

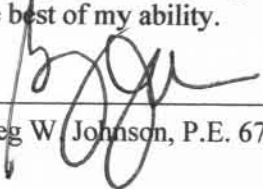
**Requirements:**

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

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

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

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

  
\_\_\_\_\_  
Greg W. Johnson, P.E. 67587, S.E. 11561

03/01/06  
Date

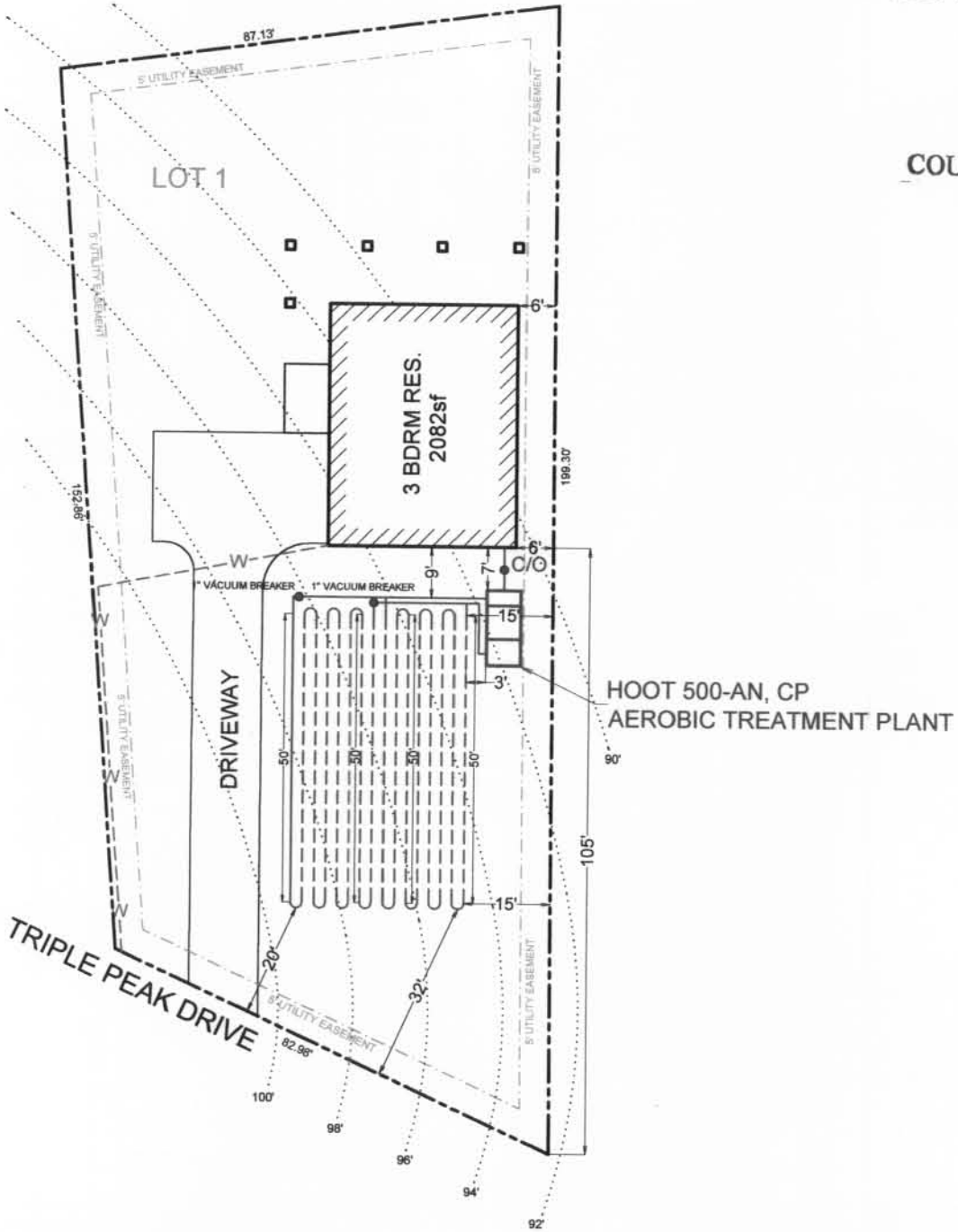
87960

INSTALL 1500sf OF FIELD  
USING 750' OF DRIP TUBING

\*USE TWO WAY CLEAN OUT  
\*\*USE SCH-40 OR SDR-26 TO  
TANK

X= TEST HOLE

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OWNER: <b>ARMANDO GARCIA</b>		DRAWN BY: <b>EJS III</b>	
STREET ADDRESS: <b>1934 TRIPLE PEAK DRIVE</b>			
LEGAL DESC: <b>TRIPLE PEAK RANCH ESTATES</b>		UNIT/SECTION:	BLOCK: <b>3</b> LOT: <b>1</b>
PREPARED BY: <b>GREG W. JOHNSON, P.E.</b>	SCALE: <b>1"=30'</b>	DATE: <b>2/20/2006</b>	REVISED:

*[Handwritten signature]*



**DRIP TUBING SYSTEM**  
 DESIGNED FOR:  
 ARMANDO GARCIA  
 C/O RIVERVIEW HOMES, INC.  
 5 HORSESHOE TRAIL  
 NEW BRAUNFELS, TEXAS 78132

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 MAR 29 2006  
 COUNTY ENGINEER

**SITE DESCRIPTION:**

Located in Triple Peak Ranch Estates Block 3, Lot 1 at 1934 Triple Peak Drive the proposed system will serve a three bedroom residence (2082 sf.) situated in an area with Type-III soil as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

**PROPOSED SYSTEM:**

A 3-inch SCH-40 pipe discharges from the building into a Hoot 500 AND aerobic plant containing a 400-gallon pretreatment tank, an aerobic treatment plant, and a 760-gallon pump chamber containing a submersible (0.5 HP Blaster or equivalent) well pump. The well pump is activated by a time controller allowing the distribution ten times per day with an 8 minute run time with float switches set to 360 gallons. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 mesh spin filter then through a 1" SCH-40 manifold to a 1400 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with **0.61 gph** emitters set every two feet, as per the attached schematic. A pressure gauge and hose bib installed in the pump tank on the manifold to the field will maintain pressure at 20 psi. A 1" SCH-40 return line is installed to periodically flush the system by cycling a 1" ball valve. Solids caught in the spin filter are flushed each cycle back to the trash tank. Vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Prior to trenching soils must be scarified and built up 8" of Type II or Type III soil (**NOT SAND**). The drip tubing will be laid and capped with ~6" of Type II or Type III soil (**NOT SAND**). The field area will be sodded with grass prior to system startup.

**DESIGN SPECIFICATIONS:**

Daily waste flow: 3 Br. Res  $Q=(3+1)*75 = 240$  GPD

Pretreatment tank size: 400 Gal

Plant Size: Hoot 500 AND (TCEQ Approved)

Pump tank size: 760 Gal

Reserve capacity after High Level: 80 Gal (1/3 day Req'd), Actual 240 gal.

Application Rate:  $R_a = 0.2$  gal/sf

Total absorption area:  $Q/R_a = 240$  GPD/ $0.20 = 1200$  sf

Total linear feet drip tubing: 750'+ *Netifim Bioline* drip tubing .61 GPH

Pump requirement: 375 emitters @ .61 gph @ 20 psi = 3.81 gpm

Pump Requirement (cont.): (0.5 HP Blaster well pump or equiv.)

Dosing volume: 115 gal.

Pump Tank: 760 Gal

Volume below working level = 15" = 220 gal

Working level = 360gal = 24.5"

Reserve = >1/3 day = 180 gal. = 12.5"

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MINIMUM SCOUR VELOCITY (MSV) > 2 FPS  
IN DRIP TUBING W/ NOM. DIA. 0.55" ID

MSV = 2 FPS  $(\pi d^2 / 4) * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$


MSV =  $2(3.14159((.55/12)^2)/4) * 7.48 * 60$

MSV = 1.5 GPM MIN FLOW RATE

**PIPE AND FITTINGS:**

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field. The manifold trench should be kept shallow to prevent interconnection of the trenches.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Natural Resources Conservation Commission (Effective June 13, 2001).

 03/01/06

Greg W. Johnson, P.E. No. 67587 S.E. 11561  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778



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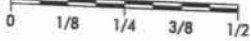
CONTINUED ON MAP 355

SITE

78133

78132

SCALE IN MILES



CONTINUED ON MAP 388

SCALE IN FEET



# WARRANTY DEED

NOTICE OF CONFIDENTIALITY: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RECEIVED  
MAR 29 2006  
COUNTY ENGINEER

STATE OF TEXAS §  
COUNTY OF COMAL § KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN E. WIESNER and RUBY L. WIESNER, hereinafter called Grantor (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by ARMANDO GARCIA, hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Comal County, Texas, being more particularly described as follows, to-wit:

Lot One (1), Block Three (3), TRIPLE PEAK RANCH ESTATES UNIT TWO, situated in Comal County, Texas, according to plat thereof recorded in Volume 3, Page 88, and Volume 5, Page 99, Map and Plat Records of Comal County, Texas.

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

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

EXECUTED on the 2nd day of Sept, 2005.

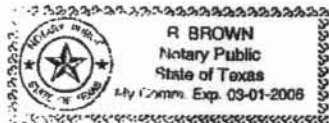
John E. Wiesner  
JOHN E. WIESNER

Ruby L. Wiesner  
RUBY L. WIESNER

(ACKNOWLEDGEMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 02 day of September, 2005, by JOHN E. WIESNER AND RUBY L. WIESNER.



R. Brown  
Notary Public, State of Texas

AFTER RECORDING RETURN TO GRANTEE:

Armando Garcia  
16810 Noedle Ridge Ct.  
SUGARLAND, TX 77478

Prepared in the Law Offices of:

West & West  
Attorneys at Law, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230





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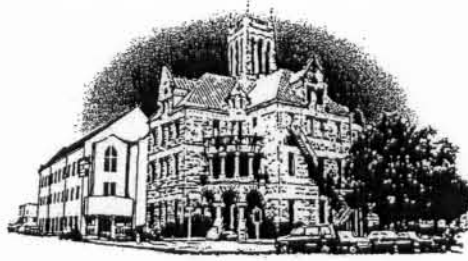
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Doc# 200506035324  
# Pages 2  
09/19/2005 1:49PM  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$20.00



*Joy Streater*



Comal County

OFFICE OF COMAL COUNTY ENGINEER

EXEMPTION CERTIFICATE

COMAL COUNTY FLOODPLAIN DEVELOPMENT PERMIT

PERMIT # 87960

PROJECT LOCATION: Triple Peak Ranch Estates, Unit 2

FIRM Panel No. Lot: 1 BLOCK:: 3 Dated: September 29, 1986 0065C

THIS APPLICATION HAS BEEN REVIEWED BY THE COMAL COUNTY ENGINEERS OFFICE, AND IT IS THEIR DETERMINATION THAT THE PROPOSED DEVELOPMENT IS:

Located within Zone C, and is NOT located within a Special Flood Hazard Area (SFHA)

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND MAKES THE FOLLOWING COMMENTS:

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE COMAL COUNTY FLOOD DAMAGE PREVENTION ORDER. WORK IS HEREBY AUTHORIZED TO PROCEED.

SIGNED Kathy Duff DATE: 4-3-06

# SERVICE AND INSPECTION REPORT

1. Actual date of visit: 6/16/2007

2. System inspection of: Jean-Pierre Bex ID Number: SN 00811 pmt 87960  
 1934 Triple Peak Dr. Canyon Lake TX 78133  
 HOME 210-246-3209 WORK 210-863-5331 EMAIL: jpbex@aol.com  
 INSTALL DATE: 10/29/2006 INSTALLER: MB Construction  
 MAKE: HOOT MODEL: 500AS

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

RECEIVED  
 JUN 20 2007  
 COUNTY ENGINEER

Battery must be replaced once each year. Air Filter must be cleaned each service visit.  
 Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.

3. Repairs to system (list all components replaced):

4. Tests Required and Results:

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

5. Comments

System OK. Briefed owner about operation.

6. Charges for this Inspection

Taxable: \$0.00 Tax Rate: 0.0000 Non-Taxable: \$0.00 TOTAL DUE: \$0.00

Signature of Inspector: \_\_\_\_\_

Installer II or WW Lic #: WW0020631

NEXT INSPECTION DUE: ~~10/14/2007~~

# SERVICE AND INSPECTION REPORT

1. Actual date of visit: 9/24/2007

2. System inspection of: Jean-Pierre Bex ID Number: SN 00811 pmt 87960

1934 Triple Peak Dr. Canyon Lake TX 78133

HOME 210-246-3209 WORK 210-863-5331 EMAIL: jpbex@aol.com

INSTALL DATE: 10/29/2006 INSTALLER: MB Construction

MAKE: HOOT MODEL: 500AS

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

RECEIVED  
SEP 27 2007  
COUNTY ENGINEER

Battery must be replaced once each year. Air Filter must be cleaned each service visit.  
Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.

3. Repairs to system (list all components replaced):

4. Tests Required and Results:

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

5. Comments

System OK.

6. Charges for this Inspection

Taxable: \$0.00 Tax Rate: 0.0000 Non-Taxable: \$0.00 TOTAL DUE: \$0.00

Signature of Inspector:  Installer II or WW Lic #: WW0020631

NEXT INSPECTION DUE: 1/22/2008

# SERVICE AND INSPECTION REPORT

MB Construction 210-326-8167 or Double "A" Environmental Services  
210-860-8977, PO Box 312502, NB 78131

1. Actual date of visit: 1/26/2008

2. System inspection of: Jean-Pierre Bex ID Number: SN 00811 pmt 87960

1934 Triple Peak Dr. Canyon Lake TX 78133

HOME 210-246-3209 WORK 210-863-5331 EMAIL: jpbex@aol.com

INSTALL DATE: 10/29/2006 INSTALLER: MB Construction

MAKE: HOOT MODEL: 500AS

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

RECEIVED  
JAN 29 2008  
COUNTY ENGINEER

Battery must be replaced once each year. Air Filter must be cleaned each service visit.  
Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.

3. Repairs to system (list all components replaced):

4. Tests Required and Results:

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

5. Comments  
System OK.

6. Charges for this inspection

Taxable: \$0.00 Tax Rate: 0.0000 Non-Taxable: \$0.00 TOTAL DUE: \$0.00

Signature of Inspector:  Installer II or WW Lic #: WW 0020631

NEXT INSPECTION DUE: **5/25/2008**

**MB Construction 210-326-8167 or Double "A" Environmental Services  
210-860-8977, PO Box 312502, NB 78131**

Type of visit: REGULAR SCHEDULED Date: 5/31/2008  
 NAME: Jean-Pierre Bex Permit #: 87960 S/N: 00811  
 ADDRESS: 1934 Triple Peak Dr. Canyon Lake TX 78133  
 HOME 210-246-3209 WORK 210-863-5331 EMAIL: jpbox@aol.com  
 INSTALL DATE: 10/29/2006 INSTALLER: MB Construction CONTRACT DATE: \_\_\_\_\_  
 MAKE: HOOT MODEL: 500AS BLOWER S/N \_\_\_\_\_

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

RECEIVED  
JUN 03 2008  
COUNTY ENGINEER

Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.

Repairs to system (list all components replaced):

**Tests Required and Results:**

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

Comments  
System OK.

Signature of Inspector: \_\_\_\_\_  Installer II or WW Lic #: WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**

11/15/2008

Type of visit: REGULAR SCHEDULED Date: 11/15/2008

NAME: Jean-Pierre Bex Permit #: 87960 S/N: 00811 COUNTY ENGINEER

ADDRESS: 1934 Triple Peak Dr. Canyon Lake TX 78133

HOME 210-246-3209 WORK 210-863-5331 EMAIL: jpbex@aol.com

INSTALL DATE: 10/29/2006 INSTALLER: MB Construction CONTRACT DATE: \_\_\_\_\_

MAKE: HOOT MODEL: 500AS BLOWER S/N \_\_\_\_\_

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.


Repairs to system (list all components replaced):

Tests Required and Results:

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

Comments

System OK.

Signature of Inspector: 

Installer II or WW Lic #: WW0020631

INSPECTION SCHEDULE: **OCT FEB JUN**

MAR 17 2009

COUNTY ENGINEER

Type of visit: **REGULAR SCHEDULED** Date: 3/7/2009

NAME: Jean-Pierre Bex Permit #: 87960 S/N: 00811

ADDRESS: 1934 Triple Peak Dr. Canyon Lake TX 78133

HOME 210-246-3209 WORK 210-863-5331 EMAIL: jpbex@aol.com

INSTALL DATE: 10/29/2006 INSTALLER: MB Construction CONTRACT DATE:

MAKE: HOOT MODEL: 500AS BLOWER S/N

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.

Repairs to system (list all components replaced):

Tests Required and Results:

Test	Required	Results	Test Method
BOD (Grab)	NO		
TSS (Grab)	NO		
Fecal Coliform	NO		
Chlorine Residual	NO		

Comments

System OK.

Signature of Inspector: 

Installer II or WW Lic #: WW0020631

INSPECTION SCHEDULE: OCT FEB JUN



**MB Construction 210-326-8167 or Double "A" Environmental Services  
210-860-8977, PO Box 312502, NB 78131**

Type of visit: REGULAR SCHEDULED Date: 6/27/2009  
**NAME:** Jean-Pierre Bex **Permit #:** 87960 **S/N:** 00811  
**ADDRESS:** 1934 Triple Peak Dr. Canyon Lake TX 78133  
**HOME** 210-246-3209 **WORK** 210-863-5331 **EMAIL:** jpbex@aol.com  
**INSTALL DATE:** 10/29/2006 **INSTALLER:** MB Construction **CONTRACT DATE:** \_\_\_\_\_  
**MAKE:** HOOT **MODEL:** 500AS **BLOWER S/N** \_\_\_\_\_

<b>Inspected Items:</b>	<b>Status:</b>
<b>Aerator</b> .....	<u>OPERATIONAL</u>
<b>Aeration Plumbing</b> .....	<u>OPERATIONAL</u>
<b>Air Filter</b> .....	<u>OPERATIONAL</u>
<b>Effluent Pump</b> .....	<u>OPERATIONAL</u>
<b>Chlorinator</b> .....	<u>NOT APPLICABLE</u>
<b>OK System Light</b> .....	<u>OPERATIONAL</u>
<b>Probe</b> .....	<u>OPERATIONAL</u>
<b>Sprinkler Operation</b> .....	<u>NOT APPLICABLE</u>
<b>Photocell Test</b> .....	<u>NOT APPLICABLE</u>
<b>Battery</b> .....	<u>OPERATIONAL</u>

**RECEIVED**  
**JUL 01 2009**  
**COUNTY ENGINEER**

**Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.**

**Repairs to system (list all components replaced):**

**Tests Required and Results:**

<b>Test</b>	<b>Required</b>	<b>Results</b>	<b>Test Method</b>
<b>BOD (Grab)</b>	<u>NO</u>	_____	_____
<b>TSS (Grab)</b>	<u>NO</u>	_____	_____
<b>Fecal Coliform</b>	<u>NO</u>	_____	_____
<b>Chlorine Residual</b>	<u>NO</u>	_____	_____

**Comments**

System OK.

**Signature of Inspector:**



**Installer II or WW Lic #:**

WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**

**RECEIVED**

JUN 22 2010

Type of visit: **SERVICE CALL** Date: 5/18/2010  
**NAME:** Jean-Pierre Bex **Permit #:** 87960 **S/N:** 00811  
**ADDRESS:** 1934 Triple Peak Dr. Canyon Lake TX 78133  
**HOME** 210-246-3209 **WORK** 210-863-5331 **EMAIL:** jpbex@aol.com  
**INSTALL DATE:** 10/29/2006 **INSTALLER:** MB Construction **CONTRACT DATE:**  
**MAKE:** HOOT **MODEL:** 500AS **BLOWER S/N**

COUNTY ENGINEER

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.

**Repairs to system (list all components replaced):**

Replaced control box after lightning strike and rebuilt blower. Acidized stones. Billed separately.


**Tests Required and Results:**

Test	Required	Results	Test Method
BOD (Grab)	NO		
TSS (Grab)	NO		
Fecal Coliform	NO		
Chlorine Residual	NO		

**Comments**

System OK after repairs.

Signature of Inspector: \_\_\_\_\_



Installer II or WW Lic #: \_\_\_\_\_

WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**

**RECEIVED**

DEC 15 2010

Type of visit: **REGULAR SCHEDULED** Date: 12/11/2010  
**NAME:** Jean-Pierre Bex Permit #: 87960 S/M: 00811 COUNTY ENGINEER  
**ADDRESS:** 1934 Triple Peak Dr. Canyon Lake TX 78133  
**HOME** 210-246-3209 **WORK** 210-863-5331 **EMAIL:** jpbex@aol.com  
**INSTALL DATE:** 10/29/2006 **INSTALLER:** MB Construction **CONTRACT DATE:**  
**MAKE:** HOOT **MODEL:** 500AS **BLOWER S/N**

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.

Repairs to system (list all components replaced):

**Tests Required and Results:**

Test	Required	Results	Test Method
BOD (Grab)	NO		
TSS (Grab)	NO		
Fecal Coliform	NO		
Chlorine Residual	NO		

**Comments**

System OK

Signature of Inspector: 

Installer II or WW Lic #: WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**

**MB Construction 210-326-8167 or Double "A" Environmental Services  
210-860-8977, PO Box 312502, NB 78131**

Type of visit: **REGULAR SCHEDULED** Date: **8/3/2010**  
**NAME:** Jean-Pierre Bex **Permit #:** 87960 **S/N:** 00811  
**ADDRESS:** 1934 Triple Peak Dr. Canyon Lake TX 78133  
**HOME** 210-246-3209 **WORK** 210-863-5331 **EMAIL:** jpbex@aol.com  
**INSTALL DATE:** 10/29/2006 **INSTALLER:** MB Construction **CONTRACT DATE:**  
**MAKE:** HOOT **MODEL:** 500AS **BLOWER S/N**

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

**RECEIVED**  
 DEC 06 2010  
 COUNTY ENGINEER

**Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.**

**Repairs to system (list all components replaced):**

**Tests Required and Results:**

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

**Comments**

System OK.

**Signature of Inspector:**  **Installer II or WW Lic #:** WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**

**MB Construction 210-326-8167 or Double "A" Environmental Services  
210-860-8977, PO Box 312502, NB 78131**

Type of visit: **REGULAR SCHEDULED** Date: 3/12/2011  
**NAME:** Jean-Pierre Bex **Permit #:** 87960 **S/N:** 00811  
**ADDRESS:** 1934 Triple Peak Dr. Canyon Lake TX 78133  
**HOME** 210-246-3209 **WORK** 210-863-5331 **EMAIL:** jpbex@aol.com  
**INSTALL DATE:** 10/29/2006 **INSTALLER:** MB Construction **CONTRACT DATE:**  
**MAKE:** HOOT **MODEL:** 500AS **BLOWER S/N**

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

**RECEIVED**  
 APR 12 2011  
 COUNTY ENGINEER

**Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.**


Repairs to system (list all components replaced):

**Tests Required and Results:**

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

**Comments**

System OK

**Signature of Inspector:**  **Installer II or WW Lic #:** WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**

**MB Construction 210-326-8167 or Double "A" Environmental Services  
210-860-8977, PO Box 312502, NB 78131**

Type of visit: REGULAR SCHEDULED Date: 6/25/2011  
**NAME:** Jean-Pierre Bex **Permit #:** 87960 **S/N:** 00811  
**ADDRESS:** 1934 Triple Peak Dr. Canyon Lake TX 78133  
**HOME** 210-246-3209 **WORK** 210-863-5331 **EMAIL:** jpbex@aol.com  
**INSTALL DATE:** 10/29/2006 **INSTALLER:** MB Construction **CONTRACT DATE:**  
**MAKE:** HOOT **MODEL:** 500AS **BLOWER S/N**

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

**RECEIVED**

JUL 1 8 2011

COUNTY ENGINEER

**Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.**

**Repairs to system (list all components replaced):**

**Tests Required and Results:**

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

**Comments**

System OK

**Signature of Inspector:** \_\_\_\_\_



**Installer II or WW Lic #:** \_\_\_\_\_

WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**

**M.B. Construction**  
Mike Batey O.S.S.F. Installer

Serving Central Texas

1651 Greystone Drive  
New Braunfels, TX. 78132  
Work phone: 830-609-0979  
Cell Phone: 210-326-8167

RECEIVED

NOV 04 2011

COUNTY ENGINEER

O.S.S.F. Installer #243

Renewed

## Maintenance/Service Agreement

We agree to maintain the HOOT Aerobic system located at 1934 Triple Peak Dr., Canyon Lake, Tx., 78133, Serial # 00811, permit # 87960, for the period of one (1) year beginning October 29, 2011 and ending October 28, 2012.

This contract will provide for all required inspections, testing and service of your treatment system. The agreement will include the following:

1. Three (3) inspections per year (at least one every four (4) months). This includes inspecting the control panel, air pump, air filter, diffuser operation, effluent pump, and irrigation sprinklers.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors. A test for chlorine residual will be taken and reported.
3. If any improper operation is observed or repairs found to be needed, they will be made at the time of the inspection or the owner will be notified within 48 hours when they will be scheduled. The owner will be charged according to the rate schedule listed below.
4. The Service Provider or his designated representative will respond within 48 hours to a request for service. If there are any items which need correction and cannot be immediately remedied, a written notification of the conditions and the estimated repair date will be provided.
5. The owner is responsible for maintaining a chlorine residual of at least 0.1 mg/l in the treatment system. Chlorine tablets designed for wastewater treatment systems must be used. Swimming pool tablets are not acceptable. If the system needs chlorine at the time of an inspection, the provider will add tablets and charge the owner. If the owner fails in their responsibility to maintain adequate chlorine supply, they are in violation of the law and appropriate action may be taken by the designated regulatory authority.

Inspections on this installation will be performed by MB Construction (Installer #243) or Double "A" Environmental Services LLC (TCEQ Wastewater Certificate # WW0020631).

### Rate Schedule

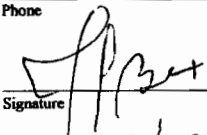
Inspection Services  
Repair Services

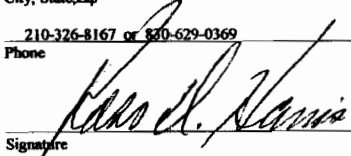
\$200/yr.  
\$ 50/hr. 1<sup>st</sup> hour + parts  
\$ 25/hr. thereafter

Due annually  
Due net 15

Owner

Service Provider

Jean-Pierre Bex  
Name  
1934 Triple Peak Dr.  
Address  
Canyon Lake, Tx. 78133  
City, State, Zip  
210-246-3209  
Phone  
  
Signature  
9/13/2011  
Date

Michael Batey or Ross D. Harris  
Name of Service Co. Representative  
1651 Greystone  
Address  
New Braunfels, TX 78133  
City, State, Zip  
210-326-8167 or 830-629-0369  
Phone  
  
Signature  
9-18-11  
Date

**MB Construction 210-326-8167 or Double "A" Environmental Services  
210-860-8977, PO Box 312502, NB 78131**

Type of visit: **REGULAR SCHEDULED** Date: 11/11/2011

**NAME:** Jean-Pierre Bex **Permit #:** 87960 **S/N:** 00811

**ADDRESS:** 1934 Triple Peak Dr. Canyon Lake TX 78133

**HOME** 210-246-3209 **WORK** 210-863-5331 **EMAIL:** jpbex@aol.com

**INSTALL DATE:** 10/29/2006 **INSTALLER:** MB Construction **CONTRACT DATE:**

**MAKE:** HOOT **MODEL:** 500AS **BLOWER S/N**

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

**RECEIVED**  
NOV 15 2011  
COUNTY ENGINEER

**Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.**

**Repairs to system (list all components replaced):**

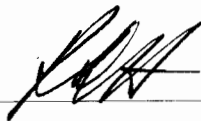
**Tests Required and Results:**

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

**Comments**

System OK

**Signature of Inspector:** \_\_\_\_\_



**Installer II or WW Lic #:** \_\_\_\_\_

WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**



**MB Construction 210-326-8167 or Double "A" Environmental Services  
210-860-8977, PO Box 312502, NB 78131**

Type of visit: **REGULAR SCHEDULED** Date: 6/29/2012  
**NAME:** Jean-Pierre Bex **Permit #:** 87960 **S/N:** 00811  
**ADDRESS:** 1934 Triple Peak Dr. Canyon Lake TX 78133  
**HOME** 210-246-3209 **WORK** 210-863-5331 **EMAIL:** jpbex@aol.com  
**INSTALL DATE:** 10/29/2006 **INSTALLER:** MB Construction **CONTRACT DATE:**  
**MAKE:** HOOT **MODEL:** 500AS **BLOWER S/N**

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

**RECEIVED**  
 JUL 06 2012  
 COUNTY ENGINEER

**Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.**

**Repairs to system (list all components replaced):**

**Tests Required and Results:**

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

**Comments**

System OK

Signature of Inspector:  Installer II or WW Lic #: WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**

RECEIVED

NOV 09 2012

**M.B. Construction**  
Mike Batey O.S.S.F. Installer

Serving Central Texas COUNTY ENGINEER

1651 Greystone Drive  
New Braunfels, TX. 78132  
Work phone: 830-609-0979  
Cell Phone: 210-326-8167

O.S.S.F. Installer #243

Renewal

## Maintenance/Service Agreement

We agree to maintain the HOOT Aerobic system located at 1934 Triple Peak Dr., Canyon Lake, Tx., 78133, Serial # 00811, permit # 87960, for the period of one (1) year beginning October 29, 2012 and ending October 28, 2013.

This contract will provide for all required inspections, testing and service of your treatment system. The agreement will include the following:

1. Three (3) inspections per year (at least one every four (4) months). This includes inspecting the control panel, air pump, air filter, diffuser operation, effluent pump, and irrigation sprinklers.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors. A test for chlorine residual will be taken and reported.
3. If any improper operation is observed or repairs found to be needed, they will be made at the time of the inspection or the owner will be notified within 48 hours when they will be scheduled. The owner will be charged according to the rate schedule listed below.
4. The Service Provider or his designated representative will respond within 48 hours to a request for service. If there are any items which need correction and cannot be immediately remedied, a written notification of the conditions and the estimated repair date will be provided.
5. The owner is responsible for maintaining a chlorine residual of at least 0.1 mg/l in the treatment system. Chlorine tablets designed for wastewater treatment systems **must** be used. **Swimming pool tablets are not acceptable.** If the system needs chlorine at the time of an inspection, the provider will add tablets and charge the owner. If the owner fails in their responsibility to maintain adequate chlorine supply, they are in violation of the law and appropriate action may be taken by the designated regulatory authority.

Inspections on this installation will be performed by MB Construction (Installer #243) or Double "A" Environmental Services LLC (TCEQ Wastewater Certificate # WW0020631).

### Rate Schedule

<b>Inspection Services</b>	<b>\$200/yr. + tax</b>	<b>Due annually</b>
<b>Repair Services</b>	<b>\$ 50/hr. 1<sup>st</sup> hour + parts</b>	<b>Due net 15</b>
	<b>\$ 25/hr. thereafter</b>	

Owner

Jean-Pierre Bex  
Name

1934 Triple Peak Dr.  
Address

Canyon Lake, Tx. 78133  
City, State, Zip

210-246-3209  
Phone

[Signature]  
Signature

10/29/2012  
Date

Service Provider

Michael Batey or Ross D. Harris  
Name of Service Co. Representative

1651 Greystone  
Address

New Braunfels, TX 78133  
City, State, Zip

210-326-8167 or 830-629-0369  
Phone

[Signature]  
Signature

11-2-12  
Date

*Return*

**MB Construction 210-326-8167 or Double "A" Environmental Services  
210-860-8977, PO Box 312502, NB 78131**

Type of visit: REGULAR SCHEDULED Date: 10/30/2012  
 NAME: Jean-Pierre Bex Permit #: 87960 S/N: 00811  
 ADDRESS: 1934 Triple Peak Dr. Canyon Lake TX 78133  
 HOME 210-246-3209 WORK 210-863-5331 EMAIL: jpbex@aol.com  
 INSTALL DATE: 10/29/2006 INSTALLER: MB Construction CONTRACT DATE: \_\_\_\_\_  
 MAKE: HOOT MODEL: 500AS BLOWER S/N \_\_\_\_\_

Inspected Items:	Status:
Aerator .....	OPERATIONAL
Aeration Plumbing .....	OPERATIONAL
Air Filter .....	OPERATIONAL
Effluent Pump .....	OPERATIONAL
Chlorinator .....	NOT APPLICABLE
OK System Light .....	OPERATIONAL
Probe .....	OPERATIONAL
Sprinkler Operation .....	NOT APPLICABLE
Photocell Test .....	NOT APPLICABLE
Battery .....	OPERATIONAL

**RECEIVED**  
 NOV 09 2012  
 COUNTY ENGINEER

Air Filter must be cleaned each service visit. Operation of effluent disposal system must be made each visit, including chlorine residual test, effluent pump operation and sprinkler operation.

Repairs to system (list all components replaced):

**Tests Required and Results:**

Test	Required	Results	Test Method
BOD (Grab)	NO	_____	_____
TSS (Grab)	NO	_____	_____
Fecal Coliform	NO	_____	_____
Chlorine Residual	NO	_____	_____

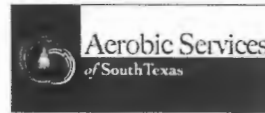
**Comments**

System OK.

Signature of Inspector: \_\_\_\_\_  Installer II or WW Lic #: WW0020631

**INSPECTION SCHEDULE: OCT FEB JUN**

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



ENTERED

(830) 964-2365  
 Fax: (830) 964-2659  
 www.aerobicsservices.com  
**Permit #: 87960**

**To: Jon Klement**  
**1934 Triple Peak**  
**Canyon Lake, TX 956055**

**MAILED** Tech: Not Assigned  
 Brand/Mfg.: Hoot -  
 System S/N: 811  
 Aerator and S/N:

Site: 1934 Triple Peak, Canyon Lake  
 Agency: Comal County Environmental Health  
 County: Comal  
 Subdivision: Triple Peak Ranch

Contract: -  
 Installed: Inspections per year: 3  
 Phone: (956) 605-5611 Service Due:  
 Cell: Alt Phone:  
 Work: Warranty Ending:

Inspection Type: SPRINKLE call

NOT

Item	Operational	Inoperative	N/A	Air Pressure
Aerator:	<u>/</u>	<u>    </u>	<u>    </u>	<u>    </u>
Irrigation pump:	<u>/</u>	<u>    </u>	<u>    </u>	
Air compressor:	<u>/</u>	<u>    </u>	<u>    </u>	
Disinfection device:	<u>/</u>	<u>    </u>	<u>    </u>	
Chlorine supply:	<u>    </u>	<u>    </u>	<u>/</u>	
Spray field vegetation:	<u>/</u>	<u>    </u>	<u>    </u>	
Sprinkler / Drip backwash:	<u>/</u>	<u>    </u>	<u>    </u>	
Controls/ Electric Circuits	<u>/</u>	<u>    </u>	<u>    </u>	

Test Results and observations: (As Required)  
 Chlorine Residual: NA  
 Test Method:       
 BOD:       
 TSS:       
 Access Ports Secured YES / NO  
 Repairs made: YES / NO

Mixed Liquor Aeration 48  
 Sludge Levels Clarifier 36  
 Pump 23

Repairs and Comments: 500 Repair kit

Inspector: Seth Date: 7-13-21  
 Tom Hampton VP  
 MP349/OS24597

Area: / 0  
 GPS: ID = 61116338  
 Printed: 7/8/2021

1934 Triple Peak, Canyon Lake



## MJ Central Texas Septic, LLC - DBA MJ SEPTIC

1328 W Borgfeld Drive  
San Antonio, Texas 78260  
(210) 875-3625  
[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com) (email)  
[www.mjseptic.com](http://www.mjseptic.com) (website)

### **Residential Aerobic Maintenance Contract**

Licensed by T.C.E.Q. Michael J. Long, MP 0001294

The Texas Commission on Environmental Quality (TCEQ) requires all ATU's to be checked and maintained every four months for the life of the unit (*some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire*). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single-family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single-family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with the homeowner(s). Please note our business hours are Monday - Friday 8am to 5pm

- **INSPECTIONS:** An inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical, and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a **\$75 service call for re-scheduling**. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.
- **SERVICE CALLS:** If a service call is required by homeowner(s) between regular inspections, **a service call fee of \$75 (not including parts and/or cleaning/pumping) will be assessed**. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments and system power failure.
- **REPAIRS:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the homeowner(s) for approval to make onsite repairs. If we are unable to repair/replace parts onsite, the client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). **There will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.**  
For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, **after 30 days there will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.**
- **CLEANING/PUMPING:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that *may* determine pumping is necessary even if your sludge reading is less than 10-12". *\*A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household\**

# MJ Central Texas Septic, LLC - DBA MJ SEPTIC



1328 W Borgfeld Drive  
San Antonio, Texas 78260  
(210) 875-3625  
[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com) (email)  
[www.mjseptic.com](http://www.mjseptic.com) (website)

## **Residential Aerobic Maintenance Contract**

Licensed by T.C.E.Q. Michael J. Long, MP 0001294

- **CHLORINE SUPPLY:** *The homeowner(s) is responsible for maintaining their own chlorine supply.* TCEQ regulation requires proper chlorination. For liquid chlorinators, homeowners are to add 2-3 gallons of liquid chlorine/bleach per month. If the chlorinator is completely empty, DO NOT add more than 3 ½-4 gallons of liquid chlorine/bleach at a time. For tablet chlorinators, property/business owner(s) can purchase Calcium Hypochlorite tablets typically purchased at a local Home Depot or Lowe's. **DO NOT USE POOL TABLETS** (*this can cause a dangerous volatile chemical reaction*).
- **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferable to the homeowner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new homeowner(s) information is provided before repairs are made and the transfer contract is signed (by the new homeowner(s)) and returned to us. The new homeowner(s) will be emailed a copy of the powerpoint orientation, if it was an MJ Septic installation, once the signed contract is received on file with our office.  
*RENTAL HOMES: The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.*
- **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county/code compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance contract. If a client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.
- **WARRANTY VIOLATIONS:** Violations of the warranty include but are not limited to the following: turning off your system at any time, disconnecting the alarm, restricting airflow to the air compressor, overloading the system above its daily rated capacity, introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system, or any other harmful usage of your OSSF/ATU. Refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowners must keep grass, weeds and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tanks, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.



# MJ Central Texas Septic, LLC - DBA MJ SEPTIC

1328 W Borgfeld Drive  
San Antonio, Texas 78260  
(210) 875-3625  
mjseptic@mjseptic.com (email)  
www.mjseptic.com (website)

**Residential Aerobic Maintenance Contract**  
Licensed by T.C.E.Q. Michael J. Long, MP 0001294

**TERMS OF PAYMENT:** *Payment is due in full for the maintenance contract at time of signing. A credit card will be required at time of booking any service for parts, repairs, cleaning/pumping, service calls, red lights, etc. unless otherwise specifically noted. MJ will not perform any repairs or pumping unless we have a credit card on file.* MJ Septic no longer accepts payment onsite, whether it be a check or credit card and we no longer offer billing/invoicing for future payments; this is a strict office policy, no exceptions.

1 YEAR	2 YEAR	3 YEAR	2 YEAR INITIAL	Additional Information
✓ \$285	\$530	\$675	Included with Installation	Homeowner(s) are NOT required to be present at inspections. Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. A door hanger will be left if no one is home. Inspection reports are emailed/mailed within a few business days to the email/mailling address of record, please check your spam folder. If you have not received it after 72 hours please email or call our office.

- MAINTENANCE TIPS/SEPTIC GUIDE:** Please retain the attached Maintenance Tips/Septic Guide for future reference. Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look this over and follow the necessary steps until you can reach us during normal business hours!
- If you are unable to reach us during business hours, you can leave a voicemail or send an email (we attempt to respond to emails during weekends and holidays as best as we can!)

**Acceptance of Maintenance Contract:** The above prices, specifications, and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agreed to the maintenance contract guidelines stated above and have also read and agreed to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the homeowner will be responsible for signing an updated version for office and county records.

Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. (MJ Septic will assess a \$75 re inspection/missed inspection fee if we are not granted access to complete your inspection on the date assigned, aggressive dogs, etc)

Property Address: 1934 Triple Peak Dr, Canyon Lake, TX 78133

Client Name: William & Anna Herrera Contract Start and End Date: (01/06/2022 - 01/06/2023)

Total Fee Paid: \$285 paid 12/31/2021 Permitting Authority: Comal County #87960 Subdivision Gate Code: Triple Peak

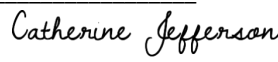
Property Gate Code: None Special Access Instructions: None

Subdivision: Triple Peak Number in Household: 4 Aggressive Dogs: None

Email Address: Wthjfh68@gmail.com Email Address: Wthjfh68@gmail.com

Cell Phone: 8323922681 Cell Phone: 8323922681 Home Phone: 2109883845

Client Approval Signature:  Date of Client Acceptance: 12 / 31 / 2021

MJ Central Texas Septic, LLC Authorized Signature:  Date of MJ Approval: 01 / 03 / 2022



## Maintenance Tips/Septic Guide

1328 W Borgfeld Drive  
San Antonio, Texas 78260  
(210) 875-3625  
[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com)  
[www.mjseptic.com](http://www.mjseptic.com)

To keep your system functioning properly, regular maintenance is required. No matter how well the system is maintained or how well your aerobic system is designed and household usage, there will be parts that need to be replaced. Some are less expensive (and more common) like diffuser bars (if required, not all brands use diffusers), filters, sprinkler heads, airline, float switches, timers, audio and visual alarms, etc. Some are more expensive like sprinkler pumps, air compressors and septic tank cleanings, etc. With owning an aerobic system, you should expect to have parts replaced and it needing to be cleaned/pumped out. The life span of each part of your system will vary depending upon how many people use your system, how much water is used, what types of food you eat, what medicines are taken, the type of cleaning chemicals being used in the household, what you flush down the commode and of course the regular life expectancy for each functioning part, etc. Some of the items checked during routine inspections that may need to be replaced or repaired according to their life span. These items include, but are not limited to: air compressor (aerator), a/c filters, filter pads, diffuser bars, sprinkler pumps (irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell, toggle switches, wires, junction boxes, risers and/or lids, sprinkler heads, chlorinators, etc. Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly.







- **RED LIGHT ALARMS:** if your alarm turns on, don't be alarmed (it usually isn't an emergency). Please call our office and schedule a service call with our office. If we are closed (after hours, weekends or holidays), please leave (1) voicemail at (210) 875-3625. You may also send a text to this number. You may email us to leave a request at [mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com) if you are unable to call or text. We will make a work order for the next available business day. During this time, you as the homeowner need to reduce all non-essential water usage. Don't wait days to report red light alarms! Please note, in extreme weather conditions, excessive heavy rains can and will cause your septic alarm and sprinkler heads to discharge, this is normal, the water is being relieved from the tank. If your alarm light stays on well after the rains have ceased, please call us to get a technician out to your property.
- **POWER:** In the event of a red-light alarm or at any other time NEVER shut off the power to your system!
- **IRRIGATION SYSTEMS (lawn care) & ALTERATIONS TO THE SYSTEM:** Avoid spraying your irrigation system in the same areas as your septic spray areas. This will cause over saturation to the lawn. Homeowners, landscapers, irrigation and pool companies should NEVER replace or tamper with your aerobic system, including the spray heads. Doing so will void any warranties (if applicable) and may result in additional costs to the homeowner for necessary repairs to bring the system back into compliance. For any changes wanted or needed for swimming pools, decks, sport courts, patios or irrigation systems, it is the homeowner's responsibility to call MJ Septic, LLC at (210) 875-3625 to assist in taking the necessary measures to have alterations made. This usually requires the system to be redesigned by one of our septic designers and re-permitted with your respective county. Do not build over any part of the aerobic system (the sprinklers can only be applied to natural vegetation surfaces!) Do not landscape over any part of the aerobic system (trees, plants, flowers, etc.) Do not allow ants to mound by any part of the aerobic system. Ant killers can be used to treat if mounds occur. Ants will ruin electrical components and void any warranties if applicable. Keep all vegetation mowed and trimmed around the entire system, including the spray heads & spray area. If the technician cannot access the system due to overgrown grass, weeds, bushes, etc. there will be a service call charge assessed to return for inspection.
- **CHLORINE (tablets & liquid):** Never store your tablets near water heaters or in your water heater closet. Keep chlorine away from gas and electricity. It is always best to store it in a cool, dry and well-ventilated area.  
**\*\* For tablet chlorinators:** use only chlorine that is designed to treat wastewater! Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. We do not sell them. **NEVER USE SWIMMING POOL TABLETS!** Mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction. When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator from clogging.  
**\*\* For liquid chlorinators:** you may use liquid chlorine/bleach (same bleach used to wash whites). When the chlorinator is completely empty, add no more than 3 ½ gallons of liquid chlorine bleach at a time. We recommend 2-3 gallons monthly (this will vary depending on how much water is used in the home per month) Do not tamper with chlorinators! This will void any warranties (if applicable).
- **MISC INFO I:** An aerobic system should not be treated as a city sewer. Economy in the use of water helps prevent overloading the system. Leaky faucets, running commodes, etc. should be guarded against as well. Avoid doing all your laundry in the same day (you must space out 1-2 loads daily); surges of water entering the system can and will hydraulically overload the system and throw off the balance of bacteria, which will not allow your waste to break down properly.
- **MISC INFO II:** Items flushed down commodes and/or poured down the drains DO NOT disappear; they must be treated by the system! Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Things that can harm your system include, but are not limited to are: excessive use of garbage disposal (very light use is okay, only if necessary, otherwise it is strongly recommended against!) fat, grease, oils, too many harsh cleaners, excessive use of fabric softener, excessive use of bleach, cigarette butts, feminine wipes, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips, paint and/or paint thinners, varnishes, drain cleaners, automatic toilet bowl cleaners, hair combings, pet hair, coffee grounds, fruit, fruit peels, dental floss, any type of diapers, kitty litter, gauze bandages, unused medications, etc. Items such as these even though they may say "flushable" or "septic safe" still may not be ultimately safe for your aerobic treatment unit and cannot potentially cause the homeowner additional expenses for repairs and pumping.
- **MISC INFO III:** We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure or the system is overflowing. We always recommend cleaning/pumping of the system when levels reach 10-12" of sludge. \*A typical/average household will need to have their system cleaned/pumped every 2-5 years; this all depends on usage and WILL VARY per HOUSEHOLD! This fee is NOT included in your annual maintenance contract agreement.



<b>TITLE</b>	1934 Triple Peak Dr, Canyon Lake, TX 78133 (Herrera...
<b>FILE NAME</b>	HelloSign Residen...ract Template.pdf
<b>DOCUMENT ID</b>	8ca2b65dca9d5ace38bfbec3acd29feb17e3fc5e
<b>AUDIT TRAIL DATE FORMAT</b>	MM / DD / YYYY
<b>STATUS</b>	● Completed

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## Document History

 SENT	<b>12 / 31 / 2021</b> 08:55:07 UTC-6	Sent for signature to William & Anna Herrera (wthjfh68@gmail.com) and MJ Septic (cat@mjseptic.com) from cat@mjseptic.com IP: 216.177.186.101
 VIEWED	<b>12 / 31 / 2021</b> 20:01:16 UTC-6	Viewed by William & Anna Herrera (wthjfh68@gmail.com) IP: 75.35.179.252
 SIGNED	<b>12 / 31 / 2021</b> 20:08:42 UTC-6	Signed by William & Anna Herrera (wthjfh68@gmail.com) IP: 75.35.179.252
 VIEWED	<b>01 / 03 / 2022</b> 09:08:23 UTC-6	Viewed by MJ Septic (cat@mjseptic.com) IP: 216.177.186.101
 SIGNED	<b>01 / 03 / 2022</b> 09:10:52 UTC-6	Signed by MJ Septic (cat@mjseptic.com) IP: 216.177.186.101
 COMPLETED	<b>01 / 03 / 2022</b> 09:10:52 UTC-6	The document has been completed.

**MJ Septic, LLC**  
1328 W Borgfeld  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com    mjseptic@mjseptic.com

To: **William & Anna Herrera**  
1934 Triple Peak Dr  
Canyon Lake, TX 78133

Printed: 11/2/2022  
Site: 1934 Triple Peak Dr  
Canyon Lake, TX 78133  
(832) 392-2681

Permit #: **87960**  
Agency: Comal County Environmental Health  
County: Comal  
Mfg / Brand: Hoot Systems, LLC - Hoot Systems, LLC  
Treatment Type: Aerobic  
Disposal: Drip Emitters

Customer ID: 7095  
Contract Dates: 1/6/2022 - 1/6/2023  
Scheduled Date: 9/6/2022    Inspection 2 of 3

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **9/16/2022**

Time In: 4:21 pm

Entered By: Audrey Miller

Method: Other

Copy emailed to Customer  
Customer Emailed: 9/21/2022

Technician: Manuel Guerrero

Copy emailed to the Agency  
Agency Emailed: 11/2/2022

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 3"

Irrigation Pumps: Operational

Disinfection Device: Operational

**Tank Lid / Riser: Secured**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Tech cleaned drip filter and set timer at 2 hours.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 9/21/2022.

Insp ID #:47103

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

**MJ Septic, LLC**  
1328 W Borgfeld  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **William & Anna Herrera**  
1934 Triple Peak Dr  
Canyon Lake, TX 78133

Printed: 1/27/2023  
Site: 1934 Triple Peak Dr  
Canyon Lake, TX 78133  
(832) 392-2681

Permit #: **87960**  
Agency: Comal County Environmental Health  
County: Comal  
Mfg / Brand: Hoot Systems, LLC - Hoot Systems, LLC  
Treatment Type: Aerobic  
Disposal: Drip Emitters

Customer ID: 7095  
Contract Dates: 1/6/2023 - 1/6/2025  
Scheduled Date: 1/6/2023 Inspection 3 of 3

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **1/12/2023** Time In: 9:51AM Out: 10:03AM

Entered By: Catherine Jefferson

Method: Other

Copy emailed to Customer  
Customer Emailed: 1/13/2023

Technician: Chris Hidalgo

Copy emailed to the Agency  
Agency Emailed: 1/27/2023

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 3"

Irrigation Pumps: Operational

Disinfection Device: Operational

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Tech cleaned drip filter and set timer at 2 hours. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 1/13/2023.

Insp ID #:49575

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025

**MJ Septic, LLC**  
1328 W Borgfeld  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **William & Anna Herrera**  
1934 Triple Peak Dr  
Canyon Lake, TX 78133

Printed: 7/28/2023  
Site: 1934 Triple Peak Dr  
Canyon Lake, TX 78133  
(832) 392-2681

Permit #: **87960**

Agency: Comal County Environmental Health

County: Comal

Mfg / Brand: Hoot Systems, LLC - Hoot Systems, LLC

Treatment Type: Aerobic

Disposal: Drip Emitters

Customer ID: 7095

Contract Dates: 1/6/2023 - 1/6/2025

Scheduled Date: 5/6/2023

Inspection 1 of 6

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 5/22/2023

Time In: 11:01 pm

Out: 11:14 pm

Entered By: Brianna Perez

Method: Other

Technician: Steve Chavarria

Maint. Provider: Michael J. Long

Copy emailed to Customer

Customer Emailed: 5/26/2023

Copy emailed to the Agency

Agency Emailed: 7/28/2023

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

**Sludge Levels**

For Tank 1: 4"

**Tank Lid / Riser: Secured**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Tech cleaned drip filter and set timer at 2 hours. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - Copy emailed to the customer on 5/26/2023.

Insp ID #: 52422

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025

**MJ Septic, LLC**  
1328 W Borgfeld  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com    mjseptic@mjseptic.com

To: **William & Anna Herrera**  
1934 Triple Peak Dr  
Canyon Lake, TX 78133

Printed:9/27/2023  
Site: 1934 Triple Peak Dr  
Canyon Lake, TX 78133  
(832) 392-2681

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Permit #: **87960**  
Agency: Comal County Environmental Health  
County: Comal  
Mfg / Brand: Hoot Systems, LLC - Hoot Systems, LLC  
Treatment Type: Aerobic  
Disposal: Drip Emitters

Customer ID: 7095  
Contract Dates: 1/6/2023 - 1/6/2025  
Scheduled Date: 9/6/2023      Inspection 2 of 6  
Aerator: HP80 HiBlow Air Com  
Aerator S/N: 60HP20502P, 072

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**Service Type: Scheduled Inspection**

**Visit Date: 9/1/2023**

**Method: Other**

**Technician: n/a**

**Maint. Provider: Michael J. Long**

This counts as a type of "Scheduled Inspection"

**Entered By: Catherine Jefferson**

Copy emailed to Customer

Customer Emailed: 9/1/2023

Copy emailed to the Agency

Agency Emailed: 9/27/2023

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**Sludge Levels**

For Tank 1: n/a

**Comments**

- Inspection declined - Copy emailed to the customer on 9/1/2023. - Customer Declined technician request to secure the tank lid.

**Service Completed**

Insp ID #:54536

**Provider: *Michael J. Long***

License Info: MP0001294 Expires: 8/31/2025