

Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 03/20/2019 Permit Number: 106937

Location Description: 562 BLACKBIRD DR
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 7
Lot: 714
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Justin & Dana Chreene

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

Melby Helmke OS0031545
ENVIRONMENTAL HEALTH INSPECTOR

Sandra Ann Hernandez, Asst.
ENVIRONMENTAL HEALTH COORDINATOR
OS 0025599



Septic Systems Express  
DBA of Frank Aguirre and Associates, Inc.

CHREENE RESIDENCE  
20 DECEMBER 2017

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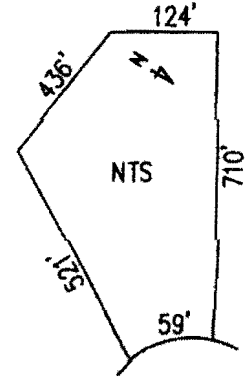
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COUNTY ENGINEER

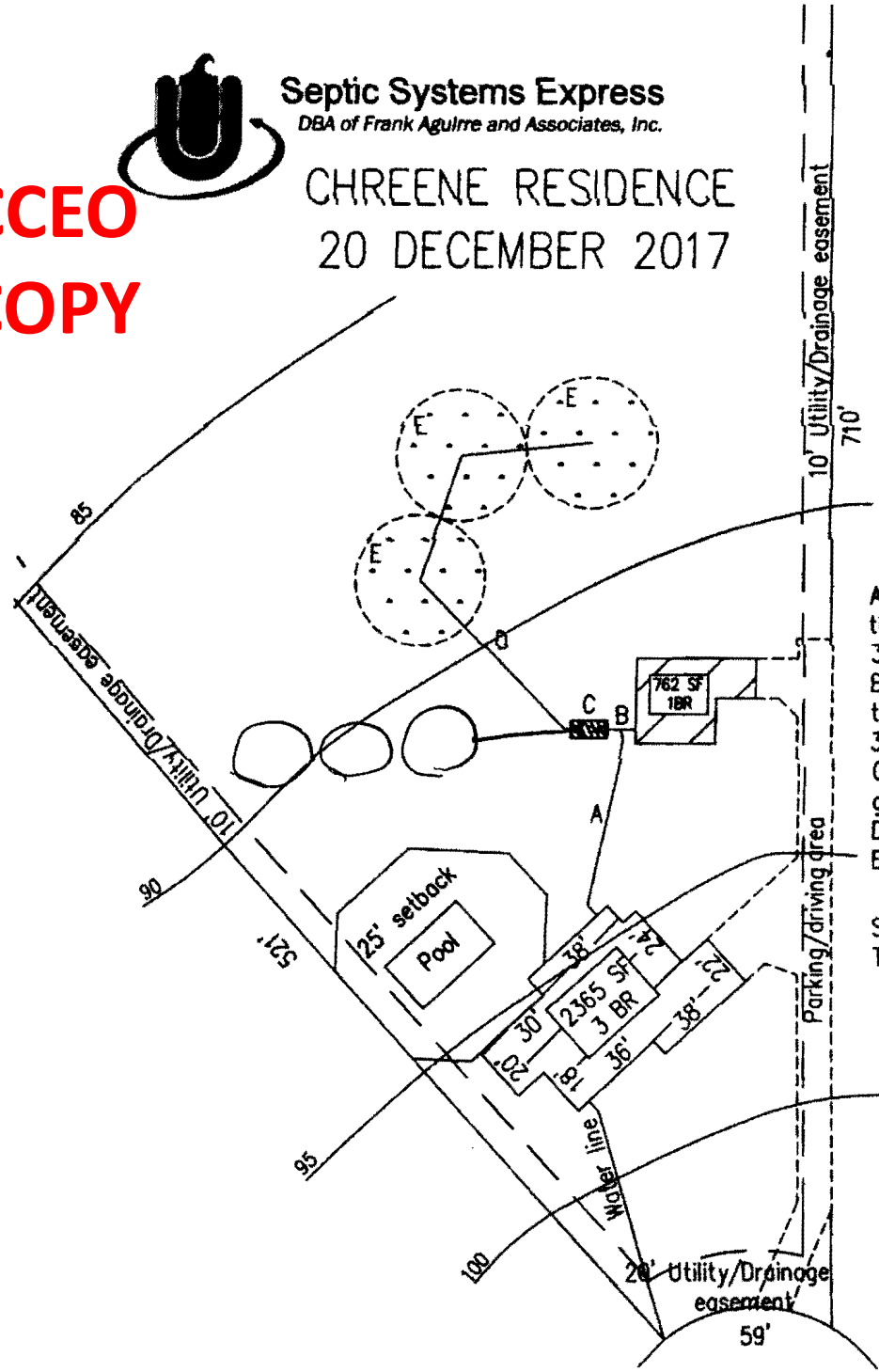


= 60'



- A = ± 100' of 4" pvc, Sch. 40 tightline with a cleanout within 3' of house
- B = 10' of 4" pvc, Sch. 40 tightline with a cleanout within 3' of house
- C = pre-treatment tank, 600 gpd ATU, chlorinator and pumptank
- D = ± 180' of 1" supply line
- E = 23' radius full circle spray = 1661 SF

Sprayfield:  
Three 23' radius full circles = 4983 SF



562 BLACKBIRD DRIVE

*Frank Aguirre*



RS 994  
OS10807  
DR 30400

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions. All angles, lengths and locations shown are approximate and are adjustable during the

Lot 714  
Mystic Shores  
Unit 7

12:15 PM

### Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ Septic OSSF Installer #: 050023596  
 1st Inspection Date: 11-13-18 2nd Inspection Date: 2-20-19 3rd Inspection Date: \_\_\_\_\_  
 Inspector Name: Connor Inspector Name: Shelby Inspector Name: \_\_\_\_\_  
 Permit#: 106937 Address: 562 Blackbud Dr. Mystic Shores

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		11-13-18		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)		"		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)		"		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)		"		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)		"		
6	PRETREATMENT installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements	✓	285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(ii) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

*tank set level cover tank. tight line incomplete, not attached to tank, do not cover tight line.*

2-20-19 - SH operational

Need revision for covered location of spray heads we have LTD

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	✓	285.33(d)(2)(G)(iii)(ii)285.33(d)(2)(G)(iii)(iii)285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(i)			2019	
41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)	operational			
42	APPLICATION AREA Area Installed	✓		4983 SF - 30			
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ Septic OSSF Installer #: 050023596

1st Inspection Date: 11-13-18 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: Connor Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 106937 Address: 562 Blackbud Dr. Mytic Shores

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		11-13-18		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)		"		
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)		"		
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)		"		
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)		"		
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

*tank set level cover tank. tight line incomplete, not attached to tank, do not cover tight line.*

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	✓	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		11-13-18		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	✓			11-13-18		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Proflow 5060 600 GPD	"		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

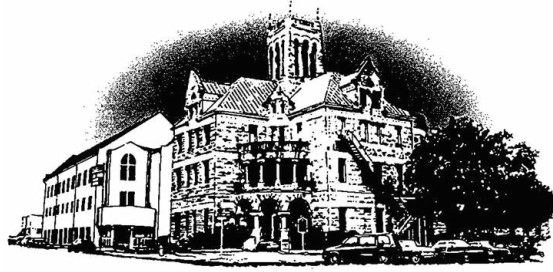
**Comal County Environmental Health  
OSSF Inspection Sheet**

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



**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed			4983 SF			
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



# 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: 106937  
Issued This Date: 01/05/2018  
This permit is hereby given to: Justin & Dana Chreene

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

562 BLACKBIRD DR  
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores  
Unit: 7  
Lot: 714  
Block:  
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

DEC 29 2017

Staff will complete shaded items

COUNTY ENGINEER **OSSF/FLOODPLAIN DEVELOPMENT APPLICATION CHECKLIST**

[Redacted]

Date Received Initials

[Redacted]

Permit Number 106937

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF/Floodplain Development Application Checklist 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
- Signed Maintenance Contract with Effective Date as Issuance of License to Operate

Floodplain Development Permit

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

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

Justin W. Greene  
Signature of Applicant

20 DECEMBER 2017  
Date

[Redacted]

[Redacted]

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

DEC 29 2017

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

Date 20 DECEMBER 2017 Permit # 106937 COUNTY ENGINEER

Owner Name JUSTIN & DAMA CHREENE Agent Name Frank Aguirre & Chris Heimann
Mailing Address 1703 KEMAN VILLAGE DRIVE Agent Address 16159 Old Stable Rd.
City, State, Zip KEMAN TX 77565 City, State, Zip San Antonio, Texas 78247
Phone # (713) 259-2701 Phone # 210.275.7866 & 210.823.0507
Email [redacted] Email frankseptic45@gmail.com chrisseptic70@gmail.com

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

Subdivision Name MYSTIC SHORES Unit 7 Lot 714 Block
Acreage/Legal
Street Name/Address 562 BLACK BIRD DRIVE City Zip 78070

Type of Development:

[X] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) FRAME HOUSE

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3127

[ ] Commercial or Institutional Facility

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

Type of Facility
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants
Restaurants, Lounges, Theaters - Indicate Number of Seats
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds
Travel Trailer/RV Parks - Indicate Number of Spaces
Miscellaneous

Estimated Cost of Construction: \$ 100,000 (Structure Only)

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

[ ] Yes [X] No

(If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [X] Public [ ] Private Well

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

I certify that the completed application and all additional information submitted does not contain any false information and does not conceal any material facts. Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities. I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.

Justin W. Chrene
Signature of Owner

20 DECEMBER 2017
Date

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

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

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Planning Materials & Site Evaluation as Required Completed By Frank Aguirre & Chris Heimann COUNTY ENGINEER

System Description ATU SPRAY

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 4983  
(actual)

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city?  Yes  No

If yes, indicate the city:

Frank Aguirre  
210.275.7866  
frankseptic45@gmail.com

Chris Heimann  
210.823.0507  
chrisseptic70@gmail.com

I certify that the information provided above is true and correct to the best of my knowledge.

Frank Aguirre  
Signature of Designer

20 DECEMBER 2017  
Date

ATU affidavit: *Link Again*

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AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL STATE OF TEXAS

CERTIFICATION OF ON-SITE SEWAGE FACILITIES REQUIRING MAINTENANCE

According to the Texas Commission on Environmental Quality (TCEQ) Rules for On-site Sewage Facilities (septic systems), this document is filed in the Deed Records department of COMAL County, Texas.

The Texas Health & Safety Code, Chap. 366, authorizes TCEQ to regulate OSSF's. Additionally, the Texas Water Code, Para. 5.012 and 5.013, gives 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. 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 OSSF's are located on specific pieces of property. To achieve this notice, 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 TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by TCEQ that the appropriate OSSF was installed.

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

562 BIRCHWOOD DRIVE  
LOT 714, MUDIC-SHOPS, UNIT 7

The property is owned by: (owner's full name) JUSTIN W. CHRENE

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 or permitting authority 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 materials for the OSSF can be obtained from COMAL County or permitting authority.

WITNESS MY/OUR HAND(S) ON THIS 22 day of DECEMBER, 2017

*Justin W. Chrene*  
Owner

JUSTIN W. CHRENE  
Printed name

SWORN TO AND SUBSCRIBED BEFORE ME on this 22 day of DECEMBER, 2017



*Chris Heimann*  
Notary Public, State of Texas  
Notary's printed name: CHRIS HEIMANN  
My commission expires: 11-22-2020

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
12/21/2017 09:19:50 AM  
LAURA 1 Page(s)  
201706054973

 *Bobbie Koepf*

Maintenance agreement: *Justin Greene*

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Countryside Construction, Inc.  
300 Chapman Parkway, Canyon Lake, TX. 78133  
Phone: 830-899-2616 or 1-888-379-3721 Fax: 830-899-6662

Septic System Service Agreement

In consideration of payment for this service contract, we will abide by and agree to its terms and conditions:

Name: JUSTIN GREENE Address: 502 BLANCHARD DRIVE  
Sub-Div./County: \_\_\_\_\_ City, State/Zip: \_\_\_\_\_  
Permit #: \_\_\_\_\_ Model #: \_\_\_\_\_ Serial #: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Initial Two Year Service Agreement & Two Year Limited Warranty ( ) One Year Service Agreement

The effective date of this initial maintenance contract shall be the date the License to Operate is issued. For \$ \_\_\_\_\_ a year this contract will be in effect FROM \_\_\_\_\_ TO \_\_\_\_\_ and will provide the following:

Legal Description: \_\_\_\_\_

- A: An inspection/service call every (4) four months which will include: inspection, adjustments and servicing of the mechanical & electrical components as necessary to insure proper function of the system.
- B: An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow and odor.
- C: The property owner is responsible for "purchasing and keeping chlorines" in the chlorinator, (if applicable). If the chlorine test reveals "No Chlorine" in the system, the property owner may incur an additional cost.
- D: If any improper operation is observed (which cannot be corrected at that time) the property owner will be notified immediately of the conditions and the estimated cost.
- E: The response time to a complaint by the property owner regarding operation of the system, shall be within "48 hours," from the time of notification.
- F: ANY PARTS WARRANTY OR NON-WARRANTY, OR FREIGHT CHARGES, LABOR OR SERVICE CALLS ARE NOT PAID FOR REMAIN THE PROPERTY OF COUNTRYSIDE CONSTRUCTION AND COULD RESULT IN REPOSITION OF PARTS BY COUNTRYSIDE CONSTRUCTION.
- G: THE SIGNING OF THIS SERVICE AGREEMENT AUTHORIZES COUNTRYSIDE CONSTRUCTION TO ENTER THE PROPERTY TO EXECUTE ALL TERMS OF THIS CONTRACT.

Countryside Construction, Inc., will warranty installation of the septic system to be according to state and county regulations and the designs approved by the county. HOMEOWNER WILL BE RESPONSIBLE FOR SERVICE CALLS, LABOR AND SHIPPING COSTS ON ANY "WARRANTED PARTS" EXCHANGED DURING WARRANTY. All other components will be according to manufacture's warranties.

Important: As Countryside Construction, Inc. cannot control what or how much effluent goes into this septic system, we cannot warranty how the system will function. Refer to manufacturers or installer's instructions, for suggestions on septic operation. This service agreement does not cover the cost of "Service Calls, Labor or Materials that are required or parts out of warranty, the failure to maintain electrical power to the system, sprinklers that are broken, leaking, stopped-up or otherwise mal-functioning; or sewage flows exceeding the hydraulic/organic design capabilities and the input of non-biodegradable materials (solvents, grease, oil, paints, etc.), or any usage contrary to the requirements as advised by authorized service representative. Laboratory test work is available at an additional cost. Chlorine, filters, or parts that are out of warranty are available at a reasonable cost.

This contract does not include the pumping of a tank or of any compartment of a tank, or settlement of soil on or around any part of the system regardless of reason.

Violations of the warranty also include: Disconnecting the alarm, restricting ventilation to the aerator, over loading the system above its rated capacity; or flooding by external means. Rodent, insect or Fire Ant damage or any other form of unusual abuse is a violation.

A renewal service contract should be "Activated" (30) thirty days before expiration of existing contract. We will contact property owner prior to expiration of existing contract.

Serviced by: Countryside Construction Inc.  
Walker Chapman - Installer's License #030002929

Justin W. Greene First Name JUSTIN W. GREENE Date: 20 DECEMBER 2017  
Property Owner Signature

Walker Chapman Date: 12-20-2017 Authorized Service Representative (printed 10/05/08)

Single Family Affidavit: Link Page

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Affidavit

Date: 20 DECEMBER 2017

To Whom It May Concern:

I, JUSTIN W. CHEENE, attest that the statements

below are true for the property at

502 BLACKBIRD DRIVE, LOT 7H, MYSTIC SHORES, UNIT 7

The detached living area included with our main house constitutes our single family dwelling.

WITNESS BY HAND(S) ON THE 20 DAY OF DECEMBER, 2017.

Justin W. Cheene  
Owner signature

JUSTIN W. CHEENE  
Printed name

SWORN TO AND SUBSCRIBED BEFORE ME ON THE 20 DAY OF DECEMBER, 2017.



Notary Public, State of Texas  
Notary's Printed Name: CHRIS HEILMANN

My commission expires: 11-22-20



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Site evaluation: *Chris Heimann*

**Applicant/site**

Name: Justin and Dana Chreene

Location: 562 Blackbird Drive

Date: 20 december 2017

Site Evaluator: Chris Heimann, 16724 Lily Crest, San Antonio, Texas 78232, Lic # 32694, Expires 4/20.

Soil Boring/ Backhoe Pit Number <u>1</u>		Surface Elevation _____		Proposed Depth Elevation _____	
Depth (Feet)	Soil Texture	Texture Class (Ia, Ib, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock, Recent Weather, etc.)	
0	4' lime-stone	Class IV	0	Class IV	
1					
2					
3					
4					
5					
6	No test holes				

Soil Boring/ Backhoe Pit Number <u>2</u>		Surface Elevation _____		Proposed Depth Elevation _____	
Depth (Feet)	Soil Texture	Texture Class (Ia, Ib, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock, Recent Weather, etc.)	
0	Same	Same	Same	Same	
1					
2					
3					
4					
5					
6					

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability. I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license.

The site evaluation determined the site is suitable for a spray disposal system with ATU treatment. According to Table XIII, the site is suitable / not suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the results of this site evaluation.

Signature: *Chris Heimann* TCEQ/PE License # See above Date: See above

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16159 Old Stable Rd.

San Antonio, Texas 78247-4490

Frank Aguirre, R.S.

210.275.7866

[frankseptic45@gmail.com](mailto:frankseptic45@gmail.com)

Chris Heimann, S.E., D.R.

210.823.0507

[chriseptic70@gmail.com](mailto:chriseptic70@gmail.com)

## PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY

DATE, FIELD WORK: 20 December 2017 *Frank Aguirre*

THE PLAYERS: Justin W Chreene and wife, Dana Chreene c/o, Darla Strawther, 225 Vintage Way, New Braunfels, TX 78132, [darla@stonecreekcustomhomes.com](mailto:darla@stonecreekcustomhomes.com), 830-228-5433 or 210-494-5400

Site Evaluator: Chris Heimann, SE, #32694

Designer: Frank Aguirre, R.S., Lic. 994

Septic system design review & inspections: Comal County: Brenda Ritzen or Sandra Hernandez, 830.608.2090

### THE PROPERTY:

Street numerical address: 562 Blackbird Drive

Legal description: Lot 714, Mystic Shores, Unit 7

Contributing zone: The property is on the Contributing zone and the septic system design complies with all the provisions of the existing CZP.

### THE PROPOSED PROJECT:

A single family residence, 3 BR, 2364 SF and a mother-in-law apartment, 1 BR, 762 SF

### THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 300 gpd, a 4 BR home.

Organic loading estimated at 140 to 300 mg/l BOD with traces of FOG and TSS (residential strength)

### DESCRIPTION OF PROPOSED MONITORING OF SEWAGE CHARACTERISTICS:

Hydraulic loading as the major portion of the water meter reading.

### TARGET FINAL EFFLUENT PARAMETERS:

Hydraulic loading less than the estimated loading on ANY GIVEN DAY.

Organic loading: BOD and TSS of less than 65 mg/l

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WATER SOURCE: CLWS *Jim Regin*

SITE EVALUATION DATA:

- A. This certifies that proper soil analysis procedures were followed.
- B. Soils at this site are Class IV and are not suitable with respect to texture.
- C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

OVERALL SEPTIC SYSTEM COMPONENTS:

Collection: (It is crucial that all sewer drops existing in this home/building be as shallow as possible, still meeting elevation plumbing requirements in the slab. This design assumes a shallow sewer drop exit.) About 100' of tightline from the main house to the ATU with a cleanout within 3' of the wall of that house and 10' of tightline from the apartment to the ATU with a cleanout within 3' of apartment.

Pre-treatment: Single compartment (trash) tank in front of the ATU

Treatment: 600 gpd ATU (aerobic treatment unit) with disinfection

The system to be installed must be done so in STRICT ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS by a Class II septic system installer.

Water pump requirements: Must overcome an elevation head of 6', a friction head of 8' and a maximum head at the spray head of 45' for a total head of 59'. It shall operate the spray heads at two application times (operated by a control box using a timer) - 12 midnight and 4 am cycles of 150 gal. each cycle. At 12 gpm, each cycle shall run for 13 minutes.

Supply line size: 1"

Sprayheads: K-rain 1303 RCW or equal

Recycling: The required spray area for this size of residence is 4688 SF.

The actual spray shall be 4983 SF and shall consist of three 23' full circle sprays at 4 gpm for a total of 12 gpm.

The spray area shall be covered with grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed vegetation.

Float Switch Placements

Actual liquid measurements:

60" depth, 60" length, 60" width, dividing by 12 to go to "feet":

5' depth, 5' length, 5' width

Capacity, in CF, =  $5' \times 5' \times 5' = 125 \text{ CF} \times 7.48 \text{ gal/CF} = 935 \text{ gal (Actual tank capacity)}$

$\frac{935 \text{ gal}}{60'' \text{ depth}} = 15.58 \text{ gal/inch}$  *Link Origin*

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Volume needed for a single dose =  $300 \text{ gal}/2 = 150 \text{ gal}$ .

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$\frac{150 \text{ gal}}{15.58 \text{ gal/in}} = 10''$  needed between the "Off" and "On" switches

Volume needed between the "On" and "Alarm" switches = 1 day's volume = 300 gal

$\frac{300 \text{ gal}}{15.58 \text{ gal/in}} = 20''$  needed between the "On" and "Alarm" switches

Volume required above the "alarm" switch =  $1/3 \text{ day's volume} = 100 \text{ gal}$ .

$\frac{100 \text{ gal}}{15.58 \text{ gal/in}} = 7''$  needed above the "alarm" switch

Locations of float switches:

Distance between the OFF and ON switches = 10"

+ Distance between the ON and Alarm switches = 20"

+ Distance between the Alarm switch and Inlet = 7"

Minimum working depth required = 37"

Actual working depth available = 60"

+Min. height needed above floor of tank for the OFF switch = 8"

Minimum tank depth from Inlet to bottom of tank = 45"

#### CODE COMPLIANCE

Everyone realizes that the QUALITY of sewage from a restaurant is more to treat than that from a residence, because of the presence of FOG - fats, oils and greases. But not enough attention is given to the fact that HOME sewage can also include high FOG contents from cosmetics, bath oils, suntan lotion, etc. in addition to cooking greases and food scraps. Medications taken by persons living in the home, bleaches and non-eaten plastics and paper can also play havoc with the septic system.

Technical note: Home sewage should have no higher than 60 mg/l in Total Suspended Solids, 20 mg/l in FOG and 300 mg/l in BOD. Exceeding any of these limits can cause serious damage and malfunction to the septic system, in addition to that causes my more VOLUME of sewage than that for which the system was designed.

Aerobic Treatment Units (ATU's) must be approved by the TCEQ and installed, managed, monitored and maintained in accordance with manufacturer's recommendations. All wiring and piping must be in accordance with Ch. 285, septic system regulations, as a MINIMUM.

It is not within the scope of this document to cite all the engineering and construction standards that apply to this project. This is a PERFORMANCE design that is modeled to meet...

1. All septic regulations of the Texas Commission On Environment Quality, Chap. 285, version of 28 Dec 2012, and
2. All construction standards that are generally accepted with the septic system industry, and
3. All requirements as stated by the local inspection jurisdiction in which the property sits.

### BEST PRACTICES

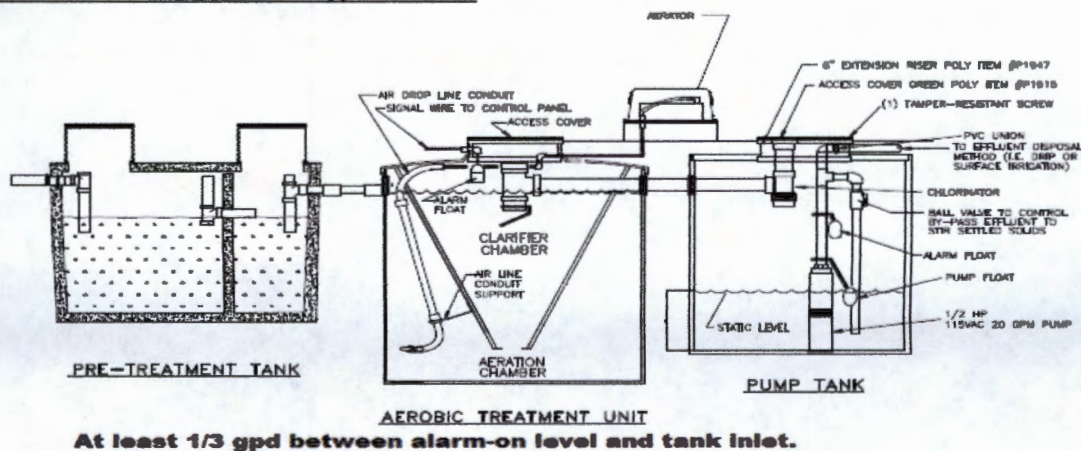
It is the opinion of this designer that both state and local jurisdiction requirements represent MINIMUM government regulations that may or may not result in a septic system that meets the property owner's EXPECTATIONS of it providing dependable, long-lasting service. Therefore, the property owner should consider some of the many UPGRADES that are available from the INDUSTRY and the MANUFACTURER'S side of the project.

As part of the "best practices" thrust, ALL septic systems of all types can deliver long-lasting, dependable service IF and ONLY IF the owner of the system includes these three items:

- a. Management - The sewage that is sent to the system must be within both its quantitative and qualitative design limits.
- b. Monitoring - Every system must be closely watched for any signs of failure. The best monitoring includes specific measurements of its various characteristics.
- c. Maintenance - The system must be properly maintained on a regularly scheduled basis by a qualified and licensed person.

Chemical characteristics: The parameters of typical residential-strength sewage are: BOD-140, TSS - 75, FOG - 15, DO - .5, pH - 7 and temp 59.

Generic cross-section of a typical ATU:

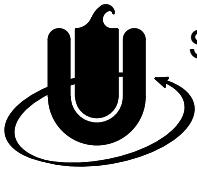


I hereby certify that this design conforms to both TCEQ and local regulations for On-Site Sewage Facilities and, with proper use, maintenance, and under normal climatic conditions, can be expected to function without creating a nuisance.

Sincerely, *Jim Ogden*

**REVISED**

8:32 am, Mar 15, 2019



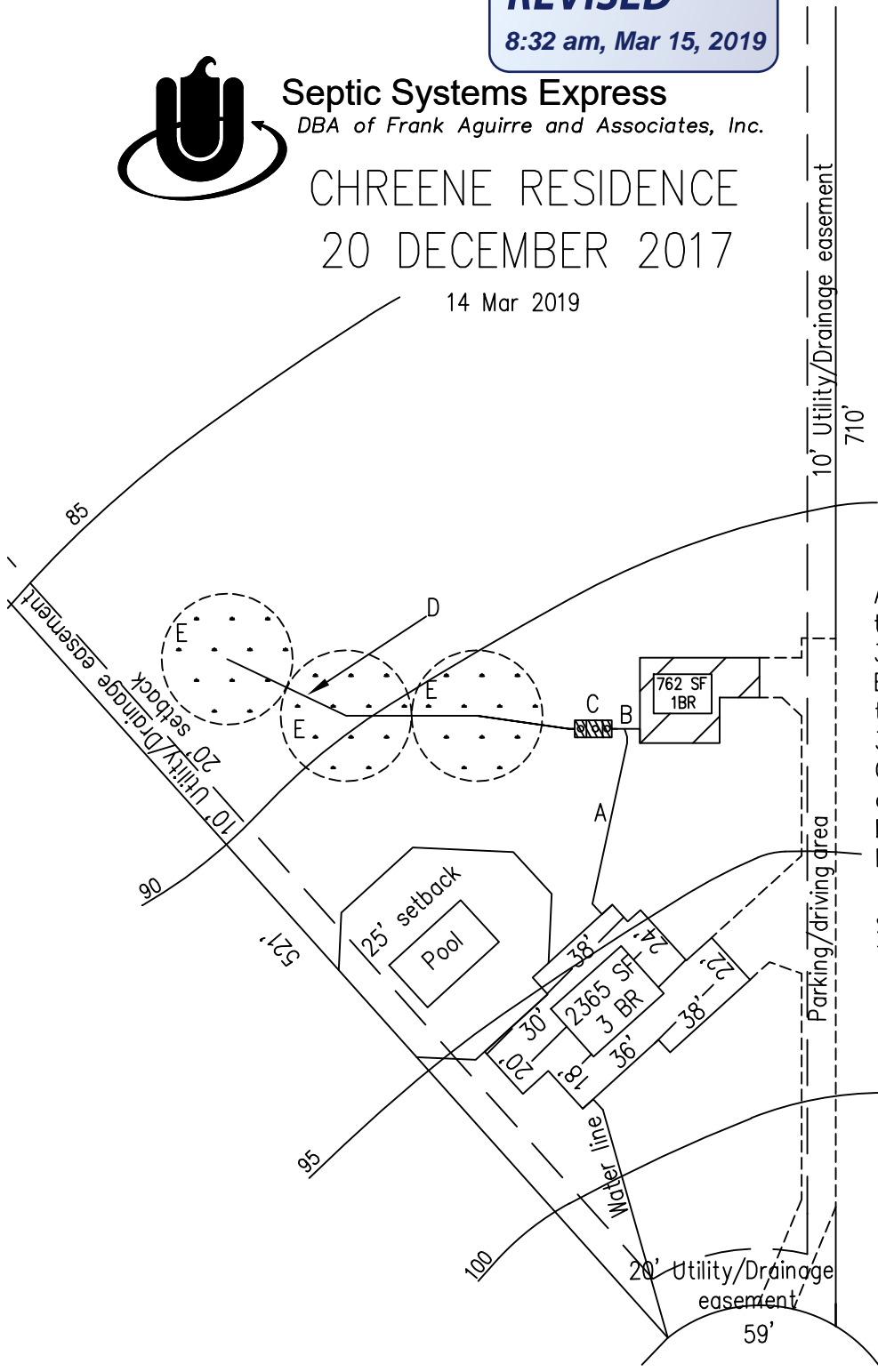
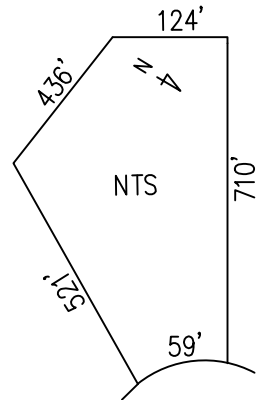
**Septic Systems Express**  
DBA of Frank Aguirre and Associates, Inc.

CHREENE RESIDENCE  
20 DECEMBER 2017

14 Mar 2019



1" = 60'



- A = ± 100' of 4" pvc, Sch. 40 tightline with a cleanout within 3' of house
- B = 10' of 4" pvc, Sch. 40 tightline with a cleanout within 3' of house
- C = pre-treatment tank, 600 gpd ATU, chlorinator and pumptank
- D = ± 160' of 1" supply line
- E = 23' radius full circle spray = 1661 SF

Sprayfield:  
Three 23' radius full circles = 4983 SF

*Frank Aguirre*



RS 994  
OS10807  
DR 30400

562 BLACKBIRD DRIVE

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions. All angles, lengths and locations shown are approximate and are adjustable during the

Lot 714  
Mystic Shores  
Unit 7

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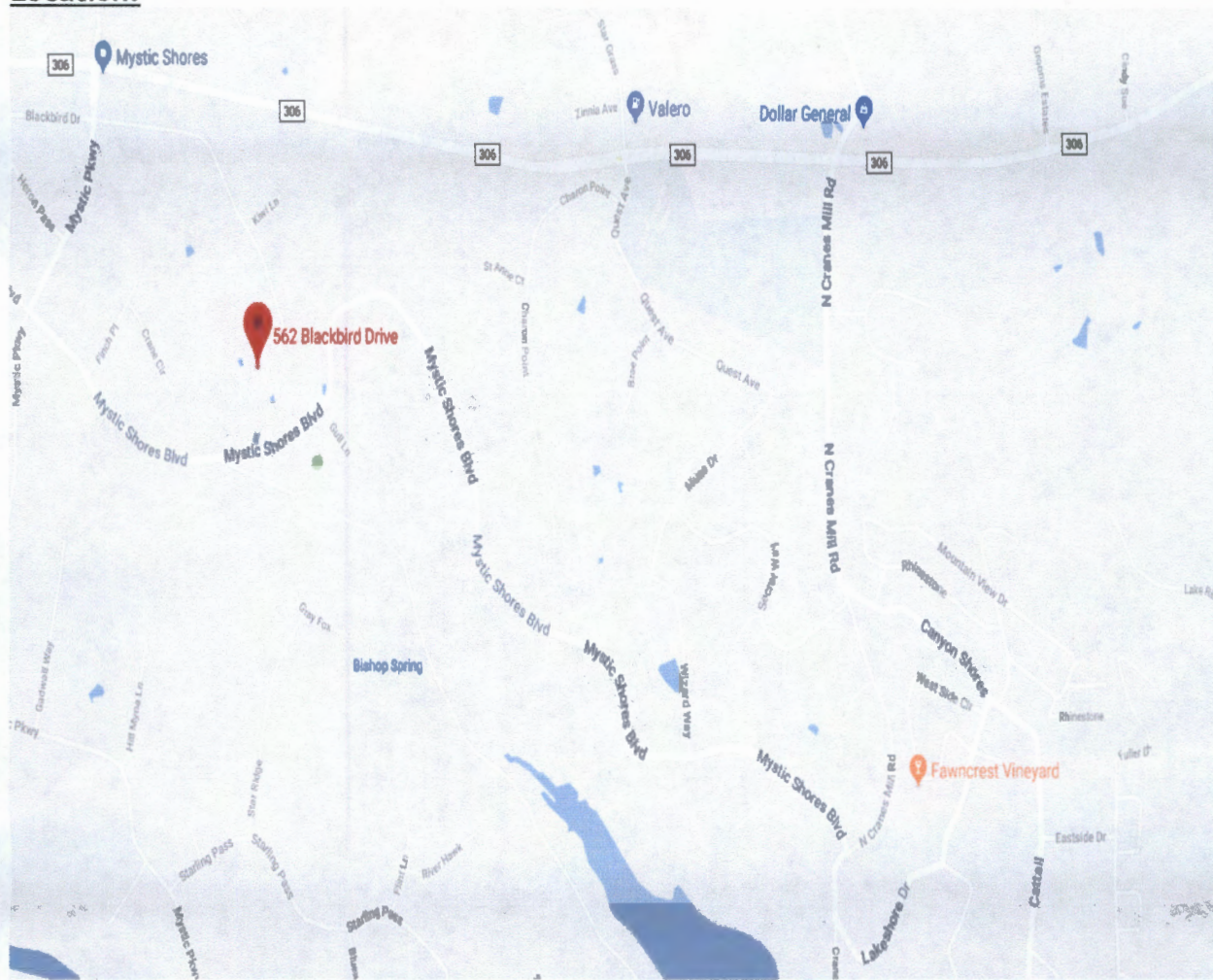
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*Frank Aguirre*

Frank Aguirre, Registered Sanitarian, Lic. 994, SE 10807, DR 30400  
Chris Heimann, SE 32694, DR 32589

**Location:**



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Flood zone/Aquifer map: *Frank Ogden*

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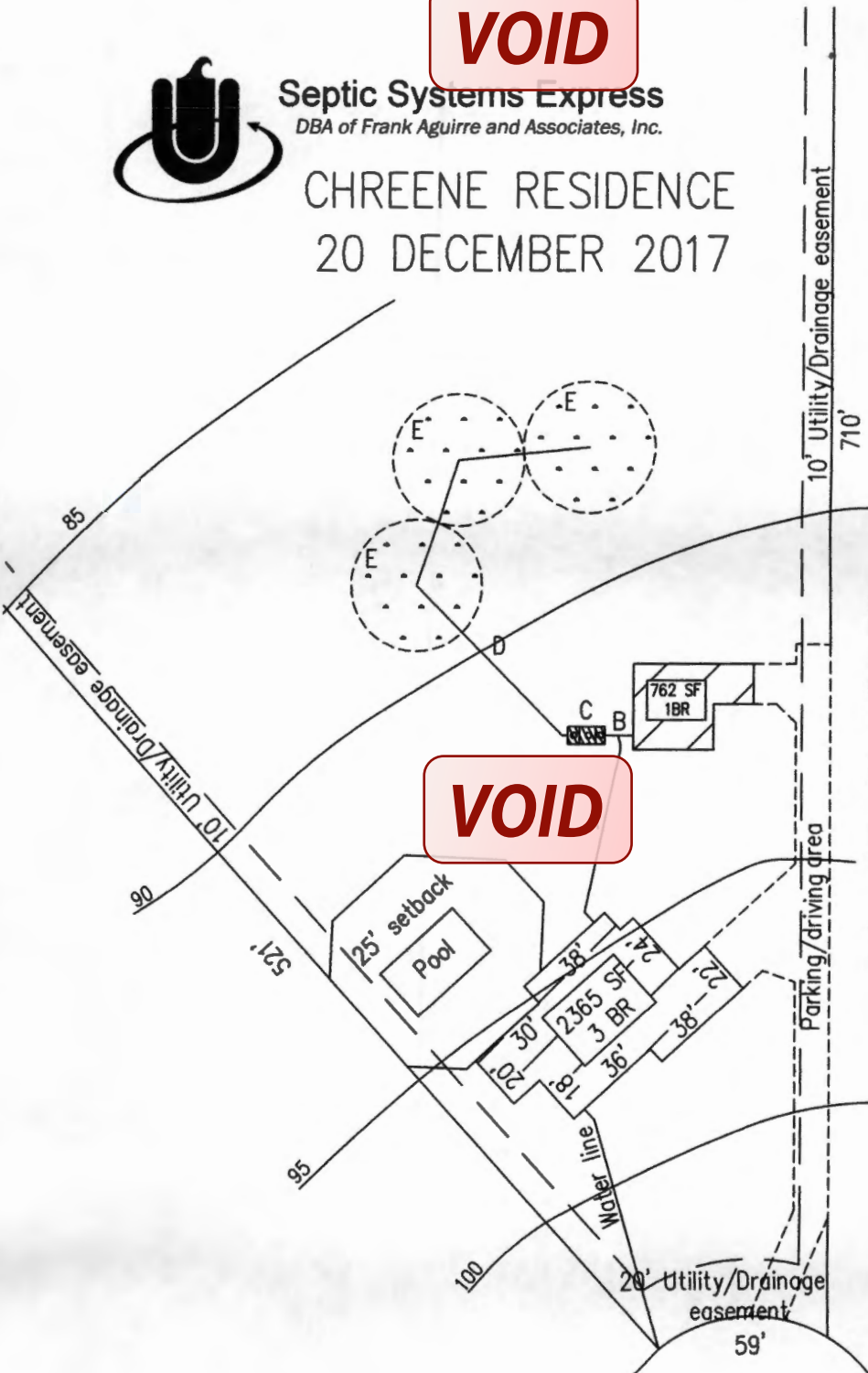


**Septic Systems Express**  
DBA of Frank Aguirre and Associates, Inc.

CHREENE RESIDENCE  
20 DECEMBER 2017

**VOID**

**VOID**



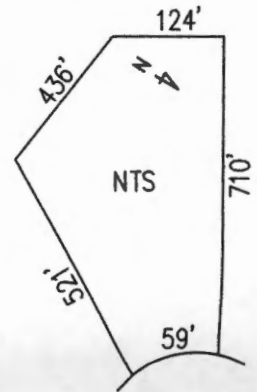
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1" = 60'



- A = ± 100' of 4" pvc, Sch. 40 tightline with a cleanout within 3' of house
- B = 10' of 4" pvc, Sch. 40 tightline with a cleanout within 3' of house
- C = pre-treatment tank, 600 gpd ATU, chlorinator and pumptank
- D = ± 180' of 1" supply line
- E = 23' radius full circle spray = 1661 SF

Sprayfield:  
Three 23' radius full circles = 4983 SF

*Frank Aguirre*



RS 994  
OS10807  
DR 30400

562 BLACKBIRD DRIVE

Note: The contractor may make field adjustments to the system so as to better fit specific site conditions. All angles, lengths and locations shown are approximate and are adjustable during the

Lot 714  
Mystic Shores  
Unit 7



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Grantor also grants to the trustee a security interest in all oil, gas, and other minerals that might be produced from the land covered by this deed of trust. This deed of trust (i) is to be filed in the real property records of the county in which the land is located, (ii) covers all "as-extended collateral," as defined in Texas Business and Commerce Code §9.102, attributable to the land, (iii) serves as a security agreement covering the as-extended collateral, (iv) serves as an assignment of all payments made for damages or anticipated damages to the land, and (v) serves as a financing statement covering as-extended collateral and fixtures as provided in Texas Business and Commerce Code §9.502. The provisions of this paragraph are cumulative of all other provisions of this deed of trust.

Parties of the first part shall not enter into any agreement with any third party for the payment of the ad valorem taxes imposed on the Property or otherwise, in any manner, the transfer of the lien for such taxes to any third-party.

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

EXECUTED this Ninth day of September, 2016.

Justin W. Chreene 09/09/16  
Justin W Chreene

Dana Chreene 9-9-16  
Dana Chreene  
John Orphanos Clerk

STATE OF TEXAS  
COUNTY OF Galveston

The foregoing instrument was acknowledged before me this 9 day of September, 2016 by Justin W Chreene and Dana Chreene.

Delia Jimenez  
Notary Public  
Printed Name: Delia Jimenez  
My commission expires: 08-01-2018



Creditor: Associated Credit Union of Texas  
ID: 489458  
MLO Organization: Associated Credit Union of Texas  
ID: 489458  
MLO Individual: Kayce Dawn Schilhab  
ID: 636454

Filed and Recorded  
Official Public Records  
Nancy Keupp, County Clerk  
Comal County, Texas  
09/16/2016 04:32:02 PM  
NANCY S Page(s)  
201606036022

Texas Deed of Trust - Unimproved Property



Bobbie Keupp

Justin Orfan

**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Justin & Dana Chreene  
562 Blackbird Drive  
Spring Branch, TX 78070

Printed: 4/4/2019  
Site: 562 Blackbird Drive  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**

Customer ID: 4757

Agency: Comal County Environmental Health

Contract Dates: 11/16/2018 - 11/16/2020

County: Comal

Sub: Mystic Shores

Scheduled Date: 3/16/2019

Inspection 1 of 6

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP

Installed: 11/16/2018

Treatment Type: Aerobic

Warranty End: 11/16/2020

Disposal: Surface Application

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 3/21/2019**

Time In: 10:31am

**Entered By: Adela Shaprio**

**Method: Other**

**Technician: Hector Huitron**

Copy emailed to the Agency  
Agency Emailed: 4/4/2019

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

**Aerators: Operational**

**Sludge Levels**

**For Tank 1: 0-1**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #:24540

**Provider: Michael J. Long**

License #: MP0001294

Expires: 8/31/2019

**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Justin & Dana Chreene  
562 Blackbird Drive  
Spring Branch, TX 78070

Printed: 8/23/2019  
Site: 562 Blackbird Drive  
Spring Branch, TX 78070  
(713) 259-2701

---

Permit #: **106937** Customer ID: 4757  
Agency: Comal County Environmental Health Contract Dates: 11/16/2018 - 11/16/2020  
County: Comal Sub: Mystic Shores Scheduled Date: 7/16/2019 Inspection 2 of 6  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 11/16/2018  
Treatment Type: Aerobic Warranty End: 11/16/2020  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

**Visit Date: 8/22/2019**

Time In: 4:15pm

**Method: Other**

**Technician: Colton Lewis**

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

This counts as a type of "Scheduled Inspection"

**Entered By: Adela Shapiro**

Copy emailed to the Agency  
Agency Emailed: 8/23/2019

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0mg/L**

**Sludge Levels**

**For Tank 1: 1-2**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Problem Indicated**

**Odor: Good**

**Alarm: Operational**

**Service Completed**

**Comments**

- 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\*
- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO

Insp ID #: 27209

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

License #: MP0001294

Expires: 8/31/2019

**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Justin & Dana Chreene**  
562 Blackbird Drive  
Spring Branch, TX 78070

Printed: 9/20/2019  
Site: 562 Blackbird Drive  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**  
Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4757  
Contract Dates: 11/16/2018 - 11/16/2020  
Scheduled Date: 7/16/2019 Inspection 2 of 6  
Installed: 11/16/2018  
Warranty End: 11/16/2020

**Service Type: Scheduled Inspection**

**Visit Date: 8/22/2019**

Time In: 4:15pm

This counts as a type of "Scheduled Inspection"

**Entered By: Adela Shapiro**

**Method: Other**

**Technician: Colton Lewis**

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

Copy emailed to the Agency  
Agency Emailed: 8/23/2019

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0mg/L**

**Sludge Levels**

**For Tank 1: 1-2**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Problem Indicated**

**Odor: Good**

**Alarm: Operational**

**Service Completed**

**Comments**

- 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\*
- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO

**Owner signature:**

Insp ID #: 27209

**Provider: Michael J. Long**

License #: MP0001294

Expires: 8/31/2022

**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Justin & Dana Chreene  
562 Blackbird Drive  
Spring Branch, TX 78070

Printed: 11/15/2019  
Site: 562 Blackbird Drive  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**  
Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4757  
Contract Dates: 11/16/2018 - 11/16/2020  
Scheduled Date: 11/16/2019 Inspection 3 of 6  
Installed: 11/16/2018  
Warranty End: 11/16/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **11/13/2019**

Time In: 10:

Out: 10:38am

Entered By: Adela Shapiro

Method: **Other**

Technician: Manuel Guerrero

Copy emailed to the Agency  
Agency Emailed: 11/15/2019

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 1

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Service Completed

**Comments**

- 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\*

Insp ID #:28594

Provider: *Michael J. Long*

License #: MP0001 294

Expires: 8/31/2022



**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Justin & Dana Chreene  
562 Blackbird Drive  
Spring Branch, TX 78070

Printed: 3/19/2020  
Site: 562 Blackbird Drive  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**

Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4757  
Contract Dates: 11/16/2018 - 11/16/2020  
Scheduled Date: 3/16/2020 Inspection 4 of 6  
Installed: 11/16/2018  
Warranty End: 11/16/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **3/16/2020**

Time In: 3:56p

Entered By: Dolores Castaneda

Method: Other

Technician: Manuel Guerrero

Copy emailed to the Agency  
Agency Emailed: 3/19/2020

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 4

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- 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\*

Insp ID #: 30756

Provider: *Michael J. Long*

License #: MP0001294

Expires: 8/31/2022

**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Justin & Dana Chreene  
562 Blackbird Drive  
Spring Branch, TX 78070

Printed: 7/17/2020  
Site: 562 Blackbird Drive  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**

Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4757

Contract Dates: 11/16/2018 - 11/16/2020  
Scheduled Date: 7/16/2020 Inspection 5 of 6  
Installed: 11/16/2018  
Warranty End: 11/16/2020

**Service Type: Scheduled Inspection**

Visit Date: 7/13/2020

Time In: 9:57am

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"  
Entered By: Adela Shapiro

Copy emailed to the Agency  
Agency Emailed: 7/17/2020

Aerators: Operational  
Filters: Operational  
Irrigation Pumps: Operational  
Disinfection Device: Operational  
Chlorine Supply: Operational  
Chlorine Residual: 0.1mg/L

**Sludge Levels**  
For Tank 1: 2

Tank Lid / Riser: Secured

Electric Circuits: Operational  
Distribution System: Operational  
Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

**Comments**

Service Completed

- 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\*
  
- Please call the office at (210) 875-3625 or email us at mjseptic@mjseptic.com to update your name, phone number and email address on our files.

Insp ID #: 32766

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Justin & Dana Chreene  
562 Blackbird Drive  
Spring Branch, TX 78070

Printed: 11/20/2020  
Site: 562 Blackbird Drive  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4757

Contract Dates: 11/16/2020 - 11/16/2022

Scheduled Date: 11/16/2020

Inspection 6 of 6

Installed: 11/16/2018

Warranty End: 11/16/2020

**Service Type: Scheduled Inspection**

Visit Date: **11/16/2020**

Time In: 10:12am

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Ashley Nicole Larcom

Copy emailed to Customer

Customer Emailed: 11/16/2020

Copy emailed to the Agency

Agency Emailed: 11/20/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 1

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

**Comments**

- 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 11/16/2020.

**Service Completed**

Insp ID #:34855

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

**To: Justin & Dana Chreene**  
562 Blackbird Drive  
Spring Branch, TX 78070

Customer ID

4757

Contract Period

Start Date: 11/16/2020

End Date: 11/16/2022

Email: Dana3Texas@yahoo.com

**Permit #: 106937**

Phone: (713) 259-2701 Subdivision: Mystic Shores

Site: 562 Blackbird Drive, Spring Branch, TX 78070

County: Comal

Installed: 11/16/2018

MJ Septic, LLC

Installer: MJ Central Texas Septic, LLC

Warranty End: 11/16/2020

3 visits per year - one every 4 months

Agency: Comal County Environmental Health

500 gallons per day

Mfg/Brand: Pro Flo Aerobic Systems, LP-Pro Flo Aerobic Systems, LP-

The Texas Commission on Environmental Quality (TCEQ) require 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.

- **ROUTINE 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/renter 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. *MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s). Please note our normal business hours are Monday - Friday 8am to 5pm*
- **REPAIRS:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the homeowner for approval to make onsite repairs. If we are unable to repair/replace parts onsite, 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.

{ PAGE 1 - RETURN TO MJ SEPTIC }

PROPERTY ADDRESS: \_\_\_\_\_

HOMEOWNER NAME: \_\_\_\_\_

• **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\**

• **CHLORINATION:** *The property owner 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, homeowners 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 transferrable to the new owner(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 transfer contract is signed (by new homeowner) and returned to us. The new homeowner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract. Only one walk through orientation is included, shall the homeowner need an additional walk through, there will be a \$75 service call fee.

**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 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. Homeowner 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 tank, 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.

PROPERTY ADDRESS: \_\_\_\_\_

HOMEOWNER NAME: \_\_\_\_\_

**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.*

Please circle one of the following options below:    **CALLED IN Credit Card Payment:** \_\_\_\_\_

\$285 - (1) One Year Initial/Renewal      \$530 - (2) Two Year Initial/Renewal

\$675 - (3) Three Year Initial/Renewal      **Two Year New Installation, Included with Installation**

Homeowner(s) are NOT required to be present at inspections. You will receive a phone call/text notification, the evening prior, if noted in your account or the day of service if not noted.

If client does not answer that evening a voicemail will be left, this is your courtesy call!

A door hanger will be left if no one is home. Inspection reports emailed/mailed within a few business days to the email/mailling address of record.

**• MAINTENANCE TIPS/SEPTIC GUIDE:** *\*Please keep the attached Maintenance Tips & Owner's 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 or non-business hours, you can leave a voicemail, send an email or visit our website to leave a message for us! You can always email us for faster response!*

**ACCEPTANCE OF MAINTENANCE CONTRACT: (UPDATED OCTOBER 2019)** 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 agree to the maintenance contract guidelines stated above and have also read and agree 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.

*(MJ Septic will assess a \$75 service fee if we are not notified of gate code changes, aggressive dogs, etc.)*

Accepted and Approved by (signature): \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_

Spouse/Authorized Persons to Approve Repairs & Pumping, Etc.: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Gate Code(s): \_\_\_\_\_ Aggressive Dogs: \_\_\_\_\_

Email Address(es): \_\_\_\_\_

Cell Phone (his/hers): \_\_\_\_\_ Cell Phone (his/hers): \_\_\_\_\_ Home Phone: \_\_\_\_\_

**MJ Central Texas Septic, LLC Authorized Signature:** *Stephanie E. Perez*    **Office Approved:** \_\_\_\_\_

## **MJ SEPTIC Maintenance Tips and Owner's Septic Guide**

MJ SEPTIC  
27552 Old Blanco Road  
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's, 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 such 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 killer can be used to treat if mounds occur. (Ants will ruin electrical 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 electrical. 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 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 (try to space to 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/pump 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.

Date Printed: 1/14/2021



**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Justin & Dana Chreene  
562 Blackbird Drive  
Spring Branch, TX 78070

Printed: 4/5/2021  
Site: 562 Blackbird Drive  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**

Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4757  
Contract Dates: 11/16/2020 - 11/16/2022  
Scheduled Date: 3/16/2021 Inspection 1 of 6  
Installed: 11/16/2018  
Warranty End: 11/16/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **3/1/2021**

Time In: 9:26

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 0-1

Entered By: Brianna Perez

Copy emailed to Customer

Customer Emailed: 3/2/2021

Copy emailed to the Agency

Agency Emailed: 4/5/2021

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- \*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\* - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 3/2/2021.

Insp ID #:36627

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

**MJ Septic, LLC**  
27552 Old Blanco Road  
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Justin & Dana Chreene  
562 Blackbird Drive  
Spring Branch, TX 78070

Printed: 7/30/2021  
Site: 562 Blackbird Drive  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4757

Contract Dates: 11/16/2020 - 11/16/2022

Scheduled Date: 7/16/2021

Inspection 2 of 6

Installed: 11/16/2018

Warranty End: 11/16/2020

**Service Type: Scheduled Inspection**

Visit Date: 7/14/2021

Time In: 3:27 pm

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 2"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

- 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\* - Tech reset your timer. - Copy emailed to the customer on 7/15/2021.

**Service Completed**

This counts as a type of "Scheduled Inspection"

Entered By: Hailey Long

Copy emailed to Customer

Customer Emailed: 7/15/2021

Copy emailed to the Agency

Agency Emailed: 7/30/2021

Insp ID #: 39102

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: Justin & Dana Chreene  
562 Blackbird Dr  
Spring Branch, TX 78070

Printed: 12/9/2022  
Site: 562 Blackbird Dr  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4757

Contract Dates: 11/16/2022 - 11/16/2025

Scheduled Date: 11/7/2022

Inspection 6 of 6

Installed: 11/16/2018

Warranty End: 11/16/2020

**Service Type: Scheduled Inspection**

Visit Date: **11/7/2022**

Time In: 5:13 pm

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Audrey Miller

Copy emailed to Customer

Customer Emailed: 11/14/2022

Copy emailed to the Agency

Agency Emailed: 12/9/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 5"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- \*\*\*This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance\*\*\*
- Tech reset your timer.
- 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 11/14/2022.

Insp ID #:48183

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: Justin & Dana Chreene  
562 Blackbird Dr  
Spring Branch, TX 78070

Printed: 7/28/2023  
Site: 562 Blackbird Dr  
Spring Branch, TX 78070  
(713) 259-2701

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Permit #: **106937** Customer ID: 4757  
Agency: Comal County Environmental Health Contract Dates: 11/16/2022 - 11/16/2025  
County: Comal Sub: Mystic Shores Scheduled Date: 7/16/2023 Inspection 2 of 9  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Aerator: HP5060 HiBlow Air Co Installed: 11/16/2018  
Treatment Type: Aerobic Aerator S/N: 50HP20220P, 012 Warranty End: 11/16/2020  
Disposal: Surface Application

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 7/12/2023**

Time In: 10:42 am

Out: 10:52 am

**Entered By: Brianna Perez**

**Method: Other**

Copy emailed to Customer  
Customer Emailed: 7/20/2023

**Technician: Marcos Rubio**

Copy emailed to the Agency  
Agency Emailed: 7/28/2023

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

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**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 7"**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

- Tech reset your timer. - 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 7/20/2023.

Insp ID #:53563

**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: Justin & Dana Chreene  
562 Blackbird Dr  
Spring Branch, TX 78070

Printed: 7/28/2023  
Site: 562 Blackbird Dr  
Spring Branch, TX 78070  
(713) 259-2701

Permit #: **106937**

Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4757

Contract Dates: 11/16/2022 - 11/16/2025

Scheduled Date: 3/16/2023

Inspection 1 of 9

Aerator: HP5060 HiBlow Air Co Installed: 11/16/2018

Aerator S/N: 50HP20220P, 012 Warranty End: 11/16/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **3/15/2023**

Time In: 8:50 am

Out: 9:16 am

Entered By: Audrey Miller

Copy emailed to Customer

Customer Emailed: 3/18/2023

Copy emailed to the Agency

Agency Emailed: 7/28/2023

Technician: Roy Garza

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 7"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Tech reset your timer. - 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 3/18/2023.

Insp ID #:50868

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025