

Comal County  
OFFICE OF COMAL COUNTY ENGINEER

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

Issued This Date: **02/20/2019** Permit Number: **107979**

Location Description: **234 CONEFLOWER DR  
SPRING BRANCH, TX 78070**

Subdivision: **Mystic Shores**  
Unit: **8**  
Lot: **937**  
Block:  
Acreage:

Type of System: **Aerobic  
Surface Irrigation**

Issued to: **Oscar Carrisalez**

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**

*Melissa Helms* 050031545  
ENVIRONMENTAL HEALTH INSPECTOR

*Sandra Ann Hernandez, Asst*  
ENVIRONMENTAL HEALTH COORDINATOR 025599

12:45 PM

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ Septic      OSSF Installer #: 05 0023596  
 1st Inspection Date: 1-7-19      2nd Inspection Date: 2-20-19      3rd Inspection Date: \_\_\_\_\_  
 Inspector Name: Lannon      Inspector Name: S Helms      Inspector Name: \_\_\_\_\_  
 Permit #: 107979      Address: 234 Coneflower 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)		✓		
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)(iii) 285.32(b)(1)(E)(ii) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

*tank set level no leaks cover. needs operational.*

2.20.19 - SH

*to operational  
↓  
covered*

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	✓	285.33(d)(2)(G)(III)(II)285.33(d)(2)(G)(III)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(III) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(I) 285.33(d)(2)(G)(II) 285.33(d)(2)(G)(III)(I)		<del>22019</del>	22019	
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	✓		4924 SF 2@	✓		
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: 1-7-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

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

Permit#: 107979 Address: 234 Coneflower 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)		✓		
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 no leaks cover. needs operational.*

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	/	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		/		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	/					
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/		Proflow 550 600 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)	<i>aerobic spray</i>	✓		
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)				

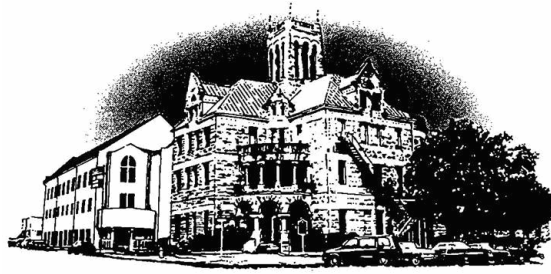
**Comal County Environmental Health  
OSSF Inspection Sheet**

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.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed	✓		4924 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: 107979  
Issued This Date: 08/24/2018  
This permit is hereby given to: Oscar Carrisalez

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

234 CONEFLOWER DR  
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores  
Unit: 8  
Lot: 937  
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.

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*  
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN  
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date 3 August 2018

Permit # 107979

Owner Name Oscar Carrisalez  
Mailing Address 4134 Stathmore  
City, State, Zip San Antonio, TX 78217  
Phone # 210-639-1755  
Email mosca831@yahoo.com

Agent Name Frank Aguirre & Chris Heimann  
Agent Address 16159 Old Stable Rd  
City, State, Zip San Antonio, TX 78247  
Phone # 210.275.7866 & 210.823.0507  
Email frankseptic45@gmail.com & chrisseptic70@gmail.com

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

Subdivision Name Mystic Shores Unit 8 Lot 937 Block —  
Acreage/Legal Lot 937, Unit 8, Mystic Shores  
Street Name/Address 234 Cone Flower City — Zip 78070

**Type of Development:**

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2877

RECEIVED

AUG 14 2018

COUNTY ENGINEER

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

Source of Water  Public  Private Well

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

By signing this application, I certify that:

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

Oscar Carrisalez  
Signature of Owner

3 August 2018  
Date

\* \* \* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \* \* \*  
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN  
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By FRANK AGUIRRE / CEDRIC HENNING

System Description ATU SPRAW

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 4924

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: \_\_\_\_\_

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Frank Aguirre  
Signature of Designer

3 AUGUST 2018  
Date

ATU affidavit: Link Origin

201806030401 08/06/2018 08:52:41 AM 1/1

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:

234 CONEFLOWER  
LOT 937, UNIT 8, MYSTIC SHORES

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

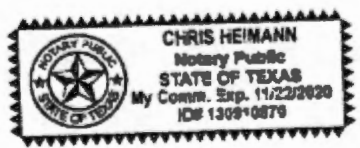
This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company and a signed maintenance contract must be submitted to COMAL County or permitting authority within 30 days after the property has been transferred.

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 3 day of AUGUST, 2018

Oscar Carrisalez OSCAR CARRISALEZ  
Owner (s)

SWORN TO AND SUBSCRIBED BEFORE ME on this 3 day of AUGUST, 2018



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 Koepp, County Clerk  
Comal County, Texas  
08/06/2018 08:52:41 AM  
LAURA 1 Page(s)  
201806030401

 Bobbie Koepp

**Maintenance agreement:**

*Jim Ogien*

**MJ Central Texas Septic, LLC**  
**DBA MJ Septic**  
 27552 Old Blanco Road  
 San Antonio, Texas 78260  
 (210) 875-3625 \* (210) 889-4606  
 mjseptic@satsr.com (email)  
 www.mjseptic.com

**Aerobic Installation \* Aerobic Maintenance Contracts**  
**Real Estate Inspections \* Cleaning/Pumping**  
 Michael J. Long, MP 0001294 Licensed by T.C.E.Q.

**PROPERTY ADDRESS: 234 Coneflower Spring Branch, TX 78070**

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 LTD (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 homeowner(s).

- The annual fee on your contract includes the following:** an inspection every four months (three times annually) which include inspecting 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 have all proper gate codes, combination locks etc. to inspect your system.
- Repairs I:** if repairs or replacement of parts is needed during routine inspection, we will try to contact the homeowner for approval if we are able to repair onsite. 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, ALL WARRANTED items are VOIDED.**
- Repairs II:** 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 effect with MJ Septic.
- Additional Service Calls/Charges:** 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, leaky airlines, timer adjustments, spray head adjustments and system power failure.
- Chlorine:** The property owner is responsible for maintaining the 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 1/2 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets at their local Home Depot or Lowe's.
- DO NOT USE POOL TABLETS** (this can cause a volatile reaction)
- Cleaning/Pumping:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. \*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\*
- Transfer of Property/Ownership:** The fee of this maintenance contract is non-refundable, however is fully transferable 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. **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.
- Altering the system:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate 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.
- Violations of Warranty:** 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 OSS/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.
- Terms of Payment:** Payment is due in full for the maintenance contract at time of signing. Payment for parts, repairs, cleaning/pumping, service calls, etc. are due prior to or at time of service, unless otherwise specifically noted. If payment is not received within ten (10) business days of service date, a 1.5% finance charge will be assessed per month, if payment is delinquent, your next service check/maintenance contract may be cancelled. If payment is more than 90 days past due, contract will be cancelled and we will send to collections.
- Maintenance Tips/Owner Guide:** Please read the attached Maintenance Tips/Owner Guide. Following these easy steps can help prevent unnecessary and-avoidable expenses to the homeowner(s). Please initial here that you've received a copy of this document: \_\_\_\_\_ (keep the maintenance tips/guide for your reference)

CIRCLE ONE CHOICE BELOW

Contract Verified (office use only) \_\_\_\_\_

1 YEAR	2 YEAR	3 YEAR	<b>2 YEAR INITIAL</b>	Paid in Full at Sign Up, Non-Refundable, Does Not Include Additional Charges Noted Above. Homeowner(s) are NOT required to be present at inspections. They will receive phone call notification the day of service and a door hanger will be left if no one is home. Reports emailed/mailed within a few business days.
\$285	\$530	\$675	Included in Installation	

**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 agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Owner Guide.

Accepted by Signature: *Oscar Canales* Printed Name: OSCAR CARISALES Email: \_\_\_\_\_

Phone Numbers: (Home) \_\_\_\_\_ (Mr. Cell) \_\_\_\_\_ (Mrs. Cell) \_\_\_\_\_ (Work) \_\_\_\_\_

Subdivision: Mystic Shores # of Occupants in Home: \_\_\_\_\_ Gate Codes/Combination Locks, etc. \_\_\_\_\_ Biting Dogs: \_\_\_\_\_  
 (MJ Septic will assess a \$75 service fee if we are not notified of gate code changes, biting dogs, etc.)

MJ Central Texas Septic, LLC Authorized Signature: *Stephanie E. Perry* Date: \_\_\_\_\_

Site evaluation: *Jim Regin*

Applicant/site

Name: Oscar Carrisalez

Location: 234 Cone Flower

Date: 3 August 2018

Site Evaluator: Chris Heimann, 209 Clydesdale, Cibolo, Texas 78108, 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



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. 210.827.1607 [chriseptic70@gmail.com](mailto:chriseptic70@gmail.com)

## PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COMAL COUNTY

DATE, FIELD WORK: 3 August 2018

### THE PLAYERS: *Frank Aguirre*

Property owner: Oscar Carrisalez, c/o ACS Builders, 8235 Agora Parkway, Selma, Texas 78154, Suite 111, PMB 576, Rebecca Schouten, (619)456-7041,

[rebecca@everviewhomes.com](mailto:rebecca@everviewhomes.com)

Site Evaluator: Chris Heimann, SE, #32694

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

Installer: Stephanie Perez, 210.875.3625

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

### THE PROPERTY:

Street numerical address: 234 Cone Flower

Legal description: Lot 937, Unit 8, Mystic Shores

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 new single family residence, 3 BR, 2877 SF

### THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 300 gpd, sized, by regulations, to 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

WATER SOURCE: CLWS

SITE EVALUATION DATA: *Jim Regin*

- 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 exiting 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 10' of tightline from the house to the ATU with a cleanout within 3' of the house.

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

Treatment: 500 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 10 gpm, each cycle shall run for 15 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 4924 SF and shall consist of two 28' full circle sprays at 5 gpm for a total of 10 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' x 5' x 5' = 125 CF X 7.48 gal/CF = 935 gal (Actual tank capacity)

935 gal = 15.58 gal/inch  
60" depth



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

$\frac{150 \text{ gal}}{15.58 \text{ gal/in}} = 10''$  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 =  $1/3$  day's volume = 100 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

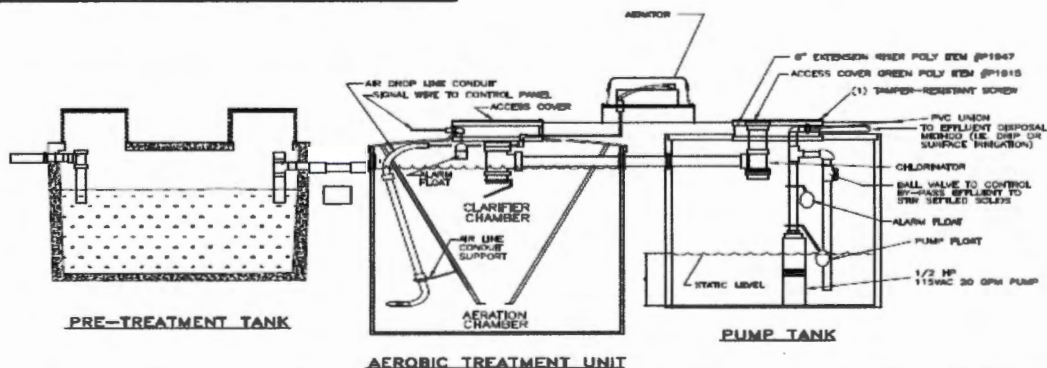
It is the opinion of this designer that both state and local jurisdiction requirements represent **MINIMUM** government regulations that may or may not result in a septic system that meets the property owner's **EXPECTATIONS** of it providing dependable, long-lasting service. Therefore, the property 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:

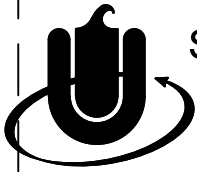


I hereby certify that this design conforms to both TCEQ and local regulations for On-Site Sewage Facilities and, with proper use, maintenance, and under normal climatic conditions, can be expected to function without creating a nuisance.

Sincerely,

*Frank Aguirre*

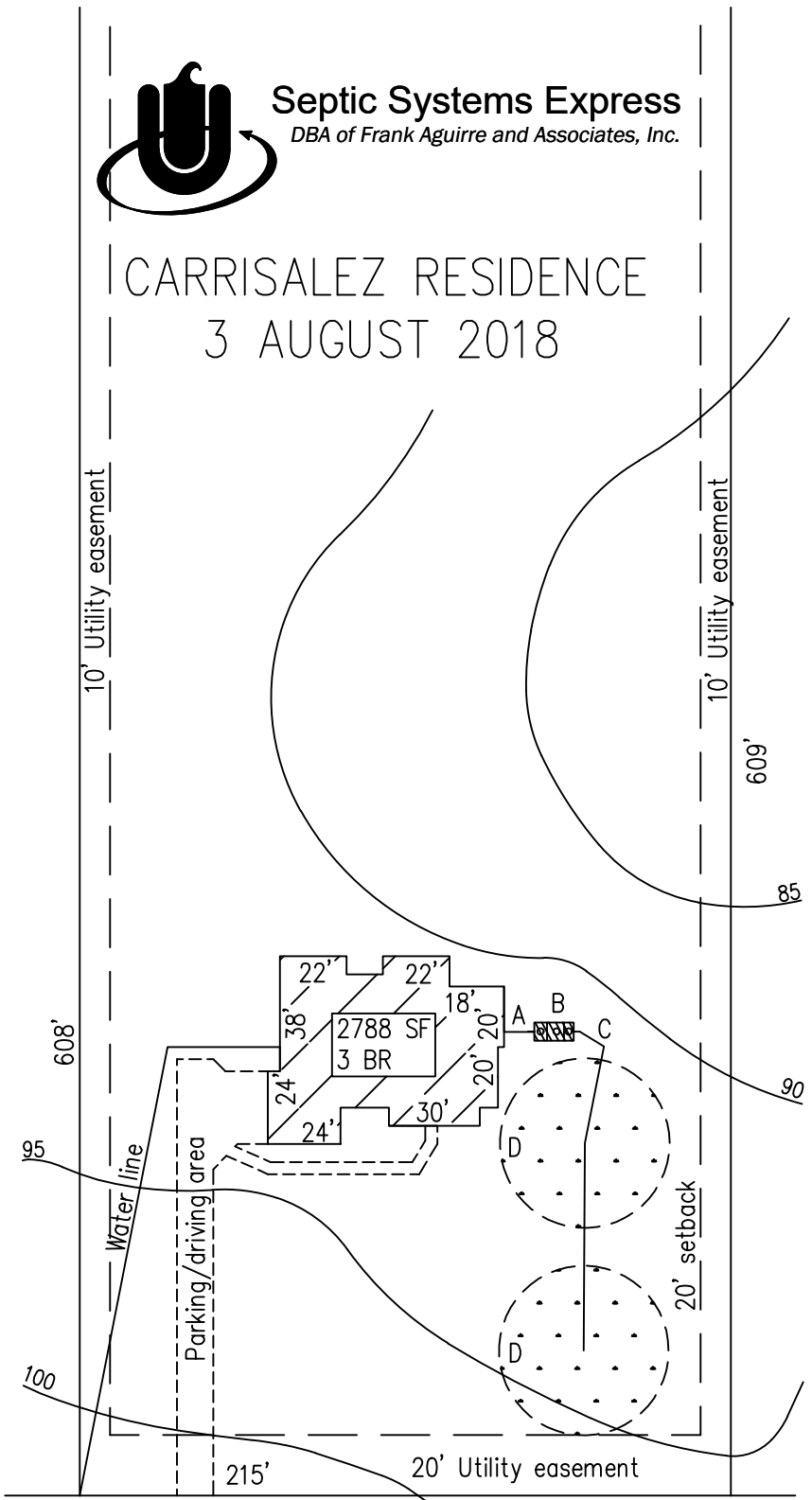
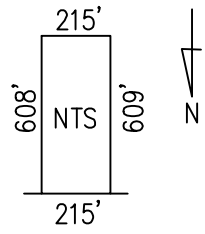
Frank Aguirre, Registered Sanitarian, Lic. 994, SE 10807, DR 30400  
Chris Heimann, SE 32694, DR 32589



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

CARRISALEZ RESIDENCE  
3 AUGUST 2018

**REVISED**  
11:09 am, Aug 24, 2018



- A = ± 10' of 4" pvc Sch. 40 tightline with a cleanout within 3' of house
- B = Pre-treatment, 600 gpd ATU, chlorinator and pump tank
- C = 120' O 1" supply line
- D = 28' radius full circle = 2462 SF

Sprayfield:  
Two 28' radius full circles = 4924 SF

*Frank Aguirre*



RS 994  
OS10807  
DR 30400

Lot 937  
Unit 8  
Mystic Shores

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

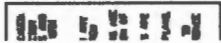
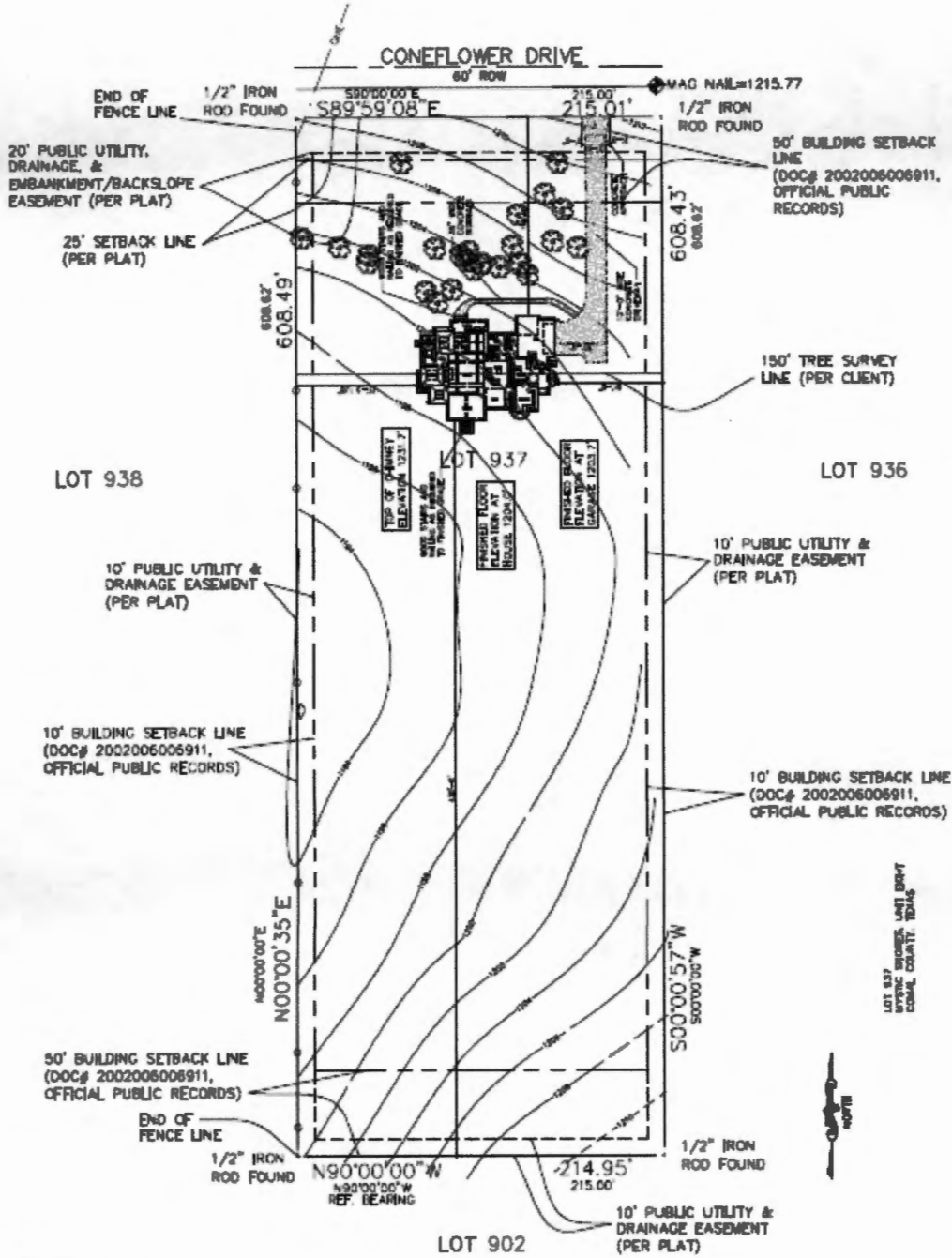
234 CONE FLOWER

# 234 Coneflower

COMAL COUNTY, TEXAS

**MICHAEL CORTEZ DESIGN GROUP**  
 (210) 868-6920  
**Evergreen Homes Plan 2877**

**A-6**



Property plat: *[Signature]*

*Link Region*

**Location:**



**Flood zone/Aquifer map:**




**From:** Ritzen, Brenda  
**To:** ["Frank Aguirre"](#)  
**Subject:** Permit 107979  
**Date:** Thursday, August 23, 2018 1:56:00 PM

---

Re: Oscar Carrisalez  
Mystic Shores Unit 8 Lot 937  
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Frank,

The following information is needed before I can continue processing the referenced permit submittal:

1.  Identify the separation distance from the edge of the spray area to the property line.
2. Revise as needed and resubmit.

Thank you,

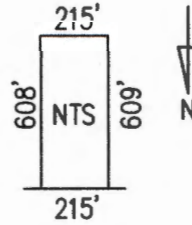
Brenda Ritzen, OS0007722  
Environmental Health Coordinator  
Comal County Engineers Office  
195 David Jonas Drive  
New Braunfels, Texas 78132  
830-608-2090  
[www.cceo.org](http://www.cceo.org)



Septic Systems  
DBA of Frank Aguirre and Associates

**VOID**

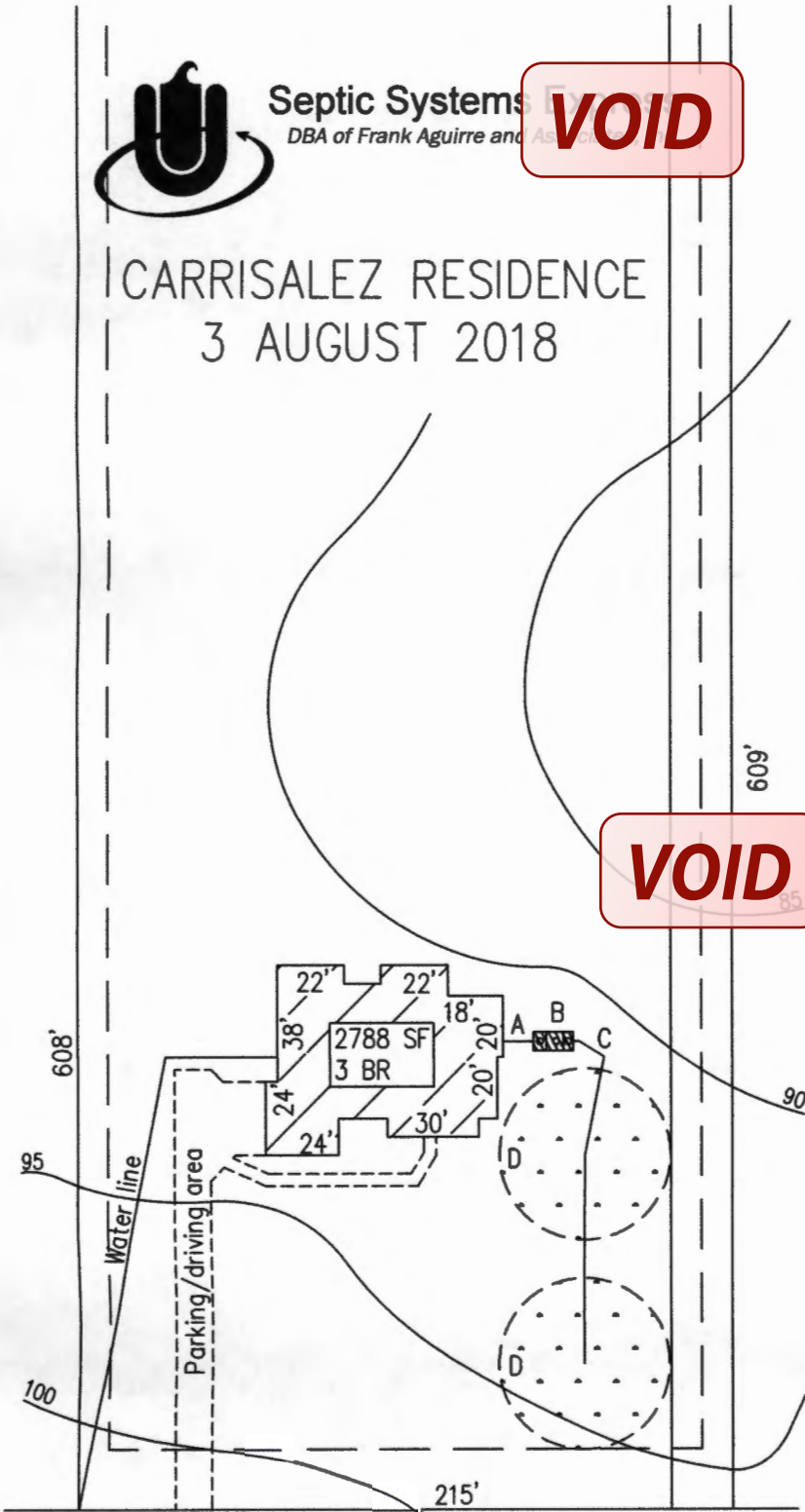
CARRISALEZ RESIDENCE  
3 AUGUST 2018



- A = ± 10' of 4" pvc Sch. 40 tightline with a cleanout within 3' of house
- B = Pre-treatment, 600 gpd ATU, chlorinator and pump tank
- C = 120' O 1" supply line
- D = 28' radius full circle = 2462 SF

**VOID**

Sprayfield:  
Two 28' radius full circles = 4924 SF



234 CONE FLOWER

*Frank Aguirre*



RS 994  
OS10807  
DR 30400

Lot 937  
Unit 8  
Mystic Shores

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

Property deed:

*Link Regis*

201806019389 05/18/2018 11:35:20 AM 1/2

FILED BY  
ALAMO TITLE  
# 400131800300-VJB

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

**General Warranty Deed**

THE STATE OF TEXAS §  
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS:

Executed on date of acknowledgement to be Effective on: May 17, 2018.

Grantor: DAVID OLEN SPARKS, joined herein proforma by his wife,  
WENDY SPARKS

Grantor's Mailing Address: 3707 Lenten Rose, San Antonio, Texas  
78259

Grantee: **OSCAR CARRISALEZ**

Grantee's Mailing Address: 4134 Stathmore, San Antonio, Texas  
78217

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): **Lot 937, Mystic Shores, Unit Eight**, situated in Comal County, Texas, according to plat thereof recorded in Volume 14, Pages 150-155, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

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



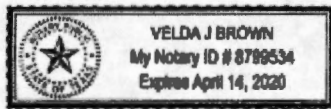
When the context requires, singular nouns and pronouns include the plural.

DAVID OLEN SPARKS  
DAVID OLEN SPARKS

Wendy Sparks  
WENDY SPARKS

THE STATE OF TEXAS \*  
COUNTY OF Comal \*

This instrument was acknowledged before me on this the 17th day of May, 2018, by DAVID OLEN SPARKS and WENDY SPARKS.



Velda J Brown  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
ALAMO TITLE COMPANY  
GF No. 4000131800300

PREPARED IN THE LAW OFFICE OF:  
KRISTEN QUINNEY PORTER, LLC  
P.O. Box 312643  
New Braunfels, Texas 78131-2643

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
05/18/2018 11:35:20 AM  
LAURA 2 Pages(s)  
201806019389



Bobbie Koepf

Linda Ogden

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Oscar Carrisalez  
234 Coneflower  
Spring Branch, TX 78070

Printed: 5/17/2019  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

---

Permit #: **107979** Customer ID: 4853  
Agency: Comal County Environmental Health Contract Dates: 1/30/2019 - 1/30/2021  
County: Comal Sub: Mystic Shores Scheduled Date: 5/30/2019 Inspection 1 of 6  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Aerator: HiBlow Air Compresso  
Treatment Type: Aerobic  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

**Visit Date: 5/13/2019**

Time In: 11:15am

**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: 0mg/L**

**Sludge Levels:**

**For Tank 1: 0-1**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10"-12" of sludge\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 5/14/2019.

This counts as a type of "Scheduled Inspection"

**Entered By: Adela Shapiro**

- Copy emailed to Customer  
Customer Emailed: 5/14/2019
- Copy emailed to the Agency  
Agency Emailed: 5/17/2019

Problem  
Indicated

**Odor: Good**

**Service Completed**

Insp ID #: 25535

**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: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed: 9/20/2019  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**  
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: 4853  
Contract Dates: 1/30/2019 - 1/30/2021  
Scheduled Date: 9/30/2019 Inspection 2 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

**Visit Date: 9/12/2019**

Time In: 10:08

**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**

This counts as a type of "Scheduled Inspection"

**Entered By: Brianna Perez**

- Copy emailed to Customer  
Customer Emailed: 9/13/2019
- Copy emailed to the Agency  
Agency Emailed: 9/20/2019

**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\* - Copy emailed to the customer on 9/13/2019.

**Owner signature:**

Insp ID #: 27574

**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: Oscar Carrisalez  
234 Coneflower  
Spring Branch, TX 78070

Printed: 5/26/2020  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**

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: 4853  
Contract Dates: 1/30/2019 - 1/30/2021  
Scheduled Date: 5/30/2020 Inspection 4 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

Visit Date: 5/18/2020

Time In: 6:00pm

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 Customer  
Customer Emailed: 5/19/2020
- Copy emailed to the Agency  
Agency Emailed: 5/26/2020

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

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\* - Copy emailed to the customer on 5/19/2020.

Insp ID #:31827

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: **Oscar Carrisalez**  
234 Coneflower  
Spring Branch, TX 78070

Printed: 1/24/2020  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**  
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: 4853  
Contract Dates: 1/30/2019 - 1/30/2021  
Scheduled Date: 1/30/2020 Inspection 3 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

Visit Date: **1/20/2020** Time In: 1:25pm

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

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 1/21/2020.

**Service Completed**

Insp ID #:29689

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: Oscar Carrisalez  
234 Coneflower  
Spring Branch, TX 78070

Printed:6/4/2020  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**  
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: 4853  
Contract Dates: 1/30/2019 - 1/30/2021  
Scheduled Date: 5/30/2020 Inspection 4 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

Visit Date: **5/18/2020** Time In: 6:00pm

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 Customer  
Customer Emailed: 5/19/2020
- Copy emailed to the Agency  
Agency Emailed: 5/26/2020

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

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\* - Copy emailed to the customer on 5/19/2020.

Insp ID #:31827

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: **Oscar Carrisalez**  
234 Coneflower  
Spring Branch, TX 78070

Printed: 9/18/2020  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**

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: 4853  
Contract Dates: 1/30/2019 - 1/30/2021  
Scheduled Date: 9/30/2020 Inspection 5 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

**Visit Date: 9/17/2020**

Time In: 12:39 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: 0-1**

This counts as a type of "Scheduled Inspection"

**Entered By: Hannah Graham**

- Copy emailed to Customer  
Customer Emailed: 9/17/2020
- Copy emailed to the Agency  
Agency Emailed: 9/18/2020

**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\* - Copy emailed to the customer on 9/17/2020.

Insp ID #33904

**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: Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Customer ID

4853

Contract Period

**Start Date: 1/30/2021**

**End Date: 1/30/2022**

Email: mosca831@yahoo.com

**Permit #: 107979**

Phone: (210) 639-1755 Subdivision: Mystic Shores

Site: 234 Coneflower, Spring Branch, TX 78070

County: Comal

Installer: MJ Central Texas Septic, LLC

Agency: Comal County Environmental Health

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

MJ Septic, LLC

3 visits per year - one every 4 months

600 gallons per day

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 office hours are Monday - Friday 8am to 5pm (techs work extended hours)*

• **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 1/4 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. \_\_\_\_\_  
*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.

{ PAGE 2 - RETURN TO MJ SEPTIC }

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:** \_\_\_\_\_

{ PAGE 3 - RETURN TO MJ SEPTIC }

**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 combs, 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: 12/11/2020

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

**To: Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Customer ID

4853

Contract Period

**Start Date: 1/30/2021**

**End Date: 1/30/2022**

Email: mosca831@yahoo.com

**Permit #: 107979**

Phone: (210) 639-1755 Subdivision: Mystic Shores

Site: 234 Coneflower, Spring Branch, TX 78070

County: Comal

Installer: MJ Central Texas Septic, LLC

Agency: Comal County Environmental Health

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

MJ Septic, LLC

3 visits per year - one every 4 months

600 gallons per day

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 office hours are Monday - Friday 8am to 5pm (techs work extended hours)*

• **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 }

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

**To: Oscar Carrisalez**  
234 Coneflower  
Spring Branch, TX 78070

Customer ID

4853

Contract Period

Start Date: 1/30/2021

End Date: 1/30/2022

Email: mosca831@yahoo.com

Permit #: 107979

Phone: (210) 639-1755 Subdivision: Mystic Shores

Site: 234 Coneflower, Spring Branch, TX 78070

County: Comal

Installer: MJ Central Texas Septic, LLC

Agency: Comal County Environmental Health

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

MJ Septic, LLC

3 visits per year - one every 4 months

600 gallons per day

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 office hours are Monday - Friday 8am to 5pm (techs work extended hours)*

• **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.

{ PAGE 2 - RETURN TO MJ SEPTIC }

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:** \_\_\_\_\_

{ PAGE 3 - RETURN TO MJ SEPTIC }

**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: 1/7/2021



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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed: 1/29/2021  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**  
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: 4853  
Contract Dates: 1/30/2021 - 1/30/2022  
Scheduled Date: 1/30/2021 Inspection 6 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

**Visit Date: 1/15/2021**

Time In: 11am

**Method: Other**

**Technician: Manuel Guerrero**

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

This counts as a type of "Scheduled Inspection"

**Entered By: Brianna Perez**

- Copy emailed to Customer  
Customer Emailed: 1/15/2021
- Copy emailed to the Agency  
Agency Emailed: 1/29/2021

**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**

**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 1/15/2021.

Insp ID #:35941

**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: Oscar Carrisalez  
234 Coneflower  
Spring Branch, TX 78070

Printed: 6/11/2021  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**

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: 4853

Contract Dates: 1/30/2021 - 1/30/2022

Scheduled Date: 5/30/2021

Inspection 1 of 3

Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

**Visit Date: 5/17/2021**

Time In: 5:57PM

**Method: Grab**

**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: 1"**

**Chlorinator: Op**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Non-Operational**

**Comments**

- Technician noted that there was a problem or issue with this Scheduled Inspection.  
- \*\* Our technician indicated that your Audio Alarm is not operational. Please call the office at (210) 875-3625 if you have any questions or to schedule repairs. Estimate #4297 has been emailed to you regarding this. \*\*

- 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 5/19/2021.

This counts as a type of "Scheduled Inspection"

**Entered By: Catherine Jefferson**

Copy emailed to Customer

Customer Emailed: 5/19/2021

Copy emailed to the Agency

Agency Emailed: 6/11/2021

**Problem  
Indicated**

**Service Completed**

Insp ID #:37961

**Provider: Michael J. Long**

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed:10/22/2021  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

---

Permit #: **107979** Customer ID: 4853  
Agency: Comal County Environmental Health Contract Dates: 1/30/2021 - 1/30/2022  
County: Comal Sub: Mystic Shores Scheduled Date: 9/30/2021 Inspection 2 of 3  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Aerator: HiBlow Air Compresso  
Treatment Type: Aerobic  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 9/15/2021**

Time In: 5:10PM

**Entered By: Catherine Jefferson**

**Method: Other**

Copy emailed to Customer

Customer Emailed: 9/16/2021

**Technician: Manuel Guerrero**

Copy emailed to the Agency

Agency Emailed: 10/22/2021

**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**

**Chlorinator: Op**

**Tank Lid / Riser: Secured**

**Problem  
Indicated**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Non-Operational**

**Service Completed**

**Comments**

- Technician noted that there was a problem or issue with this Scheduled Inspection.

- Technician noted audio alarm is not operational. Proposal for repair emailed to you 5/19/2021 and 9/16/2021.

- 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 9/16/2021.

Insp ID #:40202

**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: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed:1/21/2022  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**

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: 4853

Contract Dates: 1/30/2022 - 1/30/2025  
Scheduled Date: 1/30/2022 Inspection 3 of 3  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **1/14/2022**

Time In: 11:10AM

Entered By: Catherine Jefferson

Method: Other

Copy emailed to Customer  
Customer Emailed: 1/20/2022

Technician: Manuel Guerrero

Copy emailed to the Agency  
Agency Emailed: 1/21/2022

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 0"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

**Changed Diffusers** Quantity: 1

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Tech changed Diffusers on the system on 1/14/2022. - 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 1/20/2022.

Insp ID #:42516

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: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed:5/20/2022  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**

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: 4853

Contract Dates: 1/30/2022 - 1/30/2025  
Scheduled Date: 5/30/2022 Inspection 1 of 9  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **5/12/2022**

Time In: 454 pm

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer  
Customer Emailed: 5/18/2022

Technician: Manuel Guerrero

Copy emailed to the Agency  
Agency Emailed: 5/20/2022

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 0"

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**

- 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 5/18/2022.

Insp ID #:44662

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: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed: 11/2/2022  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**

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: 4853  
Contract Dates: 1/30/2022 - 1/30/2025  
Scheduled Date: 9/30/2022 Inspection 2 of 9  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

Visit Date: 9/15/2022

Time In: 11:46 am

Method: Other

Technician: Micki Lowe

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Audrey Miller

- Copy emailed to Customer  
Customer Emailed: 9/19/2022
- Copy emailed to the Agency  
Agency Emailed: 11/2/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 6"

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\* - Copy emailed to the customer on 9/19/2022.

Insp ID #:47065

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: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed:5/20/2022  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**

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: 4853

Contract Dates: 1/30/2022 - 1/30/2025  
Scheduled Date: 5/30/2022 Inspection 1 of 9  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **5/12/2022**

Time In: 4:54 pm

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer  
Customer Emailed: 5/18/2022

Technician: Manuel Guerrero

Copy emailed to the Agency  
Agency Emailed: 5/20/2022

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 0"

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**

- 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 5/18/2022.

Insp ID #:44662

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: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed: 7/28/2023  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

---

Permit #: **107979** Customer ID: 4853  
Agency: Comal County Environmental Health Contract Dates: 1/30/2022 - 1/30/2025  
County: Comal Sub: Mystic Shores Scheduled Date: 5/30/2023 Inspection 4 of 9  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Aerator: HiBlow Air Compresso  
Treatment Type: Aerobic  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 5/10/2023**

Time In: 4:16 pm

Out: 4:29 pm

**Entered By: Brianna Perez**

**Method: Other**

Copy emailed to Customer

Customer Emailed: 5/16/2023

**Technician: Steve Chavarria**

Copy emailed to the Agency

Agency Emailed: 7/28/2023

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

---

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 3"**

**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 5/16/2023.

Insp ID #:52158

**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: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed: 1/27/2023  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

---

Permit #: <b>107979</b>	Customer ID: 4853
Agency: Comal County Environmental Health	Contract Dates: 1/30/2022 - 1/30/2025
County: Comal Sub: Mystic Shores	Scheduled Date: 1/30/2023 Inspection 3 of 9
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP	Aerator: HiBlow Air Compresso
Treatment Type: Aerobic	
Disposal: Surface Application	

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 1/14/2023**

Time In: 1:05 pm

**Entered By: Audrey Miller**

**Method: Other**

Copy emailed to Customer  
Customer Emailed: 1/17/2023

**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: 0-1"**

**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**

- 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 1/17/2023.

Insp ID #:49655

**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: **Oscar Carrisalez**  
**234 Coneflower**  
**Spring Branch, TX 78070**

Printed:10/6/2023  
Site: 234 Coneflower  
Spring Branch, TX 78070  
(210) 639-1755

Permit #: **107979**

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: 4853  
Contract Dates: 1/30/2022 - 1/30/2025  
Scheduled Date: 9/30/2023                      Inspection 5 of 9  
Aerator: HP80 HiBlow Air Com  
Aerator S/N: 60HP20502P, 072

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 9/19/2023**

Time In: 4:20 pm

Out: 4:28 pm

**Entered By: Brianna Perez**

**Method: Other**

Copy emailed to Customer  
Customer Emailed: 9/25/2023

**Technician: Steve Chavarria**

Copy emailed to the Agency  
Agency Emailed: 10/6/2023

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

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 2"**

**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 9/25/2023.

Insp ID #:54975

**Provider: Michael J. Long**

License Info: MP0001294 Expires: 8/31/2025