



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: 108456

Location Description: 2631 COMAL SPGS CANYON LAKE, TX 78133
Subdivision: Mountain Springs Ranch
Unit: 3
Lot: 454RAP
Block:
Acreage:

Type of System: Aerobic Surface Irrigation

Issued to: Robert & Carrie Reutlinger

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

Michael Taylor OS8497
ENVIRONMENTAL HEALTH INSPECTOR

OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: M J Septic / Joe P / Mike L. OSSF Installer #: \_\_\_\_\_  
 1st Inspection Date: 12/20/18 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 2/20/19  
 Inspector Name: Mike T. Inspector Name: \_\_\_\_\_ Inspector Name: Mike T.  
 Permit#: 108456 Address: Mt. Springs Ranch / 2631 Comal Springs Dr.

| 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)<br>285.30(b)(1)(A)(iv)<br>285.30(b)(1)(A)(v)<br>285.30(b)(1)(A)(iii)<br>285.30(b)(1)(A)(ii)<br>285.30(b)(1)(A)(i)  |       | 12/20/18  |           | 2/20/19   |
| 2   | SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards                              | /      | 285.91(10)<br>285.30(b)(4)<br>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)<br>285.32(b)(1)(E)(iv)<br>285.32(b)(1)(F)<br>285.32(b)(1)(B)<br>285.32(b)(1)(C)(I)<br>285.32(b)(1)(C)(II)<br>285.32(b)(1)(D)<br>285.32(b)(1)(E)<br>285.32(b)(1)(A)<br>285.32(b)(1)(E)(II)(II)<br>285.32(b)(1)(E)(I)<br>285.32(b)(1)(E)(II)(I) |       |           |           |           |
| 7   | PRETREATMENT Grease Interceptors if required for commercial  |        | 285.34(d)  |       |           |           |           |

MT-12/20/18  
Tank set, leveled only.

~~MT-12/20/18~~  
MT-2/20/19  
Operational & covered.

**Comal County Environmental Health  
OSSF Inspection Sheet**

| No. | Description   | Answer | Citations   | Notes        | 1st Insp. | 2nd Insp. | 3rd     |
|-----|---|--------|---|--------------|-----------|-----------|---------|
| 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)<br>285.91(2)<br>285.32(b)(1)(F)<br>285.32(b)(1)(E)(iii)<br>285.32(b)(1)(E)(ii)(II)<br>285.32(b)(1)(E)(ii)(I)<br>285.32(b)(1)(E)(i)<br>285.32(b)(1)(D)<br>285.32(b)(1)(C)(ii)<br>285.32(b)(1)(C)(i)<br>285.32(b)(1)(B)<br>285.32(b)(1)(A)<br>285.32(b)(1)(E)(iv) |              |           |           |         |
| 9   | ALL TANKS installed on 4" Sand Cushion/ Proper Backfill Used  |        | 285.32(b)(1)(F)<br>285.32(b)(1)(G)<br>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)<br>285.38(e)  |              |           |           |         |
| 12  | SEPTIC TANK Tank Volume Installed   |        |   |              |           |           |         |
| 13  | PUMP TANK Volume Installed  |        |   |              |           |           |         |
| 14  | AEROBIC TREATMENT UNIT Size Installed   | ✓      |   | 600          | 12/20/18  |           | 2/20/19 |
| 15  | AEROBIC TREATMENT UNIT Manufacturer<br>AEROBIC TREATMENT UNIT Model<br>Number   | ✓      |   | 50/60 Pro/10 |           |           |         |
| 16  | DISPOSAL SYSTEM Absorptive  |        | 285.33(a)(4)<br>285.33(a)(1)<br>285.33(a)(2)<br>285.33(a)(3)  |              |           |           |         |
| 17  | DISPOSAL SYSTEM Leaching Chamber  |        | 285.33(a)(1)<br>285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(2)  |              |           |           |         |
| 18  | DISPOSAL SYSTEM Evapo-transpirative   |        | 285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(1)<br>285.33(a)(2)  |              |           |           |         |

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OSSF Inspection Sheet**

| No. | Description   | Answer | Citations  | Notes | 1st Insp. | 2nd Insp. | 3rd Insp. |
|-----|---|--------|--|-------|-----------|-----------|-----------|
| 19  | DISPOSAL SYSTEM Drip Irrigation   |        | 285.33(a)(1)<br>285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(2) |       |           |           |           |
| 20  | DISPOSAL SYSTEM Soil Substitution   |        | 285.33(d)(4)   |       |           |           |           |
| 21  | DISPOSAL SYSTEM Pumped Effluent   |        | 285.33(a)(4)<br>285.33(a)(3)<br>285.33(a)(1)                 |       |           |           |           |
| 22  | DISPOSAL SYSTEM Gravelless Pipe   |        | 285.33(a)(3)<br>285.33(a)(2)<br>285.33(a)(4)<br>285.33(a)(1) |       |           |           |           |
| 23  | DISPOSAL SYSTEM Mound   |        | 285.33(a)(3)<br>285.33(a)(1)<br>285.33(a)(2)<br>285.33(a)(4) |       |           |           |           |
| 24  | DISPOSAL SYSTEM Other (describe) (Approved Design)  |        | 285.33(d)(6)<br>285.33(c)(4)                                 |       |           |           |           |
| 25  | DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC  |        |  |       |           |           |           |
| 26  | DRAINFIELD Area Installed   |        |  |       |           |           |           |
| 27  | DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation  |        | 285.33(b)(1)(A)(v)   |       |           |           |           |
| 28  | DRAINFIELD Excavation Width<br>DRAINFIELD Excavation Depth<br>DRAINFIELD Excavation Separation<br>DRAINFIELD Depth of Porous Media<br>DRAINFIELD Type of Porous Media |        |  |       |           |           |           |
| 29  | DRAINFIELD Pipe and Gravel - Geotextile Fabric In Place   |        | 285.33(b)(1)(E)  |       |           |           |           |
| 30  | DRAINFIELD Leaching Chambers<br>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)   |       |           |           |           |

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OSSF Inspection Sheet**

| No. | Description  | Answer | Citations   | Issue | 1st Insp. | 2nd Insp. | 3rd Insp. |
|-----|--|--------|---|-------|-----------|-----------|-----------|
|     | EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling<br>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%<br>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom )<br>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully<br>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart |        | 285.33(b)(3)(A)<br>285.33(b)(3)(A)<br>285.33(b)(3)(B)<br>285.91(13)<br>285.33(b)(3)(D)<br>285.33(b)(3)(F) |       |           |           |           |
| 32  | AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.   | ✓      | 285.32(c)(1)  |       | 12/20/18  |           | 2/20/19   |
| 33  | AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided<br>AEROBIC TREATMENT UNIT Secondary restraint system provided<br>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank<br>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions   | ✓      |   |       |           |           |           |
| 34  | AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.  | ✓      |   |       |           |           |           |
| 35  | PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction<br>PUMP TANK Sampling Port Provided in the Treated Effluent Line<br>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required<br>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump  |        |   |       |           |           |           |
| 36  | PUMP TANK Inspection/Clean Out Port & Risers Provided<br>PUMP TANK Secondary restraint system provided<br>PUMP TANK Riser permanently fastened to lid or cast into tank<br>PUMP TANK Riser cap protected against unauthorized intrusions   |        |   |       |           |           |           |
| 37  | PUMP TANK Secondary restraint system provided  |        |   |       |           |           |           |
| 38  |  |        |   |       |           |           |           |

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OSSF Inspection Sheet

|   |   |  |  |          |  |         |
|---|---|--|--|----------|--|---------|
| PUMP TANK Electrical<br>Connections in Approved<br>Junction Boxes / Wiring Buried | — |  |  | 12/20/18 |  | 2/20/19 |
|---|---|--|--|----------|--|---------|

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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)<br>285.33(d)(2)(G)(iii)<br>285.33(d)(2)(G)(iv)<br>285.33(d)(2)(G)(i)<br>285.33(d)(2)(G)(ii)<br>285.33(d)(2)(G)(iii)(I) |       | 12/20/18<br> |           | 2/20/19<br> |
| 41  | APPLICATION AREA Low Angle Nozzles Used / Pressure is as required<br>APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads?<br>APPLICATION AREA The Landscape Plan is as Designed | /      | 285.33(d)(2)(G)(i)<br>285.33(d)(2)(A)<br>285.33(d)(2)(F)   |       |              |           |             |
| 42  | APPLICATION AREA Area Installed   | /      |  |       |              |           |             |
| 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: M J Septic / Joe P / Mike L. OSSF Installer #: \_\_\_\_\_

1st Inspection Date: 12/20/18 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: Mike T. Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 108456 Address: Mt. Springs Ranch / 2631 Comal Springs Dr.

| 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)<br>285.30(b)(1)(A)(iv)<br>285.30(b)(1)(A)(v)<br>285.30(b)(1)(A)(iii)<br>285.30(b)(1)(A)(ii)<br>285.30(b)(1)(A)(i)   |       | 12/20/18  |           |           |
| 2   | SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards                              | /      | 285.91(10)<br>285.30(b)(4)<br>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)<br>285.32(b)(1)(E)(iv)<br>285.32(b)(1)(F)<br>285.32(b)(1)(B)<br>285.32(b)(1)(C)(i)<br>285.32(b)(1)(C)(ii)<br>285.32(b)(1)(D)<br>285.32(b)(1)(E)<br>285.32(b)(1)(A)<br>285.32(b)(1)(E)(ii)(II)<br>285.32(b)(1)(E)(i)<br>285.32(b)(1)(E)(ii)(I) |       |           |           |           |
| 7   | PRETREATMENT Grease Interceptors if required for commercial  |        | 285.34(d)   |       |           |           |           |

MT-12/20/18  
Tank set, leveled only.



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OSSF Inspection Sheet**

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|-----|--|--------|---|--------------|-----------|-----------|-----|
| 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<br>SEPTIC TANK Septic Tank(s) Meet Minimum Requirements |        | 285.32(b)(1)(E)<br>285.91(2)<br>285.32(b)(1)(F)<br>285.32(b)(1)(E)(iii)<br>285.32(b)(1)(E)(ii)(II)<br>285.32(b)(1)(E)(ii)(I)<br>285.32(b)(1)(E)(i)<br>285.32(b)(1)(D)<br>285.32(b)(1)(C)(ii)<br>285.32(b)(1)(C)(i)<br>285.32(b)(1)(B)<br>285.32(b)(1)(A)<br>285.32(b)(1)(E)(iv) |              |           |           |     |
| 9   | ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used   |        | 285.32(b)(1)(F)<br>285.32(b)(1)(G)<br>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<br>SEPTIC TANK Riser permanently fastened to lid or cast into tank<br>SEPTIC TANK Riser cap protected against unauthorized intrusions  |        | 285.38(d)<br>285.38(e)  |              |           |           |     |
| 12  | SEPTIC TANK Tank Volume Installed  |        |   |              |           |           |     |
| 13  | PUMP TANK Volume Installed   |        |   |              |           |           |     |
| 14  | AEROBIC TREATMENT UNIT Size Installed  | ✓      |   | 600          | 12/20/18  |           |     |
| 15  | AEROBIC TREATMENT UNIT Manufacturer<br>AEROBIC TREATMENT UNIT Model<br>Number  | ✓      |   | 50/60 ProFlo |           |           |     |
| 16  | DISPOSAL SYSTEM Absorptive   |        | 285.33(a)(4)<br>285.33(a)(1)<br>285.33(a)(2)<br>285.33(a)(3)  |              |           |           |     |
| 17  | DISPOSAL SYSTEM Leaching Chamber   |        | 285.33(a)(1)<br>285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(2)  |              |           |           |     |
| 18  | DISPOSAL SYSTEM Evapo-transpirative  |        | 285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(1)<br>285.33(a)(2)  |              |           |           |     |

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| 19  | DISPOSAL SYSTEM Drip Irrigation   |        | 285.33(a)(1)<br>285.33(a)(3)<br>285.33(a)(4)<br>285.33(a)(2) |       |           |           |           |
| 20  | DISPOSAL SYSTEM Soil Substitution   |        | 285.33(d)(4)   |       |           |           |           |
| 21  | DISPOSAL SYSTEM Pumped Effluent   |        | 285.33(a)(4)<br>285.33(a)(3)<br>285.33(a)(1)                 |       |           |           |           |
| 22  | DISPOSAL SYSTEM Gravelless Pipe   |        | 285.33(a)(3)<br>285.33(a)(2)<br>285.33(a)(4)<br>285.33(a)(1) |       |           |           |           |
| 23  | DISPOSAL SYSTEM Mound   |        | 285.33(a)(3)<br>285.33(a)(1)<br>285.33(a)(2)<br>285.33(a)(4) |       |           |           |           |
| 24  | DISPOSAL SYSTEM Other (describe) (Approved Design)  |        | 285.33(d)(6)<br>285.33(c)(4)                                 |       |           |           |           |
| 25  | DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC  |        |  |       |           |           |           |
| 26  | DRAINFIELD Area Installed   |        |  |       |           |           |           |
| 27  | DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation  |        | 285.33(b)(1)(A)(v)   |       |           |           |           |
| 28  | DRAINFIELD Excavation Width<br>DRAINFIELD Excavation Depth<br>DRAINFIELD Excavation Separation<br>DRAINFIELD Depth of Porous Media<br>DRAINFIELD Type of Porous Media |        |  |       |           |           |           |
| 29  | DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place   |        | 285.33(b)(1)(E)  |       |           |           |           |
| 30  | DRAINFIELD Leaching Chambers<br>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)   |       |           |           |           |




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OSSF Inspection Sheet**

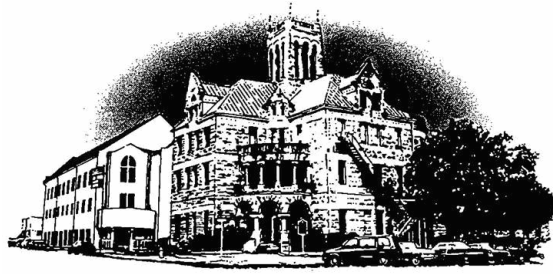
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| 32  | EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling<br>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%<br>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom )<br>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully<br>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart |        | 285.33(b)(3)(A)<br>285.33(b)(3)(A)<br>285.33(b)(3)(B)<br>285.91(13)<br>285.33(b)(3)(D)<br>285.33(b)(3)(F) |       |           |           |           |
| 33  | AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.   | ✓      | 285.32(c)(1)  |       | 12/20/18  |           |           |
| 34  | AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided<br>AEROBIC TREATMENT UNIT Secondary restraint system provided<br>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank<br>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions   | ✓      |   |       |           |           |           |
| 35  | AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.  | ✓      |   |       |           |           |           |
| 36  | PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction<br>PUMP TANK Sampling Port Provided in the Treated Effluent Line<br>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required<br>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump  |        |   |       |           |           |           |
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| 38  | PUMP TANK Secondary restraint system provided  |        |   |       |           |           |           |

Comal County Environmental Health  
OSSF Inspection Sheet

|    |   |   |  |  |          |  |  |
|----|---|---|--|--|----------|--|--|
| 39 | PUMP TANK Electrical<br>Connections in Approved<br>Junction Boxes / Wiring Buried | ✓ |  |  | 12/20/18 |  |  |
|----|---|---|--|--|----------|--|--|

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OSSF Inspection Sheet**

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| 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)<br>285.33(d)(2)(G)(iii)<br>285.33(d)(2)(G)(iv)<br>285.33(d)(2)(G)(i)<br>285.33(d)(2)(G)(ii)<br>285.33(d)(2)(G)(iii)(I) |       | 12/20/18<br> |           |           |
| 41  | APPLICATION AREA Low Angle Nozzles Used / Pressure is as required<br>APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads?<br>APPLICATION AREA The Landscape Plan is as Designed |  | 285.33(d)(2)(G)(i)<br>285.33(d)(2)(A)<br>285.33(d)(2)(F)   |       |   |           |           |
| 42  | APPLICATION AREA Area Installed   |   |  |       |   |           |           |
| 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: 108456  
Issued This Date: 12/13/2018  
This permit is hereby given to: Robert & Carrie Reutlinger

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

2631 COMAL SPGS  
CANYON LAKE, TX 78133

Subdivision: Mountain Springs Ranch  
Unit: 3  
Lot: 454RAP  
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 July 18, 2018

Permit # 108456

Owner Name ROBERT D. & CARRIE M. REUTLINGER

Agent Name GREG W. JOHNSON, P.E.

Mailing Address c/o 27552 OLD BLANCO ROAD

Agent Address 170 HOLLOW OAK

City, State, Zip SAN ANTONIO, TX 78260

City, State, Zip NEW BRAUNFELS, TX 78132

Phone# 210-669-3914

Phone # (830) 905-2778

Email

Email gregjohnsonpe@yahoo.com

All correspondence should be sent to:  Owner  Agent  Both

Method:  Mail  Email

Subdivision Name MOUNTAIN SPRINGS RANCH Unit/Phase/Section 3 Lot 454RAP Block

Acreage/Legal

Street Name/Address 2631 COMAL SPRINGS City CANYON LAKE Zip 78133

Type of Development:

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3084

Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and a final 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: \$ 385,000 (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

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

Signature of Owner

Date 11/8/18

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\*\*\* 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 GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) PRO-FLO MODEL 5060, 600 GPD Absorption/Application Area (Sq Ft) 4825

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 [X] 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 [X] 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 [X] 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.)

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Is the property located over the Edwards Contributing Zone? [X] Yes [ ] No

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

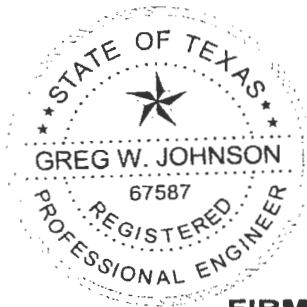
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

(if yes, the P.E. or R.S. 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 [X] No

If yes, indicate the city:



FIRM #2585

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

Signature of Designer

Date July 18, 2018



Greg W. Johnson, P.E.  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

July 18, 2018

Comal County Office of Environmental Health  
195 David Jonas Drive  
New Braunfels, Texas 78132-3760

RE- SEPTIC DESIGN  
2631 COMAL SPRINGS  
MOUNTAIN SPRINGS RANCH, UNIT 3, LOT 454RAP  
CANYON LAKE, TX 78133  
REUTLINGER RESIDENCE

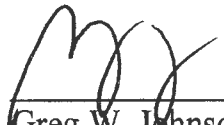
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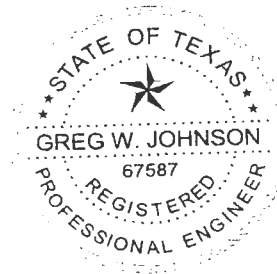
Ms. Brenda Ritzen/Sandra Hernandez,

The referenced property is located within the Edwards Aquifer Contributing Zone. This OSSF design will comply with requirements in the CZP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 27, 2012).

 07/18/18  
\_\_\_\_\_  
Greg W. Johnson, P.E. No. 67587 / F#2585  
170 Hollow Oak  
New Braunfels, Texas 78132 - 830/905-2778



AFFIDAVIT



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Yes

THE COUNTY OF COMAL  
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

I

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

II

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

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3 UNIT PHASE/SECTION \_\_\_\_\_ BLOCK 454RAP LOT MOUNTAIN SPRINGS RANCH SUBDIVISION

IF NOT IN SUBDIVISION: \_\_\_\_\_ ACREAGE \_\_\_\_\_ SURVEY

The property is owned by (insert owner's full name): ROBERT D. REUTLINGER & CARRIE M. REUTLINGER

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

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

WITNESS BY HAND(S) ON THIS 8 DAY OF November, 20 18

*[Signature]*  
Owner(s) signature(s)

Owner (s) Printed name (s)

Robert Reutlinger  
November, 20 18

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19th DAY OF

Notary Public Signature



(Notary Seal Here)

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
12/07/2018 11:55:01 AM  
TERRI 1 Page(s)  
201806046835



Bobbie Koepf

**MJ Central Texas Septic, LLC**

**DBA MJ Septic**

27552 Old Blanco Road  
 San Antonio, Texas 78260  
 (210) 875-3625 \* (210) 889-4606  
 mjseptic@sabx.tx.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.

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**PROPERTY ADDRESS:** 2631 COMAL SPRINGS / MOUNTAIN SPRINGS RANCH, U3, LOT 454RAP

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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 maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with 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 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. **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 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.
- 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 | 2 YEAR INITIAL           | Paid in Full at Sign Up, Non-Refundable, Does Not Include Additional Charges Noted Above.<br>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: [Signature] Printed Name: ROBERT D. & CARRIE M. REUTILINGER Email: \_\_\_\_\_

Phone Numbers: (Home) 281/4141867 (Mr. Cell) \_\_\_\_\_ (Mrs. Cell) 281/8947200 (Work) \_\_\_\_\_

Subdivision: Mountain Springs # of Occupants in Home: 2 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. Perez

Date: 11/8/18



27552 Old Blanco Road  
San Antonio, Texas 78260  
(210) 875-3625  
[miseptic@satx.rr.com](mailto:miseptic@satx.rr.com)  
[www.miseptic.com](http://www.miseptic.com)

## Maintenance Tips/Owner Guide for your Aerobic System

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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 panic (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 [miseptic@satx.rr.com](mailto:miseptic@satx.rr.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!
- **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).
- 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 of 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.
- 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 cleaners, too much fabric softener, too much bleach, cigarette butts, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips, paint, paint thinners, varnishes, drain cleaners, automatic toilet bowl cleaners, hair combings, pet hair, coffee grounds, fruit, fruit peels, fruit juices, cola, wine, salad oil, sugars, 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" can cause the homeowner unnecessary and avoidable expenses for repairs to the system, as well as additional expenses when cleaning out the tanks.
- We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure. 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.

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

Date Soil Survey Performed: July 17, 2018

Site Location: MOUNTAIN SPRINGS RANCH, UNIT 3, LOT 454RAP

Proposed Excavation Depth: N/A

**Requirements:**

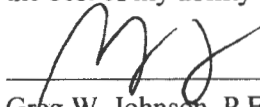
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation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

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

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

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

  
Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

07/17/18  
Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: July 18, 2018

**Applicant Information:**

Name: ROBERT D. & CARRIES M REUTLINGER  
Address: c/o 27552 OLD BLANCO ROAD  
City: SAN ANTONIO State: TEXAS  
Zip Code: 78260 Phone: (210) 669-3914

**Site Evaluator Information:**

Name: Greg W. Johnson, P.E., R.S., S.E. 11561  
Address: 170 Hollow Oak  
City: New Braunfels State: Texas  
Zip Code: 78132 Phone & Fax (830)905-2778

**Property Location:**

Lot <sup>45RA</sup> <sub>P</sub> Unit 3 Blk      Subd. MOUNTAIN SPRINGS RANCH  
Street Address: 2631 COMAL SPRINGS  
City: CANYON LAKE Zip Code: 78133  
Additional Info.:     

**Installer Information:**

Name:       
Company:       
Address:       
City:      State:       
Zip Code:      Phone     

**Topography:** Slope within proposed disposal area: 4 to 8 %  
Presence of 100 yr. Flood Zone: YES      NO X  
Existing or proposed water well in nearby area. YES      NO X  
Presence of adjacent ponds, streams, water impoundments YES      NO X  
Presence of upper water shed YES      NO X  
Organized sewage service available to lot YES      NO X

**Design Calculations for Aerobic Treatment with Spray Irrigation:**

Commercial

Q =      GPD     

Residential Water conserving fixtures to be utilized? Yes X No     

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 3084

Q gal/day = (Bedrooms +1) \* 75 GPD - (20% reduction for water conserving fixtures)

Q = (4 +1)\*75-(20%)= 300

Trash Tank Size 397 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 300 / 0.064 = 4688 sq. ft.

Application Area Utilized = 4825 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle:      ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 768 Gal. 13.3 Gal/inch.

Reserve Requirement = 100 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

  
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

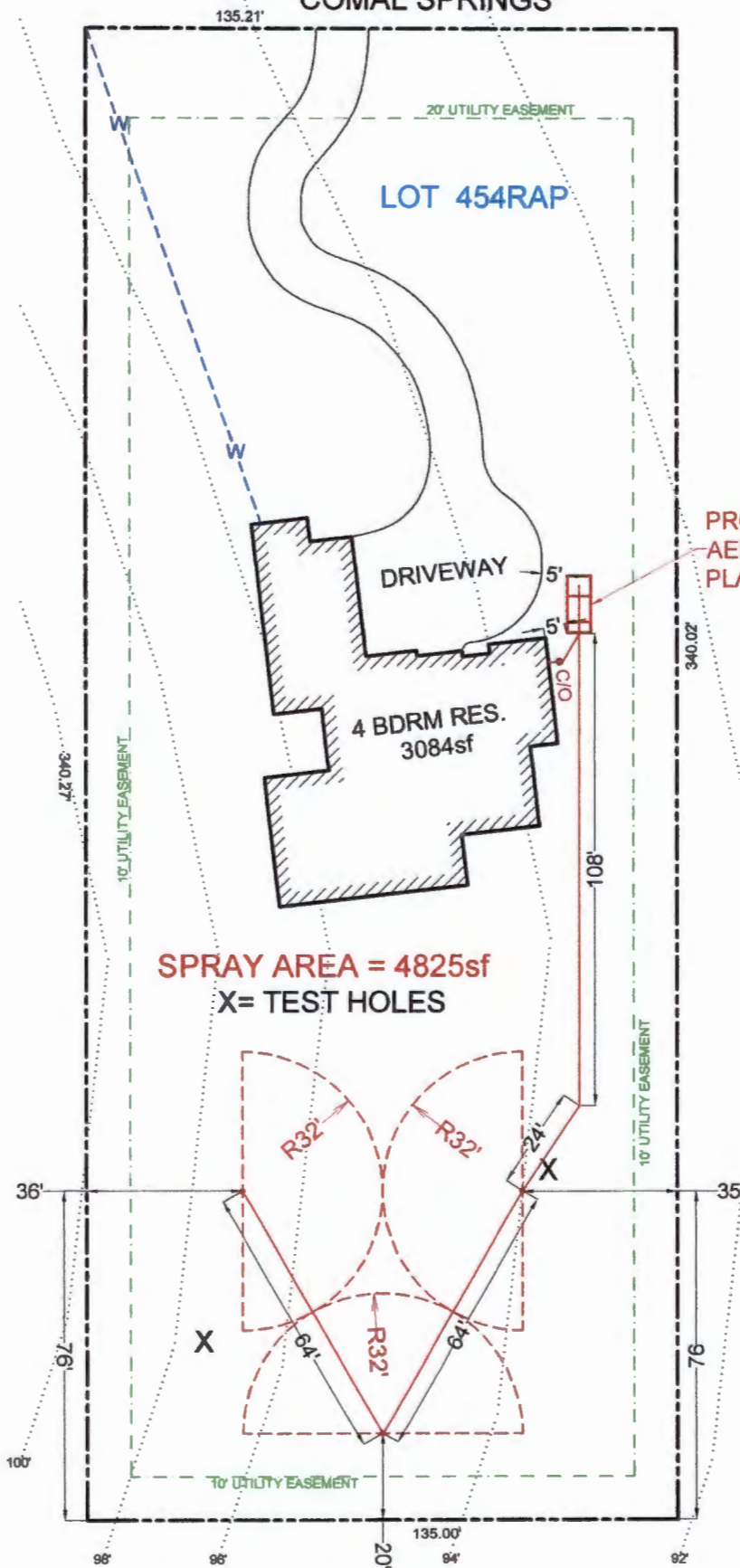
07/18/18  
DATE



FIRM #2585

RECEIVED  
DEC 07 2018  
COUNTY ENGINEER

COMAL SPRINGS



PRO FLO 5060 HCSP  
AEROBIC TREATMENT  
PLANT

RECEIVED  
DEC 07 2018

COUNTY ENGINEER

SPRAY AREA = 4825sf  
X= TEST HOLES



|   |                       |                   |                         |
|---|-----------------------|-------------------|-------------------------|
| OWNER: ROBERT D. & CARRIE M. REUTLINGER     |                       | DRAWN BY: EJS III |                         |
| STREET ADDRESS: 2631 COMAL SPRINGS          |                       |                   |                         |
| LEGAL DESC: MOUNTAIN SPRINGS RANCH          | UNIT/SECTION/PHASE: 3 | BLOCK:            | LOT: 454RAP             |
| PREPARED BY: GREG W. JOHNSON, P.E. F#002585 | SCALE: 1"=40'         | DATE: 7/18/2018   | 2nd REVISION: 11/9/2018 |



## TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

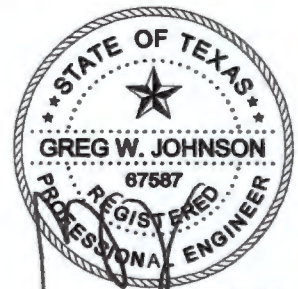
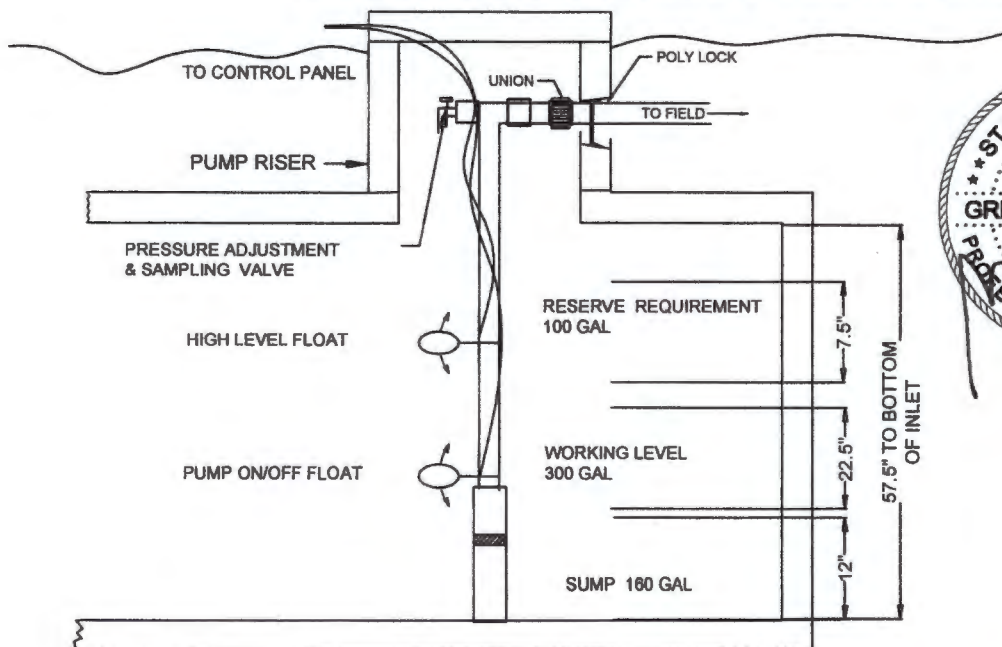
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

ALL WIRING MUST BE IN COMPLIANCE WITH  
THE MOST RECENT NATIONAL ELECTRIC CODE

RECEIVED

DEC 07 2018

COUNTY ENGINEER

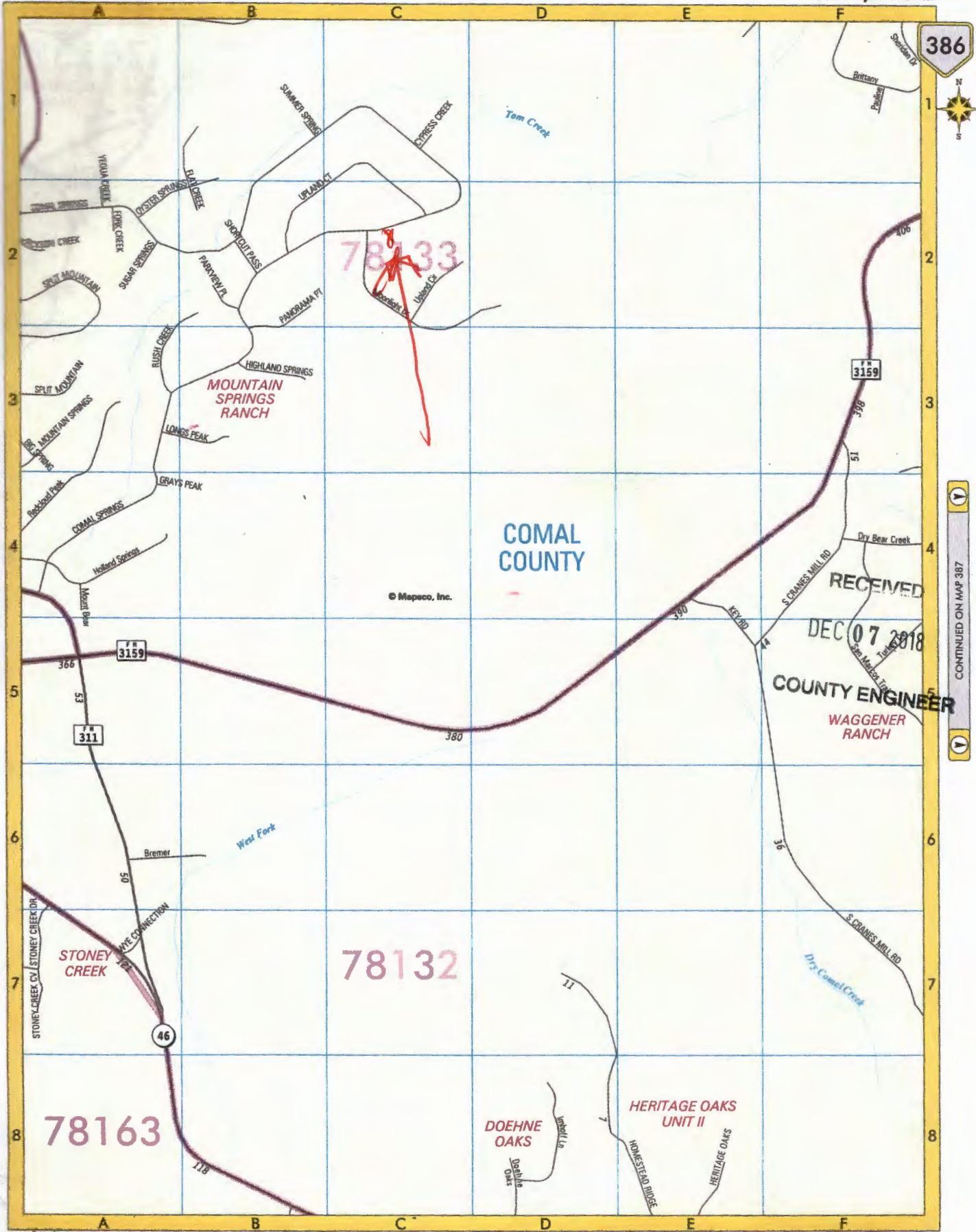


F-2585

07/18/19

### TYPICAL PUMP TANK CONFIGURATION PRO-FLO 768 GAL PUMP TANK



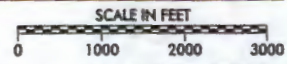
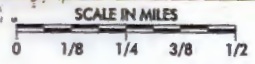


386



CONTINUED ON MAP 367

RECEIVED  
DEC 07 2018  
COUNTY ENGINEER  
WAGGENER RANCH



**GENERAL WARRANTY DEED**

PROVIDENCE TITLE COMPANY  
GF NO. 128000840

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.

Date: December 21, 2017

Grantor: Nicholas Binz and Christine Binz, Husband and Wife

Grantor's Address (including County):

139 RIVER STAR  
New Braunfels TX 78132

RECEIVED  
DEC 07 2018  
COUNTY ENGINEER

Grantee: Robert D. Reutlinger and Carrie M. Reutlinger, Husband and Wife

Grantee's Address (including County):

2767 Frontier  
Spring Branch, TX 78070  
Comal County

Consideration: TEN AND NO/100 (\$10.00) DOLLARS;  
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

2631 Comal Springs, Canyon Lake, TX 78133, also known as:

Lot 454RAP, Mountain Springs Ranch, Unit Three, situated in Comal County, Texas, according to the amended plat thereof recorded in Clerk's File No. 201706037478, Map and Plat Records, Comal County, Texas.

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COUNTY ENGINEER

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

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.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

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

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

AB  
Nicholas Binz

Christine Binz  
Christine Binz

RECEIVED  
DEC 07 2018  
COUNTY ENGINEER

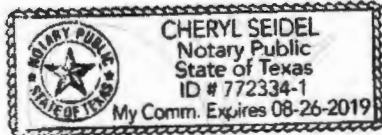
ACKNOWLEDGMENT

State of Texas  
County of Comal

§  
§  
§

Before me, the undersigned, on this day personally appeared Nicholas Binz and Christine Binz known to me (or proved to me on the oath of \_\_\_\_\_ or through drivers licenses) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29 day of December, 2017.



Cheryl Seidel  
Notary Public, State of Texas  
My Commission Expires:

AFTER RECORDING RETURN TO:  
Robert D. Reutlinger and Carrie M. Reutlinger  
2631 Comal Springs  
Canyon Lake, TX 78133

PREPARED IN THE LAW OFFICE OF:  
Ramsey & Foster, PC  
5001 Hwy 287 S. #105  
Arlington, TX 76017

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/05/2018 03:26:54 PM  
TERRI 3 Pages(s)  
201806001159



Bobbie Koepf

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

|                            |                 |
|----------------------------|-----------------|
|                            |                 |
| <i>items Date Received</i> | <i>initials</i> |

|                      |
|----------------------|
|                      |
| <i>Permit Number</i> |

Instructions:

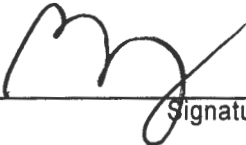
Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist must accompany the completed application.

**RECEIVED**  
**DEC 07, 2018**  
**COUNTY ENGINEER**

OSSF Permit

- Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- Required Permit Fee
- Copy of Recorded Deed
- Surface Application/Aerobic Treatment System
  - Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
  - Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

  
\_\_\_\_\_  
Signature of Applicant

12/7/18  
\_\_\_\_\_  
Date

|                          |                   |
|--------------------------|-------------------|
| ___ COMPLETE APPLICATION |                   |
| Check No. _____          | Receipt No. _____ |

|  |  |
|--|--|
| ___ INCOMPLETE APPLICATION                   |  |
| (Missing Items Circled, Application Refused) |  |

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed: 2/27/2019  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

Permit #: **108456**

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

Customer ID: 4501  
Contract Dates: 10/11/2018 - 10/11/2020  
Scheduled Date: 2/11/2019 Inspection 1 of 6  
Installed: 10/11/2018  
Warranty End: 10/11/2020

**Service Type: Scheduled Inspection**

**Visit Date: 2/13/2019**

Time In: 11:08am

**Method: Other**

**Technician: Jeri Kleiber**

**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: Jeri Kleiber**

- Copy emailed to Customer  
Customer Emailed: 2/15/2019
- Copy emailed to the Agency  
Agency Emailed: 2/27/2019

**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"-12" of sludge\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 2/15/2019.

Insp ID #: 24005

**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: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed:6/14/2019  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

Permit #: **108456**

Agency: Comal County Environmental Health

County: Comal

Sub: Mountain Springs Ranch

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4501

Contract Dates: 2/20/2019 - 2/20/2021

Scheduled Date: 6/20/2019

Inspection 1 of 6

Installed: 10/11/2018

Warranty End: 10/11/2020

**Service Type: Scheduled Inspection**

**Visit Date: 6/12/2019**

Time In: 10:09am

**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: 1**

This counts as a type of "Scheduled Inspection"

**Entered By: Adela Shapiro**

Copy emailed to Customer

Customer Emailed: 6/13/2019

Copy emailed to the Agency

Agency Emailed: 6/14/2019

**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"-12" of sludge\*

- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 6/13/2019.

Insp ID #:26025

**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: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed: 11/4/2019  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

---

Permit #: **108456** Customer ID: 4501  
Agency: Ccmal County Environmental Health Contract Dates: 2/20/2019 - 2/20/2021  
County: Ccmal Sub: Mountain Springs Ranch Scheduled Date: 10/20/2019 Inspection 2 of 6  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 10/11/2018  
Treatment Type: Aerobic Warranty End: 10/11/2020  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

**Visit Date: 10/18/2019**

Time In: 3:05

**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: 10/24/2019

Copy emailed to the Agency

Agency Emailed: 11/4/2019

**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 10/24/2019.

Insp ID #: 28170

**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: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed: 11/4/2019  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

Permit #: **108456**

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

Customer ID: 4501  
Contract Dates: 2/20/2019 - 2/20/2021  
Scheduled Date: 10/20/2019 Inspection 2 of 6  
Installed: 10/11/2018  
Warranty End: 10/11/2020

**Service Type: Scheduled Inspection**

Visit Date: **10/18/2019**

Time In: 3:05

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 10/24/2019.

**Service Completed**

Insp ID #:28170

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: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed: 10/23/2020  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

Permit #: **108456**

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

Customer ID: 4501  
Contract Dates: 2/20/2019 - 2/20/2021  
Scheduled Date: 10/20/2020 Inspection 5 of 6  
Installed: 10/11/2018  
Warranty End: 10/11/2020

**Service Type: Scheduled Inspection**

Visit Date: **10/16/2020**

Time In: 3:03 PM

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Hannah Graham

- Copy emailed to Customer  
Customer Emailed: 10/16/2020
- Copy emailed to the Agency  
Agency Emailed: 10/23/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 10

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Problem  
Indicated

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\*
  
- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Tank needs Pumping.
- Plant Notice! Client needs to trim/landscape overgrown plants, shrubs, weeds, etc. from the septic tank area. - Client has a plant over the pump tank and control panel, must cut back before inspection. - Copy emailed to the customer on 10/16/2020.

Insp ID #:34388

Provider: *Michael J. Long*

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed: 4/5/2021  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

Permit #: **108456**

Agency: Comal County Environmental Health

County: Comal

Sub: Mountain Springs Ranch

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4501

Contract Dates: 2/20/2021 - 2/20/2022

Scheduled Date: 2/20/2021

Inspection 6 of 6

Installed: 10/11/2018

Warranty End: 10/11/2020

**Service Type: Scheduled Inspection**

Visit Date: 2/20/2021

Time In: 4:55

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: 0.1 mg/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: 2/22/2021

Copy emailed to the Agency

Agency Emailed: 4/5/2021

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 2/22/2021.

Insp ID #: 36446

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: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed: 7/30/2021  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

Permit #: **108456**

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

Customer ID: 4501  
Contract Dates: 2/20/2021 - 2/20/2022  
Scheduled Date: 6/20/2021 Inspection 1 of 3  
Installed: 10/11/2018  
Warranty End: 10/11/2020

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **6/15/2021**

Time In: 10:05AM

Entered By: Catherine Jefferson

Method: **Grab**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

- Copy emailed to Customer  
Customer Emailed: 6/24/2021
- Copy emailed to the Agency  
Agency Emailed: 7/30/2021

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 2"

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 6/24/2021.

Insp ID #:38634

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: **Robert & Carrie Reutlinger**  
**2631 Comal Springs**  
**Canyon Lake, TX 78133**

Printed:10/22/2021  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

---

|  |   |
|--|---|
| Permit #: <b>108456</b>  | Customer ID: 4501   |
| Agency: Comal County Environmental Health                                  | Contract Dates: 2/20/2021 - 2/20/2022   |
| County: Comal                                  Sub: Mountain Springs Ranch | Scheduled Date: 10/20/2021                                  Inspection 2 of 3 |
| Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP     | Installed: 10/11/2018   |
| Treatment Type: Aerobic  | Warranty End: 10/11/2020  |
| Disposal: Surface Application  |   |

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 10/20/2021**

Time In: 945 AM

**Entered By: Tracy Murphy**

**Method: Other**

Copy emailed to Customer

Customer Emailed: 10/21/2021

**Technician: Manuel Guerrero**

Copy emailed to the Agency

Agency Emailed: 10/22/2021

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

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**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**

**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 10/21/2021.

Insp ID #:40903

**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: **Robert & Carrie Reutlinger**  
**2631 Comal Springs**  
**Canyon Lake, TX 78133**

Printed:2/18/2022  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

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Permit #: **108456** Customer ID: 4501  
Agency: Comal County Environmental Health Contract Dates: 2/20/2022 - 2/20/2023  
County: Comal Sub: Mountain Springs Ranch Scheduled Date: 2/20/2022 Inspection 3 of 3  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 10/11/2018  
Treatment Type: Aerobic Warranty End: 10/11/2020  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 2/11/2022**

Time In: 141 pm

**Entered By: Tracy Murphy**

**Method: Other**

Copy emailed to Customer

Customer Emailed: 2/15/2022

**Technician: Deaundrae Ross**

Copy emailed to the Agency

Agency Emailed: 2/18/2022

**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**

**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\*

- \*\*\*This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance\*\*\* - Copy emailed to the customer on 2/15/2022.

Insp ID #:43026

**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: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed: 11/2/2022  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

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Permit #: **108456** Customer ID: 4501  
Agency: Comal County Environmental Health Contract Dates: 2/20/2022 - 2/20/2023  
County: Comal Sub: Mountain Springs Ranch Scheduled Date: 10/20/2022 Inspection 2 of 3  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 10/11/2018  
Treatment Type: Aerobic Warranty End: 10/11/2020  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **10/18/2022**

Time In: 4:09 pm

Entered By: Audrey Miller

Method: Other

Copy emailed to Customer

Customer Emailed: 10/27/2022

Technician: Deaundrae Ross

Copy emailed to the Agency

Agency Emailed: 11/2/2022

Maint. Provider: Michael J. Long

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Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 3"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

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

- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*

- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 10/27/2022.

Insp ID #:47807

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: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed: 7/28/2023  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

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Permit #: **108456** Customer ID: 4501  
Agency: Comal County Environmental Health Contract Dates: 2/20/2023 - 2/20/2024  
County: Comal Sub: Mountain Springs Ranch Scheduled Date: 6/20/2023 Inspection 1 of 3  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 10/11/2018  
Treatment Type: Aerobic Warranty End: 10/11/2020  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 6/13/2023**

Time In: 10:52 am

Out: 11:10 am

**Entered By: Brianna Perez**

**Method: Other**

Copy emailed to Customer

Customer Emailed: 6/14/2023

**Technician: Marcos Rubio**

Copy emailed to the Agency

Agency Emailed: 7/28/2023

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

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**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 12"**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Pumping Needed**

**Chlorine Residual: 0.1mg/L**

**Tank Lid / Riser: Secured**

**Problem Indicated**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

- Technician noted that there was a problem or issue with this Scheduled Inspection. - Tank needs Pumping due to high sludge. - Please call the office at (210) 875-3625 to schedule pump out.

- 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 6/14/2023.

Insp ID #:52796

**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: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed: 3/24/2023  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

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Permit #: **108456** Customer ID: 4501  
Agency: Comal County Environmental Health Contract Dates: 2/20/2023 - 2/20/2024  
County: Comal Sub: Mountain Springs Ranch Scheduled Date: 2/20/2023 Inspection 3 of 3  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 10/11/2018  
Treatment Type: Aerobic Warranty End: 10/11/2020  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 2/7/2023** Time In: 10:03AM Out: 10:12AM

**Entered By: Catherine Jefferson**

**Method: Other**

Copy emailed to Customer  
Customer Emailed: 2/12/2023

**Technician: Steve Chavarria**

Copy emailed to the Agency  
Agency Emailed: 3/24/2023

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

---

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 6"**

**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 2/12/2023.

Insp ID #:50171

**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 info@mjseptic.com

To: **Robert & Carrie Reutlinger**  
2631 Comal Springs  
Canyon Lake, TX 78133

Printed:10/27/2023  
Site: 2631 Comal Springs  
Canyon Lake, TX 78133  
(281) 414-1867

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Permit #: **108456** Customer ID: 4501  
Agency: Comal County Environmental Health Contract Dates: 2/20/2023 - 2/20/2024  
County: Comal Sub: Mountain Springs Ranch Scheduled Date: 10/20/2023 Inspection 2 of 3  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 10/11/2018  
Treatment Type: Aerobic Warranty End: 10/11/2020  
Disposal: Surface Application

---

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 10/19/2023**

Time In: 9:52 am

Out: 10:24 am

**Entered By: Brianna Perez**

**Method: Other**

Copy emailed to Customer

Customer Emailed: 10/23/2023

**Technician: Roger Canales**

Copy emailed to the Agency

Agency Emailed: 10/27/2023

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

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 2-3"**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Tank Lid / Riser: Secured**

**Problem Indicated**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

- Technician noted that there was a problem or issue with this Scheduled Inspection.- Technician noted a sprinkler line break. An estimate has been emailed to you. Please call our office to schedule repairs, 210-875-3625.

- Recommend adding a risers to the tank. Risers below grade can allow dirt, debris, etc. to enter the tank during servicing, which can clog the sprinkler pump and/or sprinkler heads. An estimate has been emailed to you.

- 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 10/23/2023.

Insp ID #:55571

Provider: *Michael J. Long*