

## Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Issued This Date: **08/21/2019** Permit Number: **108586**

Location Description: 1125 SUNRISE PLACE  
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores  
Unit: 20  
Lot: 2195  
Block:  
Acreage:

Type of System: Aerobic  
Surface Irrigation

Issued to: ACSBLDR, Inc.

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

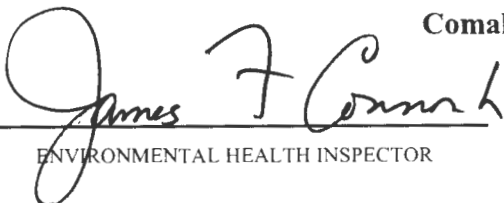
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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.

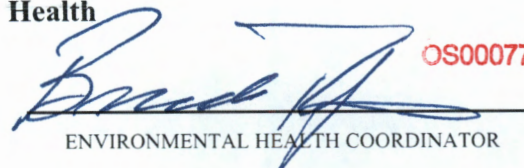
This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

  
ENVIRONMENTAL HEALTH INSPECTOR

OS0032485

  
ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ OSSF Installer #: OS 0028814  
 1st Inspection Date: 5-13-19 2nd Inspection Date: 08-21-19 3rd Inspection Date: \_\_\_\_\_  
 Inspector Name: Andrea B Inspector Name: Connor Inspector Name: \_\_\_\_\_  
 Permit#: 108884 Address: 1125 Sunrise Place

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

5-13-19





08-21-19 JC

Tank Check only.  
 Set. ~~Base~~ Level. no leaks.  
 cover.

covered  
 operational.



**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed			500			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			pride			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				



**Comal County Environmental Health  
OSSF Inspection Sheet**

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



**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes &lt; 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less &amp; an additional 400 ft. for each additional bedroom )</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. &amp; Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) &amp; Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>		285.32(c)(1)			OS-21 1A	
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port &amp; Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>						
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>						
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials &amp; construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port &amp; Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>						
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>						

**Comal County Environmental Health  
OSSF Inspection Sheet**

*Final*

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)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)			08-21 19	
41	APPLICATION AREA Low Angle Nozzles Used / Pressure Is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ OSSF Installer #: OS 0028816

1st Inspection Date: 5.13.19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: Andrea B Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit #: 108884 Address: 1125 Sunrise Place

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	/	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		/		
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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)		/		
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7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

5.13.19

Tank Check only.  
Set ~~level~~ level. no leaks.  
cover.



# 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: 108586  
Issued This Date: 01/22/2019  
This permit is hereby given to: ACSBLDR, Inc.

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

1125 SUNRISE PLACE  
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores  
Unit: 20  
Lot: 2195  
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.



**REVISED**  
8:42 am, Jan 15, 2019

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

Date 28 Dec 18 Permit # 100586  
 Owner Name MCSTUBBS, Inc Agent Name F. LAWRENCE  
 Mailing Address 235 North Parkway Agent Address 16159 Old Stable Rd  
 City, State, Zip Selma TX 78154 City, State, Zip Stoughton TX 78649  
 Phone # 6194567041 Phone # 2102757466  
 Email RKRENN@EVENVIEW.com Email FRANKSEPTICUS@gmail.com

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

Subdivision Name MYSTIC SITES Unit 20 Lot 1125 Block -  
 Acreage/Legal 2195  
 Street Name/Address 1125 Sunrise Pkwy Zip \_\_\_\_\_

Type of Development:  
 Single Family Residential  
 Type of Construction (House, Mobile, RV, Etc.) House  
 Number of Bedrooms 3  
 Indicate Sq Ft of Living Area 2355

Commercial or Institutional Facility  
 (Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)  
 Type of Facility \_\_\_\_\_  
 Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants \_\_\_\_\_  
 Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_  
 Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_  
 Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_

RECEIVED  
DEC 31 2018  
COUNTY ENGINEER

Estimated Cost of Construction: \$ 100,000 (Structure Only)  
 Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?  
 Yes  No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water  Public  Private Well  
 Are Water Saving Devices Being Utilized Within the Residence?  Yes  No

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

Signature of Owner Adrian Stubbs Date 28 Dec 18  
 Page 1 of 2

\*\*\* 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 J. Aguirre

System Description New 4 Jerry

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

Tank Size(s) (Gallons) 500 Absorption/Application Area (Sq Ft) 3928

Gallons Per Day (As Per TCEQ Table III) 240

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

RECEIVED

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

DEC 31 2018

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

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

COUNTY ENGINEER

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

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

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

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

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

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

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

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

Is this property within an incorporated city?  Yes  No

If yes, indicate the city: \_\_\_\_\_

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Designer [Signature]

Date 20 Dec 18

Page 2 of 2



**REVISED**

8:42 am, Jan 15, 2019

Site evaluation:

Applicant/site:

Name: ACSBldr, Inc

Location: 1125 Sunshine Place

Date: 28 Dec 2018

Site Evaluator:

Frank Aguirre, 16159 Old Stable Rd., San Antonio, Texas 78247; Lic # 30400, 2/20

SOIL BORING NUMBER 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class II - blocky, platy or massive)	Drainage (Medium/ Water Table)	Restrictive Horizons	Observations
0 1 2 3 4 5		4" Limestone				Class <u>IV</u>

SOIL BORING NUMBER 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class II - blocky, platy or massive)	Drainage (Medium/ Water Table)	Restrictive Horizons	Observations
0 1 2 3 4 5		CKE				2-4 ft

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

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DEC 31 2018

Aerobic Installation \* Aerobic Maintenance Contracts

Real Estate Inspections \* Cleaning/Pumping

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

COUNTY ENGINEER

PROPERTY ADDRESS:

H 25 SUNTISE PUNCE

The Texas Commission on Environmental Quality (TCEQ) require all ATU's to be checked and maintained every four months for the life of the unit (*some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire*). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued. 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 \$285	2 YEAR \$530	3 YEAR \$675	<b>2 YEAR INITIAL</b> Included in Installation	Paid in Full at Sign Up, Non-Refundable, Does Not Include Additional Charges Noted Above. Homeowner(s) are NOT required to be present at inspections. They will receive phone call notification the day of service and a door hanger will be left if no one is home. Reports emailed/mailed within a few business days.
-----------------	-----------------	-----------------	---	--

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

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

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

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



Property deed: See attached  
Maintenance agreement: See attached

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ATU affidavit:

*[Signature]*

201806049076 12/28/2018 02:02:58 PM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF Comal, STATE OF TEXAS

CERTIFICATION OF ON-SITE SEWAGE FACILITIES REQUIRING MAINTENANCE

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

The Texas Health & Safety Code, Chap. 366, authorizes TCEQ to regulate OSSF's. Additionally, the Texas Water Code, Para. 5.012 and 5.013, gives TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owner's to provide notice to the public that certain types of OSSF's are located on specific pieces of property. To achieve this notice, TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by TCEQ that the appropriate OSSF was installed.

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code, 285.93 (12) will be installed on the property described as:

1125 Sunrise Place, Spring Branch, Texas 78070,  
Lot 2195, Mystic Shores, Unit Twenty

The property is owned by: (owner's full name) ACSBLDR, Inc

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

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

WITNESS MY OUR HAND[S] ON THIS 28th day of December, 2018

*[Signature]*  
Owner

Adam Smith  
Printed name

SWORN TO AND SUBSCRIBED BEFORE ME on this 28th day of December, 2018



*[Signature]*  
Notary Public, State of Texas  
Notary's printed name:  
My commission expires:

Filed and Recorded  
Official Public Records  
Bobbie Koopp, County Clerk  
Comal County, Texas  
12/28/2018 02:02:58 PM  
LAURA 1 Pages(s)  
201806049076



*Bobbie Koopp*

**REVISED**

8:42 am, Jan 15, 2019



16159 Old Stable Rd.  
Frank Aguirre, R.S.

San Antonio, Texas 78247-4490  
210.275.7866

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

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COUNTY *Frank Aguirre*

DATE, FIELD WORK: 28 Dec 2018

THE PLAYERS:

Property owner: ACSBLDER, INC., 8235 Agora Parkway, Selma, Texas 78154, Suite 111, PMB 576, Rebecca Schouten, (619)456-7041, [rebecca@everviewhomes.com](mailto:rebecca@everviewhomes.com)

Site Evaluator: Frank Aguirre, SE, #10807

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

Installer: Stephanie Perez, 210.875.3625

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

THE PROPERTY:

Street numerical address: 1125 Sunrise Place

Legal description: **Lot 2195**, Unit 20, Mystic Shores

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

THE PROPOSED PROJECT:

A single family residence, 3 BR, 2355 SF

THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 240 gpd, sized, by regulations, to a 3 BR home.  
Organic loading estimated at 140 to 300 mg/l BOD with traces of FOG and TSS (residential strength)

DESCRIPTION OF PROPOSED MONITORING OF SEWAGE CHARACTERISTICS:

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

TARGET FINAL EFFLUENT PARAMETERS:

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

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

WATER SOURCE: CLWS

SITE EVALUATION DATA:

A. This certifies that proper soil analysis procedures were followed.

B. Soils at this site are Class IV and are not suitable with respect to texture.

C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

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OVERALL SEPTIC SYSTEM COMPONENTS:

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Collection: (It is crucial that all sewer drops exiting this home/building be as shallow as possible, still meeting elevation plumbing requirements in the slab. This design assumes a shallow sewer drop exit.) About 15' of tightline from the house to the ATU

with a cleanout within 3' of the house. *John Ogino*

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

Treatment: 500 gpd ATU (aerobic treatment unit) with disinfection

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

Water pump requirements: Must overcome an elevation head of 6', a friction head of 8' and a maximum head at the spray head of 45' for a total head of 59'. It shall operate the spray heads at two application times (operated by a control box using a timer) - 12 midnight and 4 am cycles of 120 gal. each cycle. At 12 gpm, each cycle shall run for 10 minutes.

Supply line size: 1"

Sprayheads: K-rain 1303 RCW or equal

Recycling: The required spray area for this size of residence is 3750 SF.

The actual spray shall be 3928 SF for a total of 12 gpm.

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

Float Switch Placements

Actual liquid measurements:

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

5' depth, 5' length, 5' width

Capacity, in CF, = 5' x 5' x 5' = 125 CF X 7.48 gal/CF = 935 gal (Actual tank capacity)

935 gal = 15.58 gal/inch

60" depth

Volume needed for a single dose = 240 gal/2 = 120 gal.

120 gal = 8" needed between the "Off" and "On" switches

15.58 gal/in

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

240 gal



240 gal = 15" needed between the "On" and "Alarm" switches  
15.58 gal/in

Volume required above the "alarm" switch = 1/3 day's volume = 80 gal.

80 gal. = 6" needed above the "alarm" switch *Frank Ogden*  
15.58 gal/in

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Locations of float switches:

Distance between the OFF and ON switches = 8"

+ Distance between the ON and Alarm switches = 15"

+ Distance between the Alarm switch and Inlet = 6"

Minimum working depth required = 29"

Actual working depth available = 60"

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

Minimum tank depth from Inlet to bottom of tank = 37"

COUNTY ENGINEER

#### CODE COMPLIANCE

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

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

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

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

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

#### BEST PRACTICES

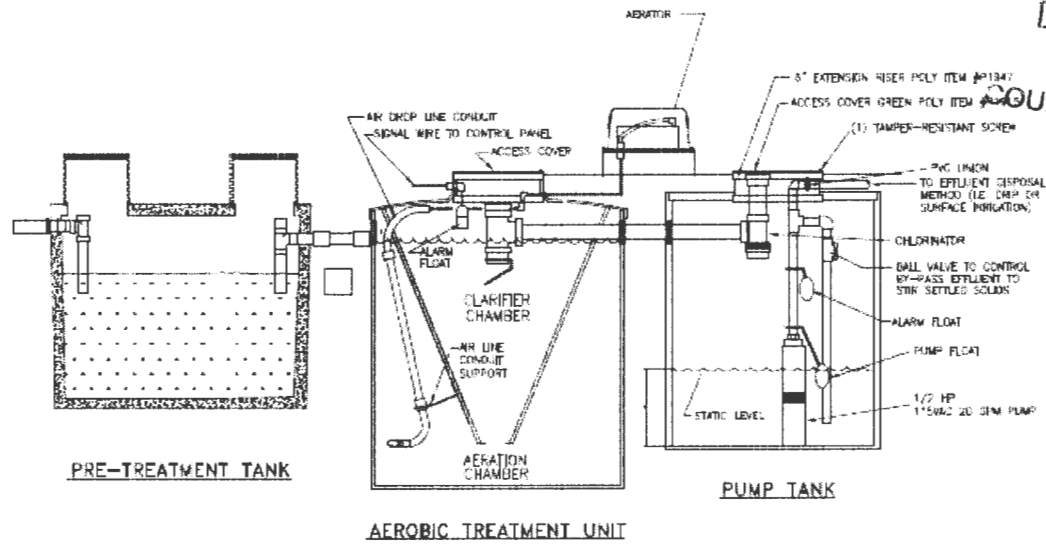
*It is the opinion of this designer that both state and local jurisdiction requirements represent MINIMUM government regulations that may or may not result in a septic system that meets the property owner's EXPECTATIONS of it providing dependable, long-lasting service. Therefore, the property owner should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

are available from the INDUSTRY and the MANUFACTURER'S side of the project. As part of the "best practices" thrust, ALL septic systems of all types can deliver long-lasting, dependable service IF and ONLY IF the owner of the system includes these three items:

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

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

Generic cross-section of a typical ATU: *Frank Aguirre*



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It is the owner's responsibility to ensure that the aerobic treatment unit is under a PAID contract with a licensed "maintenance provider. The unit must be checked and tested ONCE EVERY 4 MONTHS [Regulation #285.91 (4)] for the life of the unit and test results shall be submitted to the local septic inspector.

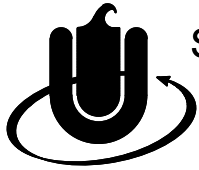
I hereby certify that this design conforms to both TCEQ and local regulations for On-Site Sewage Facilities and, with proper use, maintenance, and under normal climatic conditions, can be expected to function without creating a nuisance.

Sincerely,

*Frank Aguirre*

Frank Aguirre, Registered Sanitarian, Lic. 994, SE 10807, DR 30400, NAWT certification 13671TC





# Septic Systems Express

DBA of Frank Aguirre and Associates, Inc.



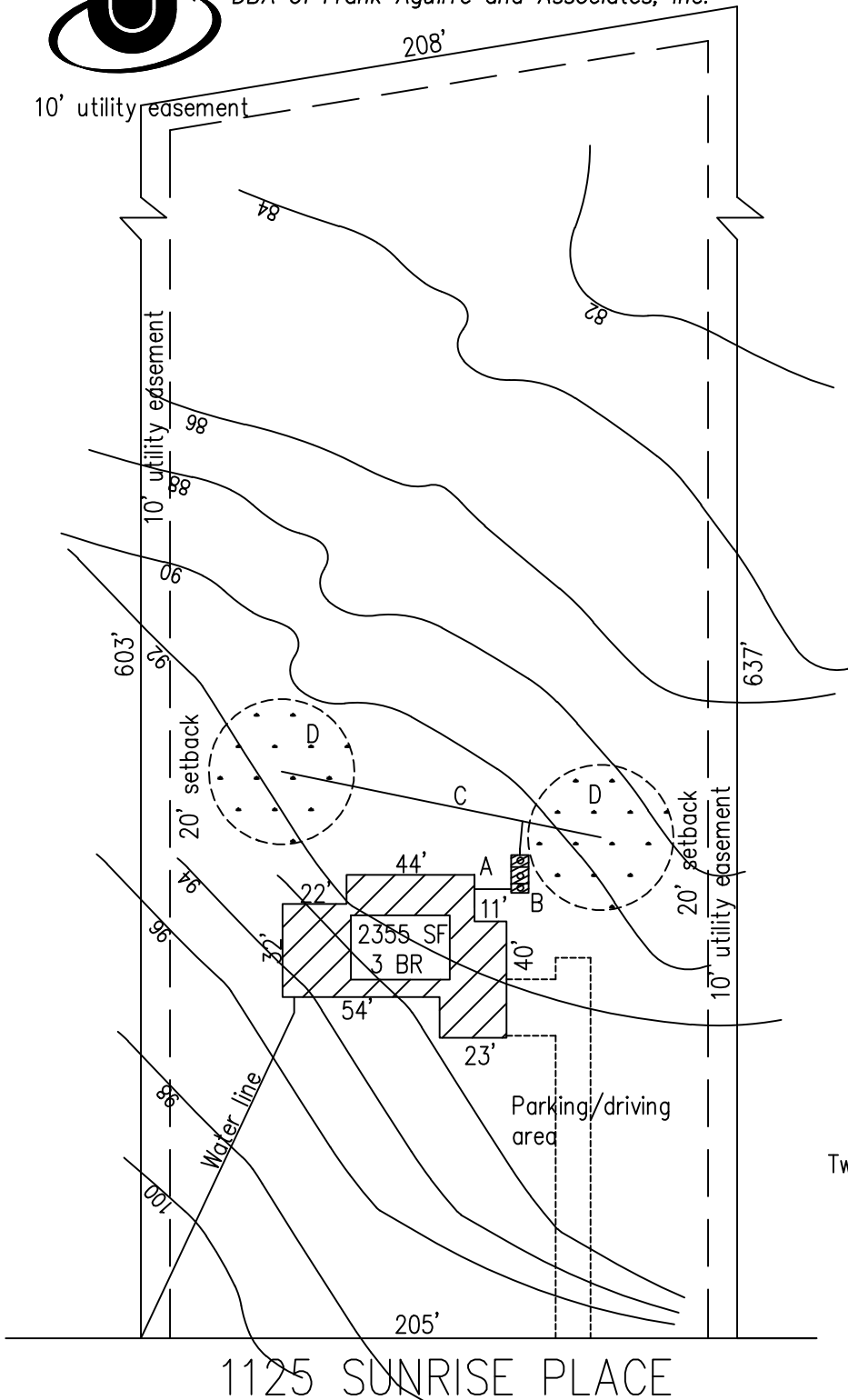
1" = 60'

**REVISED**

10:41 am, May 22, 2019

ACSBLDR., INC.  
28 DEC 2018

(Revision of 21 May 2019)



- A = ± 15' of 4" pvc, Sch. 40 tightline with a cleanout within 3' of the house
- B = Pre-treatment, 500 gpd ATU, chlorinator and pump tank
- C = ± 130' of 1" pvc supply line
- D = 25' radius full circle spray

Two 25' radius full circles = 3928 SF



RS 994  
OS10807  
DR 30400

L-1125,U-20,Mystic

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

Location: *Sind Regim*

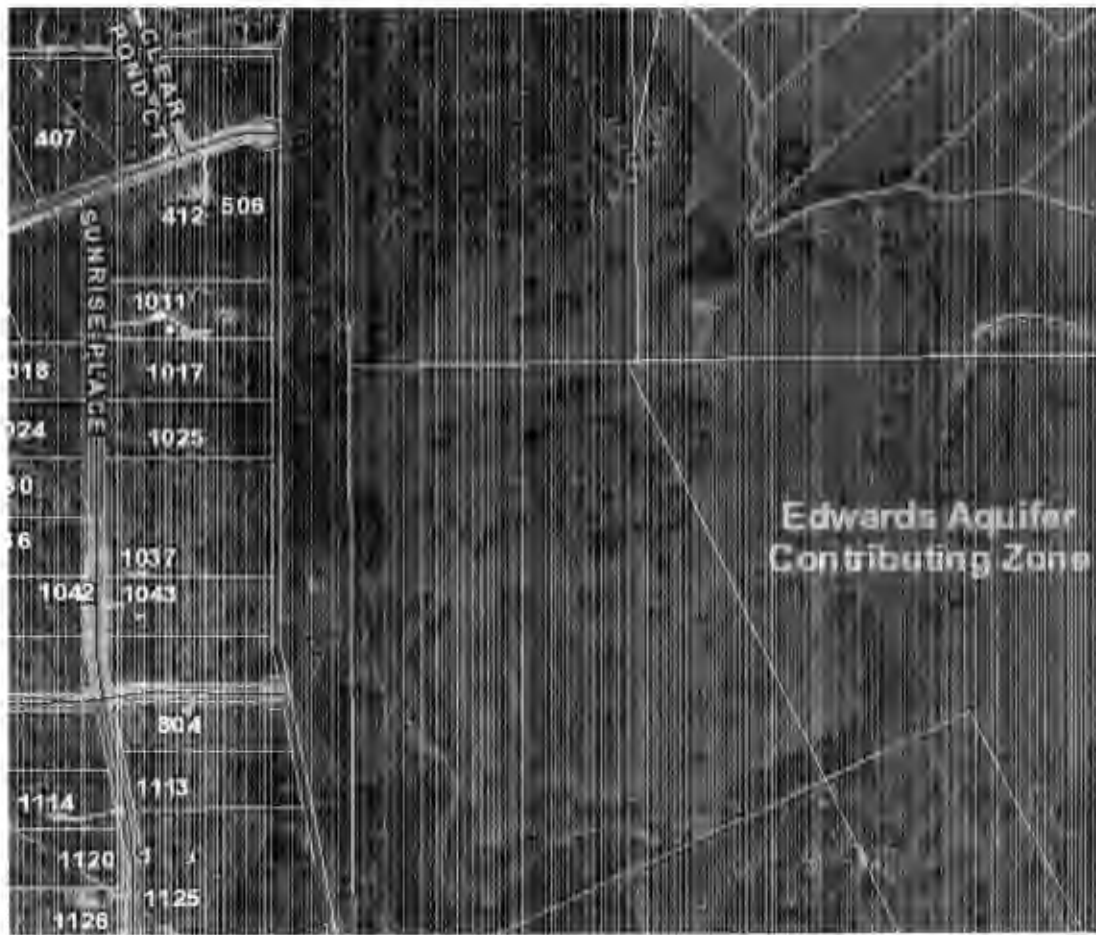
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DEC 31 2018

COUNTY ENGINEER

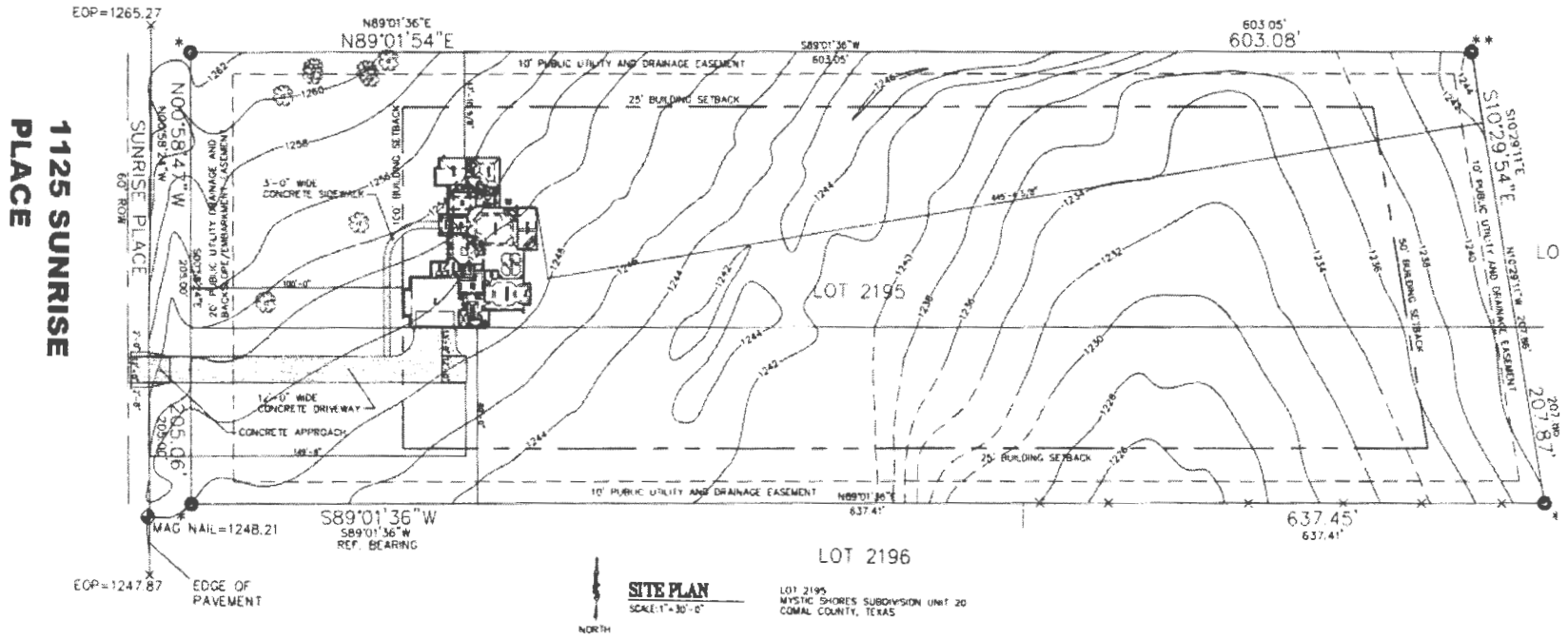


Flood zone/Aquifer map: *Sind Regim*





Property: *Frank Rogers*



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**REVISED**

3:35 pm, Jan 22, 2019

**VOID**



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



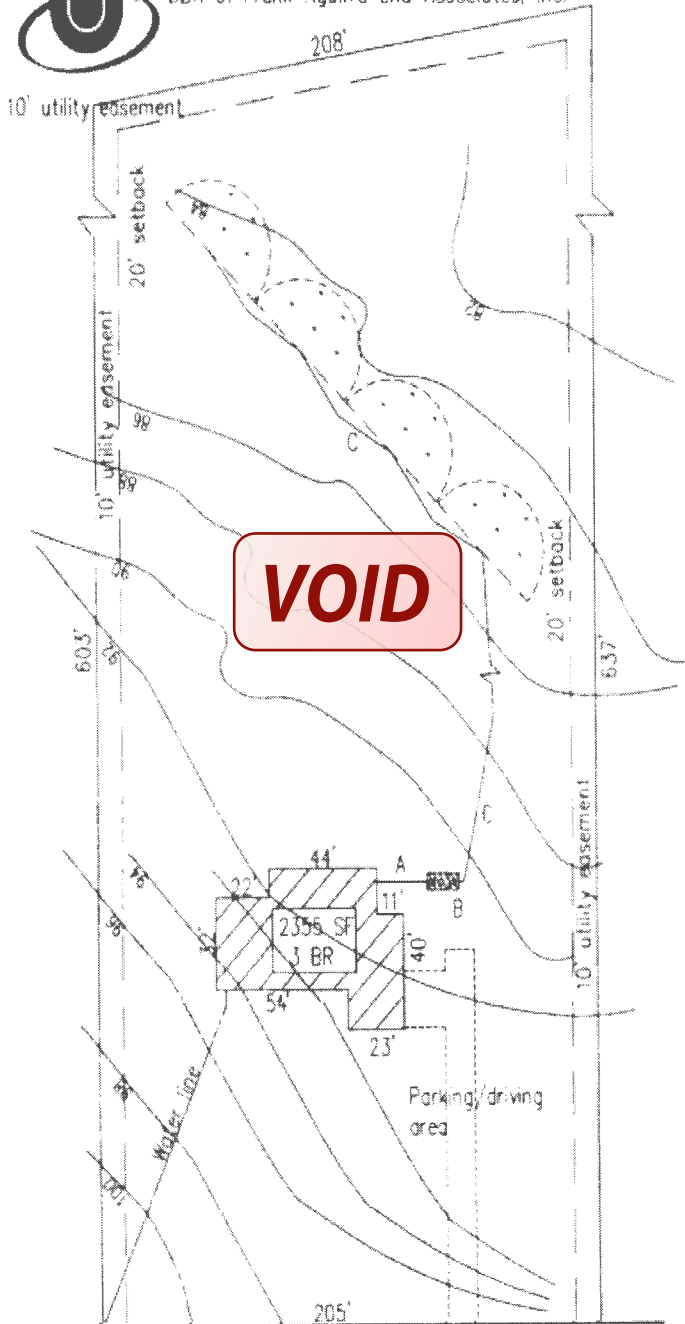
1" = 60' RECEIVED

DEC 31 2018

COUNTY ENGINEER

ACSBLDR., INC.

28 DEC 2018



**VOID**

- A = ± 15' of 4" pvc, Sch. 40 tightline with a cleanout within 3' of the house
- B = Pre-treatment, 500 gpd ATU, chlorinator and pump tank
- C = ± 350' of 1" pvc supply line
- D = 25' radius half circle spray

Sprayfield:  
Four 25' radius half circles =  
4 x 982 SF = 3928 SF

1125 SUNRISE PLACE

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

**VOID**



L-2195

RS 994  
OS10807  
DR 30400

~~1125~~ U-20, Mystic

## Hernandez, Sandra



---

**From:** Hernandez, Sandra  
**Sent:** Wednesday, January 9, 2019 9:40 AM  
**To:** 'Frank Aguirre'  
**Subject:** 108586 deficiency comments

RE: Mystic Shores, Unit 20, Lot 2195

Frank,

We received planning materials for the referenced permit application on December 31, 2018 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

1.  Sign your site and soil evaluation form and site plan.
2.  It appears that there is a discrepancy on the lot number being used throughout the planning materials.
3. Revise your planning materials accordingly and resubmit to our office.

If you have any questions, you can email me or call the office.

Thank you,  
Sandra



**VOID**



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



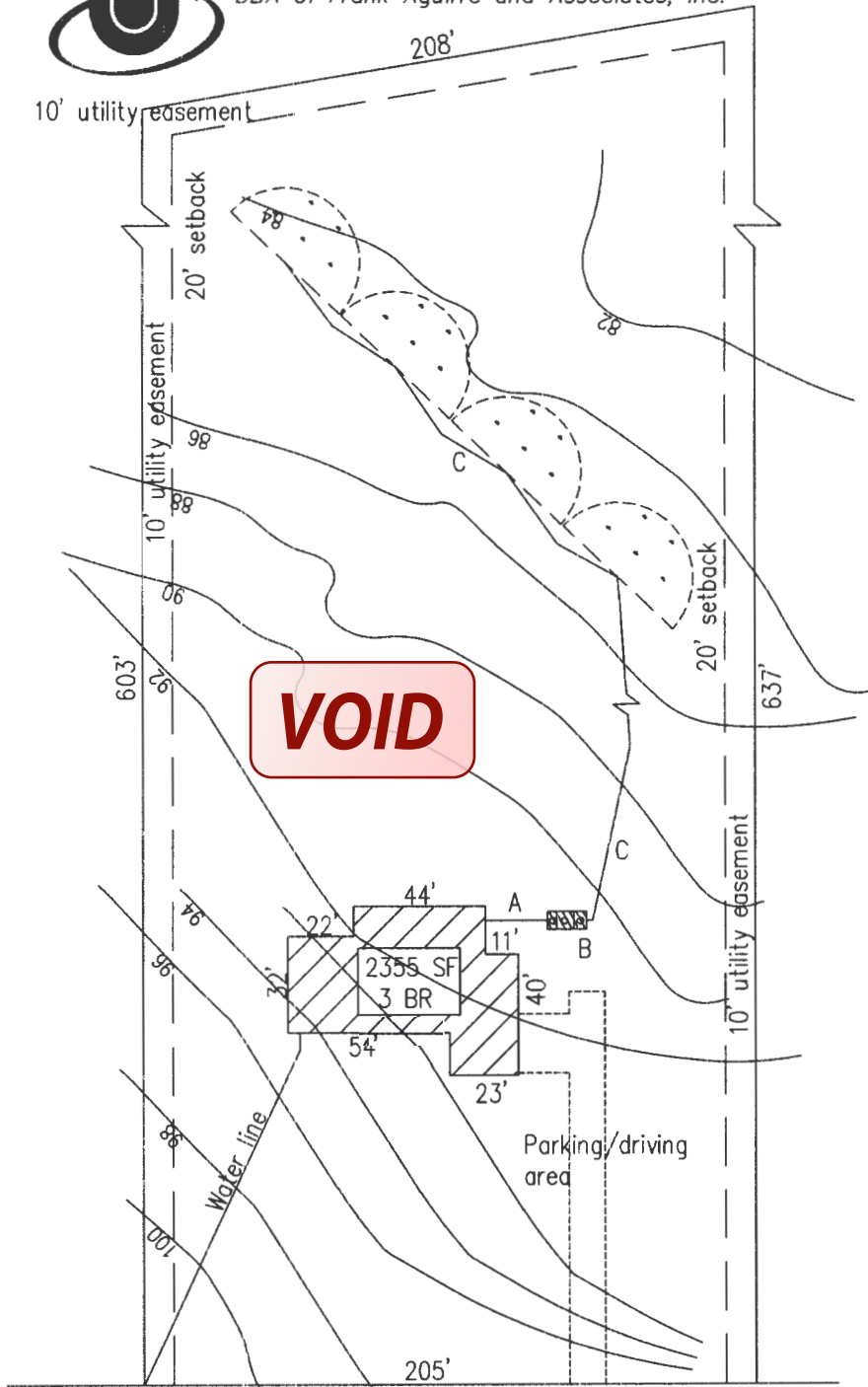
1" = 60' RECEIVED

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ACSBLDR., INC.

28 DEC 2018



**VOID**

- A = ± 15' of 4" pvc, Sch. 40 tightline with a cleanout within 3' of the house
- B = Pre-treatment, 500 gpd ATU, chlorinator and pump tank
- C = ± 350' of 1" pvc supply line
- D = 25' radius half circle spray

Sprayfield:  
 Four 25' radius half circles =  
 4 x 982 SF = 3928 SF

1125 SUNRISE PLACE

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



RS 994  
OS10807  
DR 30400

L-1125,U-20,Mystic

**VOID**

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN

ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date 28 Dec 18 Permit # 108586

**VOID**

Owner Name NCSTBOLD Agent Name F. Awwrrr

Mailing Address 235 North Parkway Agent Address 16159050 Starbuck Rd

City, State, Zip Selma 78154 City, State, Zip San Antonio 78247

Phone # 6194567041 Phone # 2102757861

Email PERSECC@EVERVIEW.com Email PERSECC@SEPTIC45.com

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

Subdivision Name MYSTIC SITES Unit 20 Lot 1125 Block -

Acreage/Legal \_\_\_\_\_ Street Name/Address 1125 Sunrise Pkwy City \_\_\_\_\_ Zip \_\_\_\_\_

Type of Development:

Single Family Residential  
Type of Construction (House, Mobile, RV, Etc.) House  
Number of Bedrooms 3  
Indicate Sq Ft of Living Area 235

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Commercial or Institutional Facility  
(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)  
Type of Facility \_\_\_\_\_  
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants \_\_\_\_\_  
Restaurants, Lounges, Theaters - Indicate Number of Seats \_\_\_\_\_  
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds \_\_\_\_\_  
Travel Trailer/RV Parks - Indicate Number of Spaces \_\_\_\_\_  
Miscellaneous \_\_\_\_\_

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

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?  
 Yes  No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water  Public  Private Well

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

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

**VOID**

Adrian  
Signature of Owner

28 Dec 18  
Date

Site evaluation:

**VOID**

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 COUNTY ENGINEER

Applicant/site:

Name: ACSBldr, Inc

Location: 1125 Sunshine Place

Date: 28 Dec 2018

Site Evaluator:

Frank Aguirre, 16159 Old Stable Rd., San Antonio, Texas 78247; Lic # 30400, 2/20

SOIL BORING NUMBER 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class II- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizons	Observations
0 1 2 3 4 5		4 Limestone				Class IV

**VOID**

SOIL BORING NUMBER 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class II- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizons	Observations
0 1 2 3 4 5		1 2 3 4 5 SANDY				SANDY

**VOID**





16159 Old Stable Rd.  
Frank Aguirre, R.S.

**VOID**

San Antonio, Texas 78247-4490  
frankseptic45@gmail.com

COUNTY ENGINEER

DEC 31 2018

PLANNING MATERIALS FOR A SEPTIC SYSTEM IN COUNTY *Frank Aguirre*

DATE, FIELD WORK: 28 Dec 2018

THE PLAYERS:

Property owner: ACSBLDER, INC., 8235 Agora Parkway, Selma, Texas 78154, Suite 111, PMB 576, Rebecca Schouten, (619)456-7041, [rebecca@everviewhomes.com](mailto:rebecca@everviewhomes.com)  
Site Evaluator: Frank Aguirre, SE, #10807  
Designer: Frank Aguirre, R.S., Lic. 994  
Installer: Stephanie Perez, 210.875.3625  
Septic system design review & inspections: Comal County: Brenda Ritzen or Sandra Hernandez, 830.608.2090

THE PROPERTY:

Street numerical address: 1125 Sunrise Place  
Legal description: Lot 1125, Unit 20, Mystic Shores

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

**VOID**

THE PROPOSED PROJECT:

A single family residence, 3 BR, 2355 SF

THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 240 gpd, sized, by regulations, to a 3 BR home.  
Organic loading estimated at 140 to 300 mg/l BOD with traces of FOG and TSS (residential strength)

DESCRIPTION OF PROPOSED MONITORING OF SEWAGE CHARACTERISTICS:

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

TARGET FINAL EFFLUENT PARAMETERS:

Hydraulic loading less than the estimated loading on ANY GIVEN DAY.  
Organic loading: BOD and TSS of less than 65 mg/l

WATER SOURCE: CLWS

SITE EVALUATION DATA:

- A. This certifies that proper soil analysis procedures were followed.
- B. Soils at this site are Class IV and are not suitable with respect to texture.

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**WARRANTY DEED WITH VENDOR'S LIEN**

PROVIDENCE TITLE COMPANY  
GF NO.: 228000033

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 17, 2018

Grantor: Alejandro Alonzo Rangel and Alexandra Rangel, Husband and Wife

**Grantor's Address (including County):**

5922 McDavitt Rd  
San Antonio, TX 78227  
Bexar County

Grantee: ACSBLDR, Inc., A Texas Corporation

**Grantee's Address (including County):**

8235 Agora Pkwy. Ste 111, PMB #576  
Selma, TX 78154  
Guadalupe 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;

AND, THE FURTHER CONSIDERATION of the execution and delivery by GRANTEE of that one certain promissory note in the original principal sum of **Two Hundred Ninety-Six Thousand Six Hundred Twenty And No/100 Dollars (\$296,620.00)**, bearing interest as therein specified and being due and payable as therein provided to the order of **PlainsCapital Bank**, and providing for the acceleration of maturity in event of default and for attorney's fees; and secured by the Vendor's Lien and Superior Title retained *(to the extent of \$49,900.00, the balance represents money being advanced for construction, in accordance with the plans and specifications heretofore agreed upon by and between the parties herein, on the herein described property)*; and being additionally secured by a Deed of Trust of even date therewith to **Darrell G. Adams**, as Trustee; on the condition that this Vendor's Lien is cumulative of and without prejudice of or to said Deed of Trust;

**Property (including any improvements):**

1125 Sunrise Place, Spring Branch, Texas 78070, also known as:

**Lot 2195, MYSTIC SHORES, UNIT TWENTY, an Addition to Comal County, Texas, according to the map or plat thereof recorded in Document No. 200706008309, Map and Plat Records of Comal County, Texas.**

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**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.

**PlainsCapital Bank**, at Grantee's request, has paid cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **PlainsCapital Bank** and are transferred to **PlainsCapital Bank** without recourse against Grantor.

The vendor's lien against and superior title to the property herein conveyed are retained until each note described herein is fully paid according to its terms, at which time this Deed shall become absolute.

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



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MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

Alejandro Alonzo Rangel  
Alejandro Alonzo Rangel

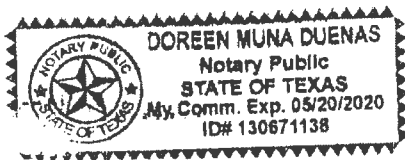
Alexandra Rangel  
Alexandra Rangel

ACKNOWLEDGMENT

State of Texas §  
County of Bexar §  
§

Before me, the undersigned, on this day personally appeared Alejandro Alonzo Rangel and Alexandra Rangel known to me (or proved to me on the oath of \_\_\_\_\_ or through VIDEO) 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 21 day of **December, 2018**.



[Signature]  
Notary Public, State of Texas  
My Commission Expires:

\_\_\_\_\_

AFTER RECORDING RETURN TO:  
ACSBLDR, Inc., A Texas Corporation  
8235 Agora Pkwy. Ste 111, PMB #576  
Selma, TX 78154

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  
12/26/2018 12:14:22 PM  
CHRISTY 3 Pages(s)  
201806048699



Bobbie Koepf

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Items Date Received	Initials

RECEIVED

Permit Number

DEC 31 2018

COUNTY ENGINEER

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.

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.

*Adrian S. [Signature]*

Signature of Applicant

*28 Dec 18 [Signature]*

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: **Kyle Rossner**  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 11/4/2019  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(714) 943-2358

Permit #: **108586**  
Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4895  
Contract Dates: 8/21/2019 - 8/21/2021  
Scheduled Date: 12/21/2019 Inspection 1 of 6

**Service Type: Scheduled Inspection**

Visit Date: **10/17/2019** Time In: 9:38

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: 10/21/2019

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 10/21/2019.

Insp ID #:28111

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: Kyle Rossner  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 4/17/2020  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(714) 943-2358

Permit #: **108586**  
Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4895  
Contract Dates: 8/21/2019 - 8/21/2021  
Scheduled Date: 4/21/2020 Inspection 2 of 6

**Service Type: Scheduled Inspection**

Visit Date: 4/14/2020

Time In: 10:21A

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Dolores Castaneda

- Copy emailed to Customer  
Customer Emailed: 4/14/2020
- Copy emailed to the Agency  
Agency Emailed: 4/17/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 0-1

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 4/14/2020.

Insp ID #: 31256

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: Kyle Rossner  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 8/14/2020  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(714) 943-2358

Permit #: **108586**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4895

Contract Dates: 8/21/2019 - 8/21/2021

Scheduled Date: 8/21/2020

Inspection 3 of 6

**Service Type: Scheduled Inspection**

Visit Date: **8/13/2020**

Time In: 9:40 AM

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: 8/13/2020

Copy emailed to the Agency

Agency Emailed: 8/14/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 1

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

**Comments**

**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 8/13/2020.

Insp ID #:33316

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: **Kyle Rossner**  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 12/18/2020  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(714) 943-2358

Permit #: **108586**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4895

Contract Dates: 8/21/2019 - 8/21/2021

Scheduled Date: 12/21/2020

Inspection 4 of 6

**Service Type: Scheduled Inspection**

Visit Date: **12/15/2020**

Time In: 10:00am

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Ashley Nicole Larcom

Copy emailed to Customer

Customer Emailed: 12/15/2020

Copy emailed to the Agency

Agency Emailed: 12/18/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 1

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

**Comments**

**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 12/15/2020.

Insp ID #:35399

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: **Kyle Rossner**  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 4/23/2021  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(714) 943-2358

Permit #: **108586**

Customer ID: 4895

Agency: Comal County Environmental Health

Contract Dates: 8/21/2019 - 8/21/2021

County: Comal

Sub: Mystic Shores

Scheduled Date: 4/21/2021

Inspection 5 of 6

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

Treatment Type: Aerobic

Disposal: Surface Application

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **4/15/2021**

Time In: 5:37PM

Entered By: Catherine Jefferson

Method: **Grab**

Copy emailed to Customer

Customer Emailed: 4/23/2021

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 4/23/2021

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 0"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 4/23/2021.

Insp ID #:37524

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: Kyle Rossner  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 9/2/2021  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(714) 943-2358

Permit #: **108586**

Customer ID: 4895

Agency: Comal County Environmental Health

Contract Dates: 8/21/2019 - 8/21/2021

County: Comal

Sub: Mystic Shores

Scheduled Date: 8/11/2021

Inspection 6 of 6

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

Treatment Type: Aerobic

Disposal: Surface Application

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 8/13/2021

Time In: 9:30 am

Entered By: Hailey Long

Method: Other

Copy emailed to Customer

Customer Emailed: 8/16/2021

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 9/2/2021

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 5"

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

Service Completed

**Comments**

- \*\*\*This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance\*\*\*

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Tech reset your timer. - Copy emailed to the customer on 8/16/2021. - Copy emailed to the customer on 8/16/2021.

Insp ID #: 39663

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

**Sargent Septic**  
**P.O.Box 1720**  
**Canyon Lake, TX 78133**

Phone: (830) 968-4202

sargsept@outlook.com

Contract Period

Customer ID

980

Start Date: 8/1/2023

End Date: 8/1/2024

**To: Kyle Rossner**  
**1125 Sunrise Place**  
**Spring Branch, TX 78070**

**Permit #: 108586**

Phone: (210) 947-0404      Subdivision: Mystic Shores

Site: 1125 Sunrise Place, Spring Branch, TX 78070

County: Comal

Installer:

Agency: Comal County Dept. Of Health

Mfg/Brand: Pro Flo Aerobic--

Sargent Septic

3 visits per year - one every 4 months

In consideration of payment of \$ 325 for this service contract, we will abide and agree to its terms and conditions:

- A: An inspection / service call every (4) months which will include: inspection, adjustment and servicing the mechanical & electrical components as necessary to insure proper function of the system. All unscheduled service calls will be charged a \$125 service fee.
- B. An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow and odor.
- C. A sample shall be pulled from the aeration tank as described in the solids removal section, of the TCEQ Rules and Regulations to determine if there is an excess of solids in the treatment plant. If this test determines a need for solids removal, the property owner will bear the responsibility and cost for having the tank pumped.
- D. The property owner is responsible for "purchasing and keeping chlorine" in the chlorinator, (if applicable). If the chlorine test reveals "NO Chlorine" in the system, the property owner may incur additional cost.
- E. If any improper operation is observed which cannot be corrected at that time the property owner will be notified immediately of the conditions and the estimated cost. Owner shall furnish a contact phone number.
- F. The response time to a service request is usually 48 hours or less.
- G. Any parts, warranty or non-warranty, or freight charges due and not paid within (30) days of billing will result in repossession of parts by Sargent Septic.
- H. This contract authorizes Sargent Septic or employees to enter the property to execute all terms of this contract.
- I. This Service Contract Does Not Include the cost of chlorine tablets, the cost of labor, parts or repairs.

Maintenance provided by John Sargent MP 0000859.

Property owner  Date 1/5/2023 Phone 210-947-0404

Maintenance Contractor \_\_\_\_\_ Date \_\_\_\_\_

Date Printed: 8/28/2023

Sargent Septic  
P.O.Box 1720  
Canyon Lake, TX 78133

Phone: (830) 968-4202

sargsept@outlook.com

To: Kyle Rossner  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 10/17/2023  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(210) 947-0404

Permit #: **108586**

Agency: Comal County Dept. Of Health Comal County Dept. Of Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic -  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 980

Contract Dates: 8/1/2023 - 8/1/2024

Scheduled Date 8/1/2023

Inspection 1 of 3

**Service Type: Scheduled Inspection**

**Visit Date: 8/18/2023**

**Method: Grab**

**Technician: Not Assigned**

**Maint. Provider: John Sargent**

This counts as a type of "Scheduled Inspection"

Entered By: \_

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Air Filter: Good

Chlorinator: Op

Effluent Elevation: Good

Turbidity: Good

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Diffuser Condition: Good

Color: Good

Odor: Good

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Probe: Good

Alarm: Operational

**Comments**

- Inspection Port Plug was noted as N/A prior to leaving. - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

Insp ID #: 13698

Sargent Septic  
P.O.Box 1720  
Canyon Lake, TX 78133

Phone: (830) 968-4202

sargsept@outlook.com

To: Kyle Rossner  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 2/20/2024  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(210) 947-0404

Permit #: **108586**

Agency: Comal County Dept. Of Health Comal County Dept. Of Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic -  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 980  
Contract Dates: 8/1/2023 - 8/1/2024  
Scheduled Date 12/1/2023 Inspection 2 of 3

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"  
Entered By: \_

**Visit Date: 1/4/2024**

**Method: Grab**

**Technician: Not Assigned**

**Maint. Provider: John Sargent**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Air Filter: Good**

**Chlorinator: Op**

**Effluent Elevation: Good**

**Turbidity: Good**

**Tank Lid / Riser: Secured**

**Insp. Port / Plug: Secured**

**Diffuser Condition: Good**

**Color: Good**

**Odor: Good**

**Probe: Good**

**Service Completed**

**Comments**

- Inspection Port Plug was noted as N/A prior to leaving. - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #: 14213



**Sargent Septic**  
P.O.Box 1720  
Canyon Lake, TX 78133

Phone: (830) 968-4202

sargsept@outlook.com

To: **Kyle Rossner**  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 5/2/2024  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(210) 947-0404

Permit #: **108586**

Agency: Comal County Dept. Of Health Comal County Dept. Of Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic -  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 980  
Contract Dates: 8/1/2023 - 8/1/2024  
Scheduled Date 4/1/2024 Inspection 3 of 3

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 4/15/2024**

Entered By: \_

**Method: Grab**

**Technician: Not Assigned**

**Maint. Provider: John Sargent**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Air Filter: Good**

**Chlorinator: Op**

**Effluent Elevation: Good**

**Turbidity: Good**

**Tank Lid / Riser: Secured**

**Insp. Port / Plug: Secured**

**Diffuser Condition: Good**

**Color: Good**

**Odor: Good**

**Probe: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Service Completed**

**Comments**

- Inspection Port Plug was noted as N/A prior to leaving. - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #: 14566

Sargent Septic  
P.O.Box 1720  
Canyon Lake, TX 78133

Phone: (830) 968-4202

sargsept@outlook.com

To: Kyle Rossner  
1125 Sunrise Place  
Spring Branch, TX 78070

Printed: 9/5/2024  
Site: 1125 Sunrise Place  
Spring Branch, TX 78070  
(210) 947-0404

Permit #: **108586**

Agency: Comal County Dept. Of Health Comal County Dept. Of Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic -  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 980

Contract Dates: 8/1/2024 - 8/1/2025

Scheduled Date 8/1/2024

Inspection 1 of 3

**Service Type: Scheduled Inspection**

**Visit Date: 8/26/2024**

**Method: Grab**

**Technician: Christopher Davis**

**Maint. Provider: John Sargent**

This counts as a type of "Scheduled Inspection"

Entered By: \_

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Air Filter: Good**

**Chlorinator: Op**

**Effluent Elevation: Good**

**Turbidity: Good**

**Tank Lid / Riser: Secured**

**Insp. Port / Plug: Secured**

**Diffuser Condition: Good**

**Color: Good**

**Odor: Good**

**Probe: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Service Completed**

**Comments**

- Inspection Port Plug was noted as N/A prior to leaving. - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #: 14945

**Sargent Septic**  
**P.O.Box 1720**  
**Canyon Lake, TX 78133**

Phone: (830) 968-4202

Date: 7/1/2024

sargsept@outlook.com

**To: Kyle Rossner**  
**1125 Sunrise Place**  
**Spring Branch, TX 78070**

<b>Contract Period</b>
<b>Start Date: 8/1/2024</b>
<b>End Date: 8/1/2025</b>

**Permit #: 108586**

Phone: (210) 947-0404      Subdivision: Mystic Shores

Site: 1125 Sunrise Place, Spring Branch, TX 78070

County: Comal

Installer:

Agency: Comal County Dept. Of Health

Mfg/Brand: Pro Flo Aerobic /

3 visits per year - one every 4 months

Sargent Septic

Map Key:

ID: 980

In consideration of payment of \$ 325 for this service contract, we will abide and agree to its terms and conditions:

- A. An inspection / service call every (4) months which will include: inspection, adjustment and servicing the mechanical & electrical components as necessary to insure proper function of the system. All unscheduled service calls will be charged a \$125 service fee.
- B. An effluent quality inspection consisting of a visual check for color, turbidity, scum, overflow and odor.
- C. A sample shall be pulled from the aeration tank as described in the solids removal section, of the TCEQ Rules and Regulations to determine if there is an excess of solids in the treatment plant. If this test determines a need for solids removal, the property owner will bear the responsibility and cost for having the tank pumped.
- D. The property owner is responsible for "purchasing and keeping chlorine" in the chlorinator, (if applicable).  
If the chlorine test reveals "NO Chlorine" in the system, the property owner may incur additional cost.
- E. If any improper operation is observed which cannot be corrected at that time the property owner will be notified immediately of  
the conditions and the estimated cost. Owner shall furnish a contact phone number.
- F. The response time to a service request is usually 48 hours or less.
- G. Any parts, warranty or non-warranty, or freight charges due and not paid within (30) days of billing will result in repossession of  
parts by Sargent Septic.
- H. This contract authorizes Sargent Septic or employees to enter the property to execute all terms of this contract.
- I. This Service Contract Does Not Include the cost of chlorine tablets, the cost of labor, parts or repairs.

Maintenance provided by John Sargent MP 0000859.

Property owner Kyle Rossner Date 8/15/24 Phone 714 (210) 947-0404

Maintenance Contractor John Sargent Date 8-26-24