

## Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Issued This Date: 04/30/2019 Permit Number: 108638

Location Description: 407 HAVASU PT  
SPRING BRANCH, TX 78070

Subdivision: Cascada at Canyon Lake  
Unit: 1  
Lot: 54  
Block:  
Acreage:

Type of System: Aerobic  
Surface Irrigation

Issued to: Integrity Homes

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.**

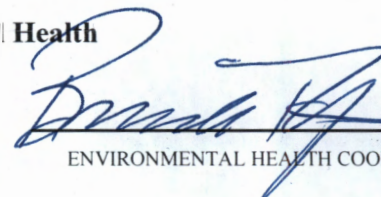
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

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  
OS8497

  
ENVIRONMENTAL HEALTH COORDINATOR  
OS0007722

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ      OSSF Installer #: 050023596  
 1st Inspection Date: 4.3.19      2nd Inspection Date: \_\_\_\_\_      3rd Inspection Date: 4/30/19  
 Inspector Name: Anerea J.      Inspector Name: \_\_\_\_\_      Inspector Name: mike T.  
 Permit#: 108638      Address: 407 Havasu Pt.

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)		/		4/30/19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	/	285.91(10) 285.30(b)(4) 285.31(d)		/		4/30/19
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)				

4.3.19  
 Tightline good.  
 Tank good.  
 level, set, no leaks.

MT-4/30/19  
 operational  
 & covered.

**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			good			4/30/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			proper			7
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(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)				4/30/19
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>						
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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed	✓					
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 #: 050023596

1st Inspection Date: 4.3.19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_




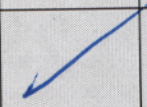
Inspector Name: Canerea R. Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 108638 Address: 407 Havasu Pt.

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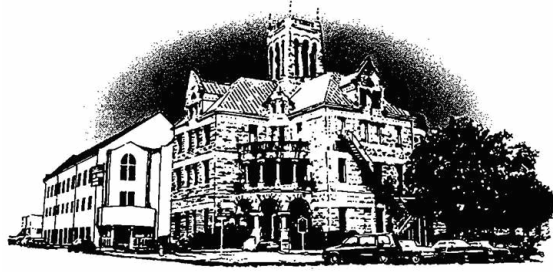
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OSSF Inspection Sheet**

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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: 108638  
Issued This Date: 01/17/2019  
This permit is hereby given to: Integrity Homes

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

407 HAVASU PT  
SPRING BRANCH, TX 78070

Subdivision: Cascada at Canyon Lake  
Unit: 1  
Lot: 54  
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 11/27/18

Permit # 108638

Owner Name Integrity Homes  
Mailing Address 9258 Culebra Rd # 138  
City, State, Zip San Antonio, TX 78251  
Phone # 210-383-7630  
Email ramiro@buildintegrity.us

Agent Name Ramiro Sandoval  
Agent Address 9258 Culebra Rd # 138  
City, State, Zip \_\_\_\_\_  
Phone # \_\_\_\_\_  
Email \_\_\_\_\_

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

Subdivision Name Cascada @ Canyon Lake Unit 1 Lot 54 Block \_\_\_\_\_

Acreage/Legal \_\_\_\_\_

Street Name/Address 407 Havasu Point City Spring Branch Zip 78070

**Type of Development:**

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 3441

RECEIVED  
JAN 16 2019

Commercial or Institutional Facility

COUNTY ENGINEER

(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: \$ 450,000.00 (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.

R/S  
Signature of Owner

11/27/2018  
Date

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 Hoyt Seidenbile

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 500 GPD Unit Absorption/Application Area (Sq Ft) 4923.52

Gallons Per Day (As Per TCEQ Table III) 300

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

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

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

RECEIVED

JAN 16 2019

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

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

COUNTY ENGINEER

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

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

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

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

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

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

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

Is this property within an incorporated city?  Yes  No

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

By signing this application, I certify that:

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

Signature of Designer Hoyt Seidenbile

Date 1-15-19

YCS



201906001157 01/10/2019 02:25:23 PM 1/1

# Affidavit to the Public

THE COUNTY OF Comal  
STATE OF TEXAS

## CERTIFICATION OF OSSF REQUIRING MAINTENANCE

Before me, the undersigned authority, on this day personally appeared Ramiro Sandoval who, after being, by me, duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Comal County, Texas and being more particularly described as follows:

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Legal Description of property is as follows:

Lot 54, Cascade @ Camp Lake, Unit 1

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An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.501 will be installed on the property.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) 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 owners 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.

This OSSF must be covered by a continuous service policy 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 may be obtained from (Comal County).

Signed by my/our hand(s) on this 27 Day of November 2018

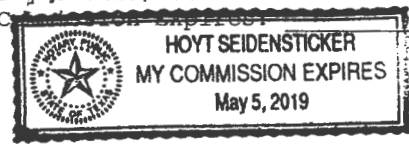
Signature [Handwritten Signature]

Print Name Ramiro Sandoval

Sworn to and subscribed to before Notary Public, in and for the state of Texas and

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 27 DAY OF November, 2018.

HOYT SEIDENSTICKER  
Notary Public, State of Texas  
My Commission Expires



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/10/2019 02:25:23 PM  
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201906001157  
  
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.rr.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: 407 Havasu Point

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 OSS/ATU. Refusing to Clean/Pump Out Septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowner must keep grass, weeds and plants trimmed and clear of tank access points, control panel, Air Compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tank, lids, etc.*
- Terms of Payment:** Payment is due in full for the maintenance contract at time of signing. Payment for parts, repairs, cleaning/pumping, service calls, etc. are due prior to or at time of service, unless otherwise specifically noted. If payment is not received within ten (10) business days of service date, a 1.5% finance charge will be assessed per month. If payment is delinquent, your next service check/maintenance contract may be cancelled. If payment is more than 90 days past due, contract will be cancelled and we will send to collections.
- Maintenance Tips/Owner Guide:** Please read the attached Maintenance Tips/Owner Guide. Following these easy steps can help prevent unnecessary and avoidable expenses to the homeowner(s). Please initial here that you've received a copy of this document: M (keep the maintenance tips/guide for your reference)

**CIRCLE ONE CHOICE BELOW**

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

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

**Acceptance of Maintenance Contract:** The above prices, specifications, and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Owner Guide.

Accepted by Signature: R/Sandoval Printed Name: Ramiro Sandoval Email: ramiro@buildintegrity.us

Phone Numbers: (Home) 210-383-7630 (Mr. Cell) \_\_\_\_\_ (Mrs. Cell) \_\_\_\_\_ (Work) \_\_\_\_\_

Subdivision: Cascada @ Canyon Lake # of Occupants in Home: 4 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: \_\_\_\_\_



# ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 1130/2018

Site Location: 407 Havasu Point

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

Proposed Excavation Depth: n/a County: Comal

**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.  
 Location of soil boring or dug pits must be shown on the site drawing.  
 For subsurface disposal, soil evaluation 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 feature on the form. Indicate depths where features appear.

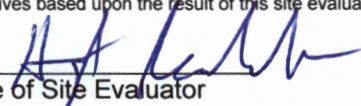
Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 _____	III	loam	<30%	none		brown
1 _____						
2 <u>20 in</u>		rock				yes, rock
3 _____						
4 _____						
5 _____						
Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0 _____	III	loam	<30%	none		brown
1 _____						
2 <u>20 in</u>		rock				yes, rock
3 _____						
4 _____						
5 _____						

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### Features of Site Area

- Presence of 100 year flood zone Yes \_\_\_ No X
- Presence of adjacent ponds, streams, water improvements Yes \_\_\_ No X
- Existing or proposed water well in nearby area Yes \_\_\_ No X
- Organized sewage service available to lot or tract Yes \_\_\_ No X
- Recharge feature within 150 feet Yes \_\_\_ No X

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.  
 I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment  
 According to table XIII, the site is suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Signature of Site Evaluator  Date 1-15-19

ON-SITE SEWAGE FACILITY  
Site Evaluation Report Information

Date: 11/30/2018

**Site Evaluator Information:**

**Applicant Information:**

Name: Integrity Homes

Address: 9258 Culebra Rd #138

City: San Antonio State: Texas

Phone: 210-383-7630

Name: Hoyt Seidensticker

License # OS0008771 Expires 8/31/2020

Company: Land Stewardship Services, LLC

Address: 1822 FM 473

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: (830) 336-4697

**Property Location:**

Lot: 54 Block: \_\_\_\_\_ Sub.: Cascada @ Canyon Lake, unit 1

Street/Road Address: 407 Havasu Point

City: Spring Branch State: Texas

Unincorporated Area? Y or N

Additional information \_\_\_\_\_

**Installer information:**

Name: Michael Long

License OS0023596

Company: MJ Central Texas Septic

Address: 27552 Old Blanco Road

City: SA State: Texas Zip: 78260

Phone: (210) 387-0025 Fax: \_\_\_\_\_

**Schematic of Lot or Tract**

**Show:**

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

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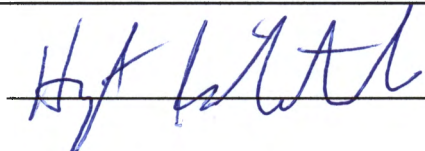
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**SITE DRAWING**

Lot Size: \_\_\_\_\_ acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No: OS0008771

1/15/2019  
10:45 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA INTEGRITY HOMES

### Property Information:

St. Address: 407 Havasu Point  
City: Spring Branch State: Texas  
Zip code: 78070

### Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): YES  
Gallons/day (Q): 300  
Greywater included (yes/no): YES

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064  
Minimum Adsorptive Area (sq. ft.): 4687.5

### Aerobic Unit

Required size of aerobic unit: 480 gpd  
Pretreatment Tank (gallons): 447  
Class 1 Aerobic Unit: ProFlo 500 SLPT2  
Pump tank total capacity (gal): 796  
Chlorination: liquid chlorinator in pump tank  
Pump Switch operation: Float  
Dosing cycle quantity (gals): Varied  
Cycling time: night time  
Pump size and capacity: Sta-rite plus D series  
20 gpm

### House Information

Number of Bedrooms: 4  
Sq. footage (Approx.): 3441  
Water Supply: public

### Supply Line from House

Length of supply line (approx. ft): 12  
Type of supply line: SCH 40 PVC  
Size of Supply line (in): 3 or 4

### Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 165  
Type of supply line: Purple SCH 40  
Size of supply line (in): 1

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### Disposal Area per this System

$\pi (28)^2 = 2461.76$   
 $\pi (28)^2 = 2461.76$   
=  
Total irrigated area (sq. ft.): 4923.52

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

Hoyt Seidensticker, R.S. No. 3588

1-15-19

Date

Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006

Cell (210) 414-6603, Fax (830) 336-4697



Effective Immediately: If any change(s) are made that require a revision to this design, a \$75.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

1/15/2019

10:45 PM

Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA INTEGRITY HOMES

## Head Pressure

Elevation Head: 4  
 Pressure Head: 92  
 Friction Head: 6.6  
 Total head: 102.6

## Sprinkler Head Information

K-Rain sprinkler head PROPLUS,  
 low angle nozzle  
 No. 3 @40psi                      GPM: 3.1  
 Number of sprinkler heads: 2  
 Gallons per minute: 6.2

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a NG 300 V Chlorine Dispenser Unit in the pump tank, before being disposed of through above ground sprinkler heads.

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All warning systems shall be installed with the aerobic unit

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Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

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Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006

Cell (210) 414-6603, Fax (830) 336-4697

1-15-19  
Date



Scale 1"=40'

# Site Map

## Aerobic with Spray Distribution System

### Integrity Homes

Lot: 54

### Cascada@ Canyon Lake Unit 1

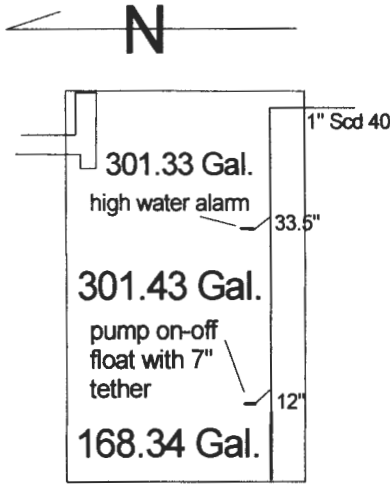
### 407 Havasu Point

### Spring Branch , Texas 78070

### Comal County

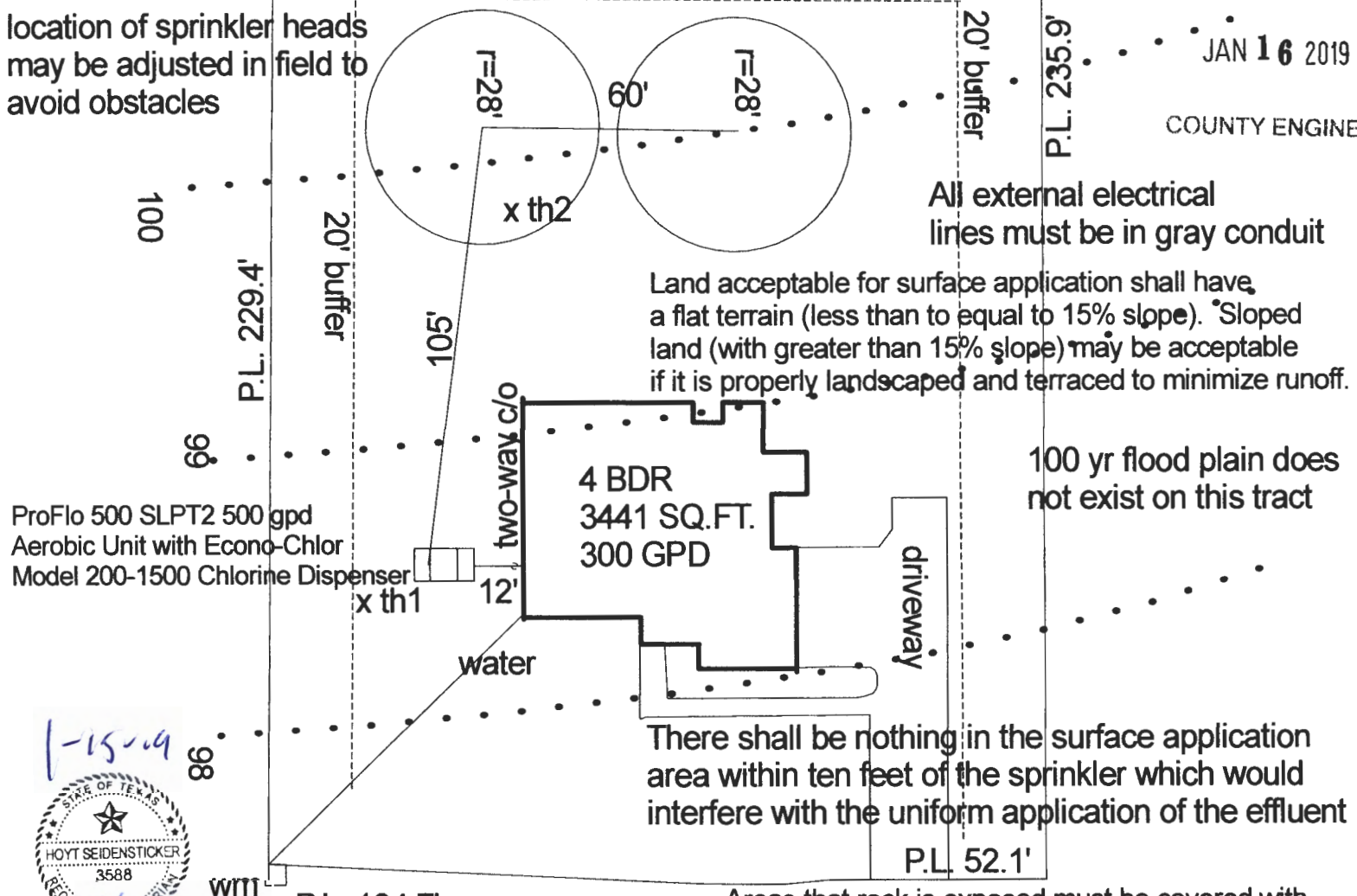
This design complies with all provisions of the existing Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.



Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

location of sprinkler heads may be adjusted in field to avoid obstacles



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All external electrical lines must be in gray conduit

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

100 yr flood plain does not exist on this tract

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

ProFlo 500 SLPT2 500 gpd  
Aerobic Unit with Econo-Chlor  
Model 200-1500 Chlorine Dispenser



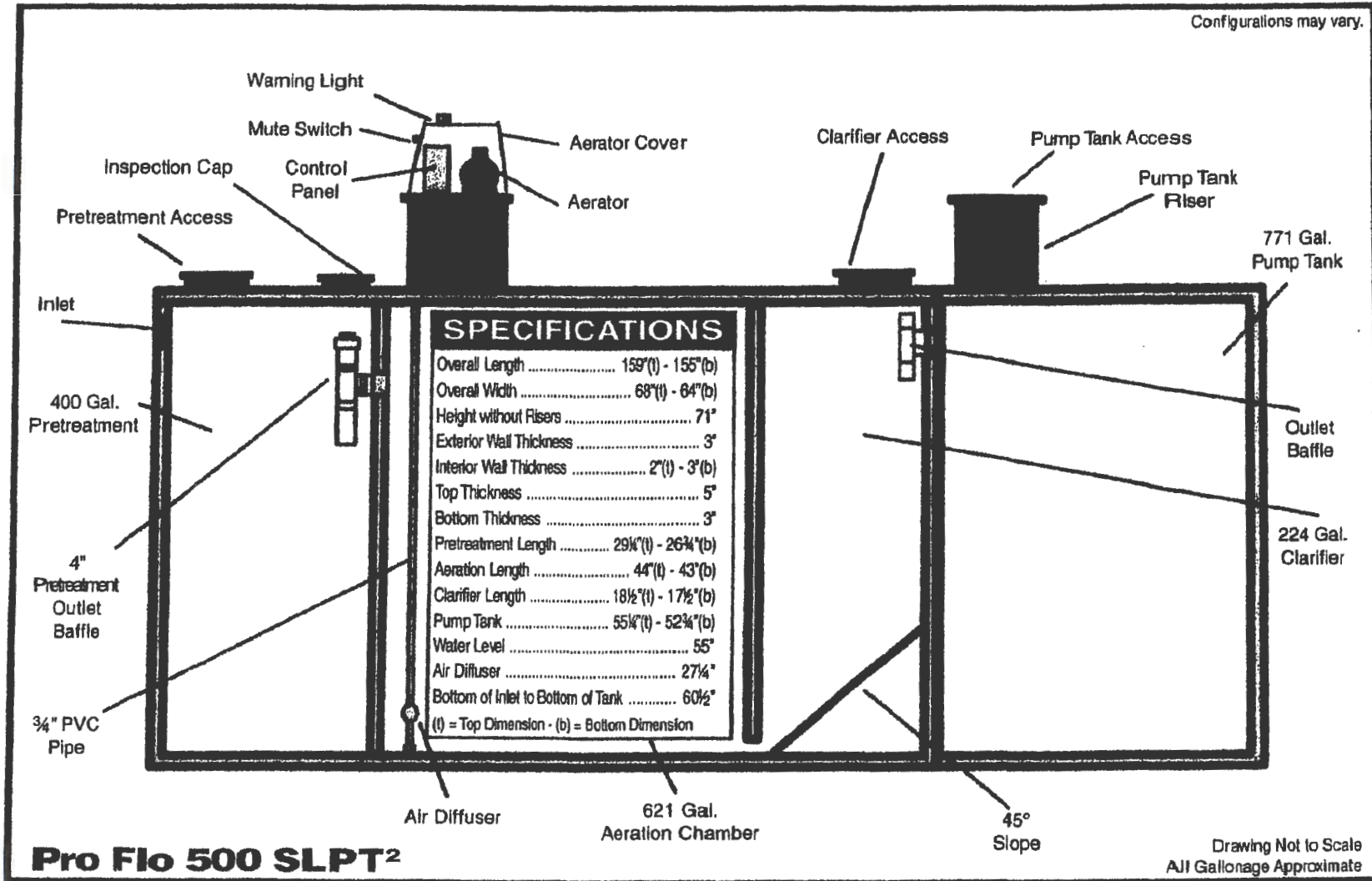
## 407 HAVASU POINT

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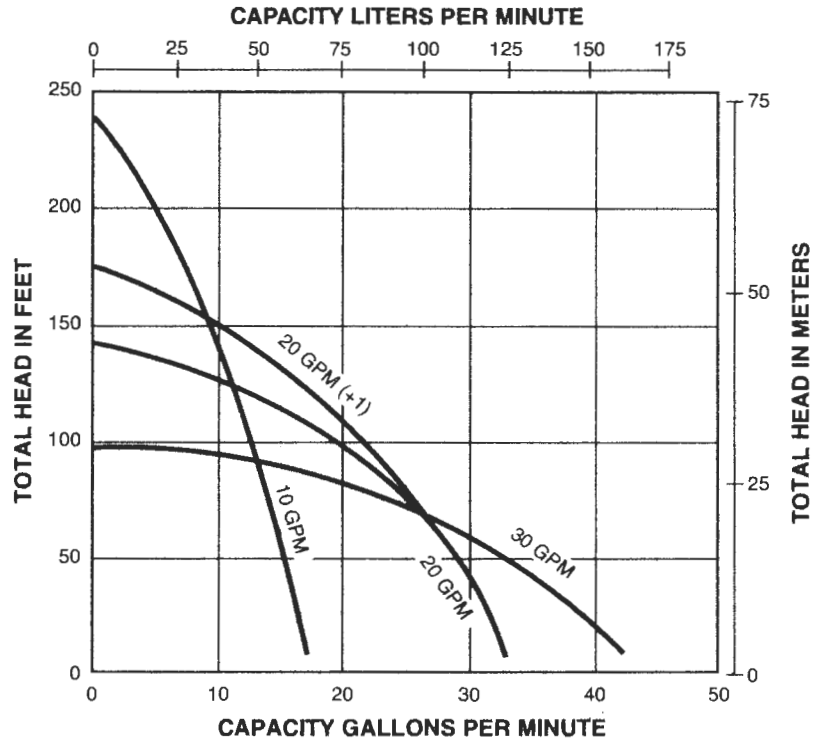
**Pro Flo 500 SLPT<sup>2</sup> System Diagram**





# 4" multi-stage submersible pump

## PUMP PERFORMANCE



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### PUMP PERFORMANCE (Capacity in Gallons per Minute)

Pump Model	Flow Rate (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30		38.5	33.3	25.8	16							
30DOM05121	30		38.5	33.3	25.8	16							
20DOM05221+1	20 + 1			30	27.5	24	20	13.5	6				
20DOM05121+1	20 + 1			30	27.5	24	20	13.5	6				

### PUMP PERFORMANCE (Capacity in Liters per Minute)

Pump Model	Flow Rate (LPM)	Bar											
		0	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58
10DOM05221	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
10DOM05121	37.85		56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8		
20DOM05221	75.7		113.6	98.4	81.4	53.7	16.7						
20DOM05121	75.7		113.6	98.4	81.4	53.7	16.7						
30DOM05221	113.55	145.7	126.0	97.7	60.6								
30DOM05121	113.55	145.7	126.0	97.7	60.6								
20DOM05221+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				
20DOM05121+1	75.7 + 1			113.4	103.9	90.7	75.6	51.0	22.6				



# 4" multi-stage submersible pump



This product is Listed to UL Standards for Safety by Underwriters Laboratories Inc. (UL).



**The STEP Plus™ D Series 4" submersible pump in 10, 20 and 30 GPM models dominate with superior "DRAW-DOWN" capability.**

**The STEP Plus™ D Series 4" submersible pump dominates with reduced AMP DRAW.**

**The STEP Plus™ D Series 4" submersible pump dominates with COOLER and QUIETER operation.**

### APPLICATIONS

- **Clean and Gray Water...** for residential, commercial, and agricultural use.

### SPECIFICATIONS

**Motor** – Available in 115 or 230 volt versions. Dry-wound, double ball-bearing, double-seal and thermal overload protected, UL and CSA approved.

**Shell** – Stainless steel (300 grade)

**Discharge** – Fiberglass-reinforced thermoplastic

**Discharge Bearing** – Nylatron®

**Impellers** – Acetel

**Diffusers** – Polycarbonate

**Suction Caps** – Polycarbonate with stainless steel wear ring

**Thrust Pads** – Proprietary spec.

**Shaft and Coupling** – Stainless steel 300 grade

**Intake** – Fiberglass-reinforced thermoplastic

**Intake Screen** – Stainless steel

**Jacketed Cord** – 600 Volt "SJOW" jacketed 10' leads, 2-wire with ground

**Agency Listing** – UL and CSA

# STEP Plus™ D SERIES

### FEATURES

**STEP Plus DOMINATES with a...**

**Patented Stage System** – The proven SignaSeal™ staging system utilizes a patented ceramic wear surface. When incorporated with STA-RITE's "true" independent floating impellers, dominates with 1 st-in-class performance, superior sand handling, and a thrust management staging system with industry exclusive "dry-run" capabilities.

**Superior "draw-down" capability** – The STEP Plus Dominates in this class with the lowest draw-down of 4-1/2" (a standard 4" NEMA submersible only draws-down to 13-1/2").

**Reduced amp draw** – The STEP Plus Dominates in this class with less energy consumption – over 25% less amp draw (9.5 amps vs. 12.7 amps, 115 volt) than a 4" NEMA submersible, reducing operating costs and extending the service life of float switch contacts.

**Cooler and quieter operation** – The STEP Plus Dominates by using the pumped liquid to cool the motor as it passes over the motor. The water passing over the motor dampens the motor noise, eliminating expensive "flow-inducer sleeves" required when using a standard 4" NEMA submersible.

**Impellers** – Precision molded for perfect balance... ultra smooth for the highest performance and efficiency. Allows for .080" solids.

**Shaft** – Positive drive, hexagonal 7/16" – 300-grade stainless steel shaft offers generous impeller drive surfaces.

**Shaft bearing** – Exclusive self-lubricating Nylatron® bearing resists wear surface from sand and abrasives.

**Shell** – Heavy-walled, corrosion resistant 300-grade stainless steel.

### ORDERING INFORMATION

Catalog Number	HP	Max. Load Amps	Volts	Phase/Cycles	Cord Length	Pallet Quantity	Weight (Lbs.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2	9.5	115	1/60	10'	80	16
20DOM05221+1	1/2	5.3	230	1/60	10'	80	16
20DOM05121+1	1/2	10.6	115	1/60	10'	80	16

Nylatron® is a registered trademark of Polymer Corp. SignaSeal™ and STEP Plus™ are trademarks of WICOR Industries.

In order to provide the best products possible, specifications are subject to change.



# PROPLUS™

The **PROPLUS™** adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the **PROPLUS™** delivered up to 90% uniform coverage.

**Also Available:** 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the **PROPLUS™** is the leader in it's class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

## MODELS

- 11003** ProPlus
- 11003-HP** ProPlus 12" High Pop
- 11003-SH** ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

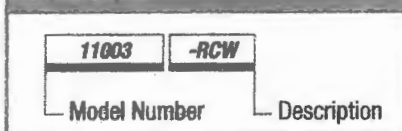
- CV** Check Valve
- LA** Low Angle Nozzle
- NN** No Nozzle
- RCW** ProPlus for Reclaimed Water w/Low Angle Nozzle

## EASY ARC SETTING

Arc Selection 40° to Continuous 360°  
Adjust From Left Start



### HOW TO SPECIFY



**K-Rain Manufacturing Corp.**  
1640 Australian Avenue  
Riviera Beach, FL 33404 USA  
+1 561 844-1002  
FAX: +1 561 842-9493

1.800.735.7246 | www.krain.com

## SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range:  
40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50  
Inches Per Hour  
(Depending on Spacing and  
Nozzle Used)

- ▶ Overall Height (Popped Down):  
7 1/2" / 17" for High Pop
- ▶ Recommended Spacing:  
28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 14°
- ▶ Standard and Low Angle  
Nozzle: Included
- ▶ Riser Height: 5"

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## PERFORMANCE DATA

PERFORMANCE				METRIC			
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE PSI	RADIUS METERS	FLOW LPM
#0.5	30	28'	.5	#0.5	206	2.0	8.5
	40	29'	.6		275	3.0	8.8
	50	29'	.7		345	3.5	8.8
	60	30'	.8		413	4.0	9.1
#0.75	30	29'	.7	#0.75	206	2.0	8.8
	40	30'	.8		275	3.0	9.1
	50	31'	.9		345	3.5	9.4
	60	32'	1.0		413	4.0	9.8
#1	30	32'	1.3	#1	206	2.0	9.8
	40	33'	1.5		275	3.0	10.1
	50	34'	1.6		345	3.5	10.4
	60	35'	1.8		413	4.0	10.7
#2	30	37'	2.4	#2	206	2.0	11.3
	40	40'	2.5		275	3.0	12.2
	50	42'	3.0		345	3.5	12.8
	60	43'	3.3		413	4.0	13.1
#2.5	30	38'	2.5	#2.5	206	2.04	11.6
	40	39'	2.8		275	2.72	11.9
	50	40'	3.2		345	3.40	12.2
	60	41'	3.5		413	4.08	12.5
#3	30	38'	3.6	#3	206	2.0	11.6
	40	39'	4.2		275	3.0	11.9
	50	41'	4.6		345	3.5	12.5
	60	42'	5.0		413	4.0	12.8
#4	30	43'	4.4	#4	206	2.0	13.1
	40	44'	5.1		275	3.0	13.4
	50	46'	5.6		345	3.5	14.0
	60	49'	5.9		413	4.0	14.9
#6	40	45'	5.9	#6	206	3.0	13.7
	50	46'	6.0		275	3.5	14.0
	60	48'	6.3		345	4.0	14.6
	70	49'	6.7		413	5.0	14.9
#8	40	42'	8.0	#8	206	3.0	12.8
	50	45'	8.5		275	3.5	13.7
	60	49'	9.5		345	4.0	14.8
	70	50'	10.0		413	5.0	15.3

LOW ANGLE DATA				METRIC			
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE PSI	RADIUS METERS	FLOW LPM
#1	30	22'	1.2	#1	207	2.04	6.71
	40	24'	1.7		275	2.72	7.32
	50	26'	1.8		344	3.40	7.92
	60	28'	2.0		413	4.08	8.53
#3	30	29'	3.0	#3	207	2.04	8.84
	40	32'	3.1		275	2.72	9.75
	50	35'	3.5		344	3.40	10.67
	60	37'	3.8		413	4.08	11.58
#4	30	31'	3.4	#4	207	2.04	9.45
	40	34'	3.9		275	2.72	10.36
	50	37'	4.4		344	3.40	11.28
	60	38'	4.7		413	4.08	11.58
#6	40	38'	6.5	#6	275	2.72	11.58
	50	40'	7.3		344	3.40	12.19
	60	42'	8.0		413	4.08	12.80
	70	44'	8.6		482	4.76	13.41

Data represents test results in zero wind. Adjust for local conditions.  
Radius may be reduced with nozzle retention screw.

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**Warranty Deed**

OET 34328 NCFCS

**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: **October 30, 2018**

Grantor: **Stadler Enterprises, LLC, a Texas limited liability company**

Grantor's Mailing Address: **32335 US Hwy 281 North, Bulverde, Comal County, Texas 78163**

Grantee: **Integrity Homes**

Grantee's Mailing Address: **9258 Culebra Rd #130, San Antonio, TX 78251**

Consideration: **Ten and no/100 (\$10.00) Dollars** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): **Lot 54 of CASCADA AT CANYON LAKE, UNIT 1, a subdivision in Comal County, Texas, according to plat recorded in Document No. 200806022283, Map and Plat Records of Comal County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty: **This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.**

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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.

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

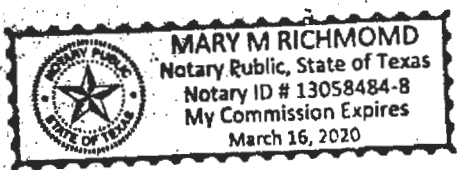
Stadler Enterprises LLC,  
a Texas limited liability company

By: *Raymond S. Stadler*  
Raymond S. Stadler, Manager

STATE OF TEXAS \*

COUNTY OF Comal \*

This instrument was acknowledged before me on this 31 day of **October 2018**, by **Raymond S. Stadler, Manager, Stadler Enterprises LLC, a Texas limited liability company**, on behalf of said limited liability company.



X *Mary M Richmond*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
**Integrity Homes**  
9258 Culebra Rd. #130  
San Antonio, TX 78251

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.

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.

R/land  
Signature of Applicant

11-27-2018  
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: **Current Homeowner**  
**407 Havasu Point**  
**Spring Branch, TX 78070**

Printed: 9/20/2019  
Site: 407 Havasu Point  
Spring Branch, TX 78070

Permit #: **108638**  
Agency: Comal County Environmental Health  
County: Comal Sub: Cascada at Canyon Lake  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4932  
Contract Dates: 5/10/2019 - 5/10/2021  
Scheduled Date: 9/10/2019 Inspection 1 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

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

Time In: 1:05

**Entered By: Brianna Perez**

**Method: Other**

**Technician: Manuel Guerrero**

Copy emailed to the Agency  
Agency Emailed: 9/20/2019

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

**Aerators: Operational**

**Sludge Levels**

**For Tank 1: 0-1**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Odor: Good**

**Alarm: Operational**

**Service Completed**

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - Copy emailed to the customer on 9/13/2019.

**Owner signature:**

Insp ID #: 27580

**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: **Matt Cieszynski**  
407 Havasu Point  
Spring Branch, TX 78070

Printed: 5/26/2020  
Site: 407 Havasu Point  
Spring Branch, TX 78070  
(815) 212-4831

Permit #: **108638**

Agency: Comal County Environmental Health  
County: Comal Sub: Cascada at Canyon Lake  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4932  
Contract Dates: 5/10/2019 - 5/10/2021  
Scheduled Date: 5/10/2020 Inspection 3 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

Visit Date: 5/18/2020

Time In: 2:35pm

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**

**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 5/18/2020.

Insp ID #:31803

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: **Current Homeowner**  
**407 Havasu Point**  
**Spring Branch, TX 78070**

Printed: 1/24/2020  
Site: 407 Havasu Point  
Spring Branch, TX 78070

Permit #: **108638**

Agency: Comal County Environmental Health  
County: Comal Sub: Cascada at Canyon Lake  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4932  
Contract Dates: 5/10/2019 - 5/10/2021  
Scheduled Date: 1/10/2020 Inspection 2 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

**Visit Date: 1/20/2020**

Time In: 4:07pm

**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\*

**Service Completed**

Insp ID #: 29690

**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: **Matt Cieszynski**  
407 Havasu Point  
Spring Branch, TX 78070

Printed:6/4/2020  
Site: 407 Havasu Point  
Spring Branch, TX 78070  
(815) 212-4831

Permit #: **108638**

Agency: Comal County Environmental Health

County: Comal

Sub: Cascada at Canyon Lake

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4932

Contract Dates: 5/10/2019 - 5/10/2021

Scheduled Date: 5/10/2020

Inspection 3 of 6

Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

**Visit Date: 5/18/2020**

Time In: 2:35pm

**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**

- \*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.

**Service Completed**

Copy emailed to the customer on 5/18/2020.

Insp ID #:31803

**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: **Matt Cieszynski**  
407 Havasu Point  
Spring Branch, TX 78070

Printed: 9/18/2020  
Site: 407 Havasu Point  
Spring Branch, TX 78070  
(815) 212-4831

Permit #: **108638**

Agency: Comal County Environmental Health  
County: Comal Sub: Cascada at Canyon Lake  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4932  
Contract Dates: 5/10/2019 - 5/10/2021  
Scheduled Date: 9/10/2020 Inspection 4 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

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

Time In: 2:37 PM

**Method: Other**

**Technician: Manuel Guerrero**

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

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Sludge Levels**

**For Tank 1: 0-1**

This counts as a type of "Scheduled Inspection"

**Entered By: Hannah Graham**

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

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Odor: Good**

**Alarm: Operational**

**Comments**

**Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 9/17/2020.

Insp ID #:33910

**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: **Matt Cieszynski**  
407 Havasu Point  
Spring Branch, TX 78070

Printed: 1/29/2021  
Site: 407 Havasu Point  
Spring Branch, TX 78070  
(815) 212-4831

Permit #: **108638**

Agency: Comal County Environmental Health

County: Comal

Sub: Cascada at Canyon Lake

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4932

Contract Dates: 5/10/2019 - 5/10/2021

Scheduled Date: 1/10/2021

Aerator: HiBlow Air Compresso

Inspection 5 of 6

**Service Type: Scheduled Inspection**

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

Time In: 1pm

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Brianna Perez

Copy emailed to Customer

Customer Emailed: 1/15/2021

Copy emailed to the Agency

Agency Emailed: 1/29/2021

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 0-1

**Tank Lid / Riser: Secured**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 1/15/2021.

**Service Completed**

Insp ID #:35946

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: **Matt Cieszynski**  
407 Havasu Point  
Spring Branch, TX 78070

Printed: 6/11/2021  
Site: 407 Havasu Point  
Spring Branch, TX 78070  
(815) 212-4831

Permit #: **108638**

Agency: Comal County Environmental Health  
County: Comal Sub: Cascada at Canyon Lake  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 4932  
Contract Dates: 5/10/2019 - 5/10/2021  
Scheduled Date: 5/10/2021 Inspection 6 of 6  
Aerator: HiBlow Air Compresso

**Service Type: Scheduled Inspection**

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

Time In: 2:17PM

**Method: Grab**

**Technician: Manuel Guerrero**

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

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Sludge Levels**

**For Tank 1: 0"**

**Chlorinator: Op**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

- Technician noted that there was a problem or issue with this Scheduled Inspection. - \*\*\*This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance\*\*\*

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 5/28/2021.

This counts as a type of "Scheduled Inspection"

**Entered By: Catherine Jefferson**

Copy emailed to Customer

Customer Emailed: 5/28/2021

Copy emailed to the Agency

Agency Emailed: 6/11/2021

**Problem  
Indicated**

**Service Completed**

Insp ID #:38115

**Provider: Michael J. Long**

License Info: MP0001294 Expires: 8/31/2022

**Aerobic Services**  
**15188 FM 306**  
**Canyon Lake, TX 78133**



**Canyon Lake:** (830) 964-2365  
**Bastrop:** (512) 303-6922  
info@aerobicservices.com  
bastrop@aerobicservices.com  
**MP349 / OS24597**  
**www.aerobicservices.com**

To: Matt Cieszynski  
407 Havasu Pt.  
Spring Branch, TX 78070  
Agency: CCEO  
County: Comal  
Permit No: \_\_\_\_\_

Tech: SETH  
Phone: (815) 212-4831 Date: 2024-03-15  
Alt Ph: (815) 909-4414 Service Due: \_\_\_\_\_

Inspection Type: SCHEDULED

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

**Air Pressure:** Na

**Test Results and Observations: (As Required)**

Chlorine Residual: 0.06  
Test Method: Dpd  
BOD: \_\_\_\_\_  
TSS: \_\_\_\_\_

Mixed Liquor  
Aeration: 36 light

**Sludge Levels**  
Clarifier: 26  
Pump: 5

Access Ports Secured: Yes [X] / NO [ ]  
Repairs Made: Yes [X] / NO [ ]

**Repairs and Comments:**

500 repair kit.  
Removed roots from pump tank.  
Roots in system. Please treat for roots using copper sulfate.

Inspector: \_\_\_\_\_ Date: 2024-03-15

Tom Hampton, VP  
MP349/OS24597

# WORK ORDER

**Aerobic Services**

**15188 FM 306, Canyon Lake, TX 78133**

**Canyon Lake: (830) 964-2365 | Bastrop:**

**(512) 303-6922**

**www.aerobicservices.com**



<b>Customer ID</b>		<b>Scheduled</b>		<b>Serviced</b>	
192467		2024-03-15			
<b>Customer Name and Site Address</b>			<b>Contact</b>	<b>Customer Email Address</b>	
<b>Matt Cieszynski</b> <b>407 Havasu Pt.</b> <b>Spring Branch, TX</b> Mailing: 407 Havasu Pt., Spring Branch TX 78070			Matt Cieszynski	mbravo2@yahoo.com	
			<b>Main Phone</b>	<b>Secondary Phone</b>	
			(815) 212-4831	(815) 909-4414	
<b>System Permit #</b>	<b>Brand of System</b>				
	Aerobic 500				
<b>Work Order Type</b>	<b>Assigned Technician</b>		<b>HEALTH DEPT</b>		
Repair	Seth		Comal		
<b>DESCRIPTION OF THE WORK ORDER (REASON OF CALL)</b>					
Red light alarm.					
<b>RESULTS OF WORK ORDER</b>					
500 repair kit.					
<b>DIRECTIONS / INSTRUCTIONS FOR THE TECHNICIAN</b>					

**Date:** 2024-03-15

Customer's Signature

Employee's Signature