



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 03/20/2019 Permit Number: 108723

Location Description: 1542 TEXAS OAKS
SPRING BRANCH, TX 78070
Subdivision: Rodeo Drive Amending Plat of Lots 6 & 7
Unit:
Lot: 7
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Joshua Michael Wean

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority
Comal County Environmental Health

Michael Tays
OS8497
ENVIRONMENTAL HEALTH INSPECTOR

Sandra Ann Hernandez
ENVIRONMENTAL HEALTH COORDINATOR
OS 002599

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ. Septic / Mike Lang OSSF Installer #: _____

1st Inspection Date: 3/4/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: Mike T. Inspector Name: _____ Inspector Name: _____

Permit#: 108723 Address: 1542 Texas Oaks Dr.

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 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)	not enough water in tank	3/5/19 3/5/19	3/6/19	3/20/19
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)				

MT- 3/5/19
Tank HATA Full only.

MT- 3/6/19
Tank set, leveled Full of water

MT- 3/20/19
Covered & operational

**Comal County Environmental Health
OSSF Inspection Sheet**

Item	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	✓		600	3/6/19		3/20/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		ProFlo	1		1
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)				

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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)				

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	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear Ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
32	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)		3/6/19		3/20/19
33	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions	✓					
34	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
35	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
36	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
37	PUMP TANK Secondary restraint						
38	system provided						

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OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	✓	285.33(d)(2)(G)(III)(II)285.33(d)(2)(G)(III)(III)285.33(d)(2)(G)(v) 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)			3/6/19 	3/20/19
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						

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Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ. Septic / Mike Long OSSF Installer #: _____

1st Inspection Date: 3/4/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: Mike T. Inspector Name: _____ Inspector Name: _____

Permit#: 108723 Address: 1542 Texas Oaks Dr.

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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)				
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MT- 3/5/19
Tank Half Full only.

MT- 3/6/19
Tank set, leveled Full of water

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12	SEPTIC TANK Tank Volume Installed						
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14	AEROBIC TREATMENT UNIT Size Installed	✓		600	3/6/19		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Prof/0			
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
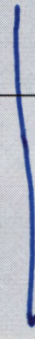

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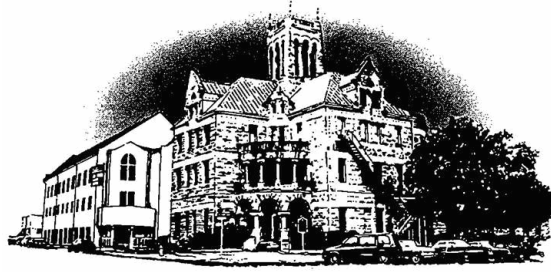
M.T. 3/5/19
Tank HATA Full -
only.

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OSSF Inspection Sheet**

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

Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
DRAINFIELD Area Installed						
DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Preparation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
DRAINFIELD Pipe and Gravel - geotextile Fabric in Place		285.33(b)(1)(E)				
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)				
PRESSURE DISPOSAL EM Adequate Trench Length, Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				



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: 108723
Issued This Date: 02/14/2019
This permit is hereby given to: Joshua Michael Wean

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

1542 TEXAS OAKS
SPRING BRANCH, TX 78070

Subdivision: Rodeo Drive

Unit:

Lot: 7

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.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

items Date Received	initials

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FEB 04 2019

Permit Number

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

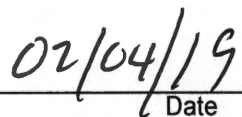
Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

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.



Signature of Applicant



Date

____ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

____ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

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

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

Date January 3, 2019

Permit # 108723

Owner Name JOSHUA MICHAEL WEAN
Mailing Address c/o 27552 OLD BLANCO ROAD
City, State, Zip SAN ANTONIO TEXAS 78260
Phone# 210-669-3914
Email beaucobb@yahoo.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

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

Subdivision Name AMENDING PLAT OF 6 & 7, RODEO DRIVE Unit/Phase/Section Lot 7 Block

Acreage/Legal

Street Name/Address 1542 TEXAS OAKS City SPRING BRANCH Zip 78070

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2931

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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: \$ 450,000 (Structure Only)

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

[] Yes [X] No (if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [X] Public [] Private Well

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

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 also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.

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

Signature of Owner (Handwritten signature of Joshua Michael Wean)

Date 1/09/19

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

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

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) PRO-FLO MODEL 5060 Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 360

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? [] Yes [X] No

If yes, indicate the city: _____



FIRM #2585

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 (Handwritten Signature)

Date January 7, 2019

105

AFFIDAVIT

THE COUNTY OF COMAL
STATE OF TEXAS



201906003783 02/04/2019 11:46:20 AM 1/1

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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I

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

COUNTY ENGINEER

II

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

UNIT/PHASE/SECTION _____ BLOCK 7 LOT RODEO DRIVE, Amending Plat of Lots 6 & 7 SUBDIVISION

IF NOT IN SUBDIVISION: _____ ACREAGE _____ SURVEY

The property is owned by (insert owner's full name): JOSHUA MICHAEL WEAN

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

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

WITNESS BY HAND(S) ON THIS 29 DAY OF January, 2019

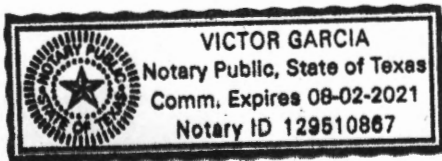
X Joshua Michael Wean
Owner(s) signature(s)

JOSHUA MICHAEL WEAN
Owner (s) Printed name (s)

JOSHUA MICHAEL WEAN SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF Jan, 2019

[Signature]
Notary Public Signature

THIS AREA FOR COMAL COUNTY CLERK RECORDING PURPOSES ONLY



(Notary Seal Here)

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
02/04/2019 11:46:20 AM
TERRI 1 Page(s)
201906003783



Bobbie Koepf

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

January 6, 2019

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FEB 04 2019

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

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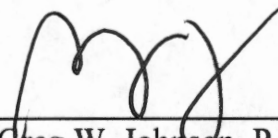
RE- SEPTIC DESIGN
1542 TEXAS OAKS
RODEO DRIVE S/D, LOT 7
SPRING BRANCH, TX 78070
WEAN RESIDENCE

Ms. Brenda Ritzen/Sandra Hernandez,

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

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

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 01/06/19

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



MJ Central Texas Septic, LLC

DBA MJ Septic

27552 Old Blanco Road
 San Antonio, Texas 78260
 (210) 875-3625 * (210) 889-4606
 mjseptic@satx.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: 1542 TEXAS OAKS / RODEO DRIVE S/D, LOT 7

FEB 04 2019

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).

COUNTY ENGINEER

- **The annual fee on your contract includes the following:** an inspection every four months (three times annually) which include inspecting the mechanical, electrical and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a \$75 service call for re-scheduling. It is very important that we have all proper gate codes, combination locks etc. to inspect your system.
- **Repairs I:** If repairs or replacement of parts is needed during routine inspection, we will try to contact the homeowner for approval. If we are able to repair onsite. If we are unable to repair/replace parts onsite, client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse, ALL WARRANTED items are VOIDED.
- **Repairs II:** For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic.
- **Additional Service Calls/Charges:** If a service call is required by homeowner/renter between regular inspections, a service call fee of \$75 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, leaky airlines, timer adjustments, spray head adjustments and system power failure.
- **Chlorine:** The property owner is responsible for maintaining the chlorine supply. TCEQ regulation requires proper chlorination. For liquid chlorinators, homeowners are to add 2-3 gallons of liquid chlorine/bleach per month. (If the chlorinator is completely empty, DO NOT add more than 3 1/2 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets at their local Home Depot or Lowe's. **DO NOT USE POOL TABLETS** (this can cause a volatile reaction)
- **Cleaning/Pumping:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. *A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household*
- **Transfer of Property/Ownership:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new homeowner(s) information is provided before repairs are made and transfer contract is signed (by new homeowner) and returned to us. The new homeowner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract. **RENTAL HOMES:** The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.
- **Altering the system:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will violate any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts.
- **Violations of Warranty:** *Violations of the warranty include but are not limited to the following: turning off your system at any time, disconnecting the alarm; restricting airflow to the Air Compressor, overloading the system above its daily rated capacity, introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system or any other harmful usage of your OSSF/ATU. Refusing to Clean/Pump Out Septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowner must keep grass, weeds and plants trimmed and clear of tank access points, control panel, Air Compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tank, lids, etc.*
- **Terms of Payment:** Payment is due in full for the maintenance contract at time of signing. Payment for parts, repairs, cleaning/pumping, service calls, etc. are due prior to or at time of service, unless otherwise specifically noted. If payment is not received within ten (10) business days of service date, a 1.5% finance charge will be assessed per month. If payment is delinquent, your next service check/maintenance contract may be cancelled. If payment is more than 90 days past due, contract will be cancelled and we will send to collections.
- **Maintenance Tips/Owner Guide:** Please read the attached Maintenance Tips/Owner Guide. Following these easy steps can help prevent unnecessary and avoidable expenses to the homeowner(s). Please initial here that you've received a copy of this document: _____ (keep the maintenance tips/guide for your reference)

CIRCLE ONE CHOICE BELOW

Contract Verified (office use only) _____

1 YEAR	2 YEAR	3 YEAR	2 YEAR INITIAL	Paid in Full at Sign Up, Non-Refundable, Does Not Include Additional Charges Noted Above. 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: Josh Wean Printed Name: JOSHUA MICHAEL WEAN Email: _____

Phone Numbers: (Home) _____ (Mr. Cell) 210 669 3914 (Mrs. Cell) _____ (Work) _____

Subdivision: RODEO DRIVE S/D, LOT 7 # 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: _____



27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625
mjseptic@satx.rr.com
www.mjseptic.com

Maintenance Tips/Owner Guide for your Aerobic System

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To keep your system functioning properly, regular maintenance is required. No matter how well the system is maintained or how well your aerobic system is designed and household usage, there will be parts that need to be replaced. Some are less expensive (and more common) like diffuser bars (if required, not all brands use diffusers), filters, sprinkler heads, airline, float switches, timers, audio and visual alarms, etc. Some are more expensive like sprinkler pumps, air compressors and septic tank cleanings, etc. With owning an aerobic system, you should expect to have parts replaced and it needing to be cleaned/pumped out. The life span of each part of your system will vary depending upon how many people use your system, how much water is used, what types of food you eat, what medicines are taken, the type of cleaning chemicals being used in the household, what you flush down the commode and of course the regular life expectancy for each functioning part, etc.

Some of the items checked during routine inspections that may need to be replaced or repaired according to their life span. These items include, but are not limited to: air compressor (aerator), a/c filters, filter pads, diffuser bars, sprinkler pumps (irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell's, toggle switches, wires, junction boxes, risers and/or lids, sprinkler heads, chlorinators, etc.

Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly.

- **RED LIGHT ALARMS:** if your alarm turns on, don't panic (it usually isn't an emergency) Please call our office and schedule a service call with our office. If we are closed (after hours, weekends or holidays), please leave (1) voicemail at (210) 875-3625. You may also send a text to this number. You may email us to leave a request at mjseptic@satx.rr.com if you are unable to call or text. We will make a work order for the next available business day. During this time, you as the homeowner need to reduce all non-essential water usage. Don't wait days to report red light alarms!
- **POWER:** In the event of a red-light alarm or at any other time NEVER shut off the power to your system!
- **IRRIGATION SYSTEMS (lawn care) & ALTERATIONS TO THE SYSTEM:** Avoid spraying your irrigation system in the same areas as your septic spray areas. This will cause over saturation to the lawn. Homeowners, landscapers, irrigation and pool companies should NEVER replace or tamper with your aerobic system, including the spray heads. Doing such will void any warranties (if applicable) and may result in additional costs to the homeowner for necessary repairs to bring the system back into compliance. For any changes wanted or needed for swimming pools, decks, sport courts, patios or irrigation systems, it is the homeowner's responsibility to call MJ Septic, LLC at (210) 875-3625 to assist in taking the necessary measures to have alterations made. This usually requires the system to be redesigned by one of our septic designers and re-permitted with your respective county.
 - ** Do not build over any part of the aerobic system (the sprinklers can only be applied to natural vegetation surfaces!)
 - ** Do not landscape over any part of the aerobic system (trees, plants, flowers, etc.)
 - ** Do not allow ants to mound by any part of the aerobic system. Ant killer can be used to treat if mounds occur. (Ants will ruin electrical and void any warranties if applicable)
 - ** Keep all vegetation mowed and trimmed around the entire system, including the spray heads & spray area. If the technician cannot access the system due to overgrown grass, weeds, bushes, etc. there will be a service call charge assessed to return for inspection.
- **CHLORINE (tablets & liquid):** Never store your tablets near water heaters or in your water heater closet. Keep chlorine away from gas and electrical. It is always best to store it in a cool, dry and well ventilated area.
 - ** **For tablet chlorinators:** use only chlorine that is designed to treat wastewater! Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. We do not sell them. NEVER USE SWIMMING POOL TABLETS! (mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction. When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator from clogging.
 - ** **For liquid chlorinators:** you may use liquid chlorine/bleach (same bleach used to wash whites) When the chlorinator is completely empty, add no more than 3 ½ gallons of liquid chlorine bleach at a time. We recommend 2-3 gallons monthly (this will vary depending on how much water is used in the home per month) Do not tamper with chlorinators! This will void any warranties (if applicable).
- An aerobic system should not be treated as city sewer. Economy in the use of water helps prevent overloading the system. Leaky faucets, running commodes, etc. should be guarded against as well. Avoid doing all of your laundry in the same day (try to space to 1-2 loads daily); surges of water entering the system can and will hydraulically overload the system and throw off the balance of bacteria, which will not allow your waste to break down properly.
- Items flushed down commodes and/or poured down the drains DO NOT disappear; they must be treated by the system! Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Things that can harm your system include, but are not limited to are: excessive use of garbage disposal (very light use is okay, only if necessary, otherwise it is strongly recommended against!) fat, grease, oils, too many cleaners, too much fabric softener, too much bleach, cigarette butts, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips, paint, paint thinners, varnishes, drain cleaners, automatic toilet bowl cleaners, hair combings, pet hair, coffee grounds, fruit, fruit peels, fruit juices, cola, wine, salad oil, sugars, dental floss, any type of diapers, kitty litter, gauze bandages, unused medications, etc. Items such as these even though they may say "flushable" or "septic safe" can cause the homeowner unnecessary and avoidable expenses for repairs to the system, as well as additional expenses when cleaning out the tanks.
- We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure. We always recommend cleaning/pumping of the system when levels reach 10-12" of sludge. *A typical/average household will need to have their system cleaned/pump every 2-5 years; this all depends on usage and WILL VARY per HOUSEHOLD! This fee is NOT included in your annual maintenance contract agreement.

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

Date Soil Survey Performed: January 9, 2019

Site Location: RODEO DRIVE, LOT 7 (Amending Plat of Lots 6 & 7)

Proposed Excavation Depth: N/A

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Requirements:

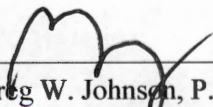
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At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
Locations of soil boring or dug pits must be shown on the site drawing.
For subsurface disposal, soil evaluations must be performed to a depth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

SOIL BORING NUMBER		SURFACE EVALUATION				
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY	N/A	NONE OBSERVED	LIMESTONE @ 16"	BROWN
1						
2						
3						
4						
5						

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

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



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

01/09/19

Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: January 07, 2019

Applicant Information:

Name: JOSHUA MICHAEL WEAN
Address: c/o 27552 OLD BLANCO ROAD
City: SAN ANTONIO State: TEXAS
Zip Code: 78260 Phone: (210) 669-3914

Site Evaluator Information:

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

Property Location:

Lot ^{SEE BELOW} Unit Blk Subd. RODEO DRIVE
Street Address: 1542 TEXAS OAKS
City: SPRING BRANCH Zip Code: 78070
Additional Info.: LOT 7 (Amending Plat of Lots 6 & 7)

Installer Information:

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

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

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Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = GPD

Residential Water conserving fixtures to be utilized? Yes X No

Number of Bedrooms the septic system is sized for: 4 Total sq. ft. living area 2931

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

Q = (5 +1)*75-(20%)= 360

Trash Tank Size 397 Gal.

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

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

Application Area Utilized = 5654 sq. ft.

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

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

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

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

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

With Chlorinator NSF/TCEQ APPROVED

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

Two way cleanout

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

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

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

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

01/07/19
DATE



FIRM #2585

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LOT 7

SPRAY AREA = 5654sf

X = TEST HOLES

PRO FLO 5060 HCSP
AEROBIC TREATMENT
PLANT

4 BDRM RES.
2931sf

POOL

DRIVEWAY

WELL

COVERED
TANK
WELL
HOUSE

TEXAS OAKS

388.16'

20' UTILITY EASEMENT

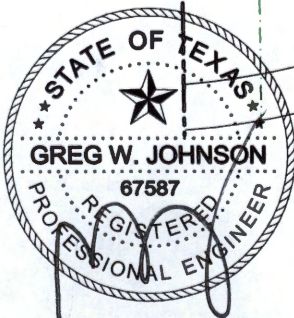
100'

R100'

10' UTILITY EASEMENT

583.33'

20'

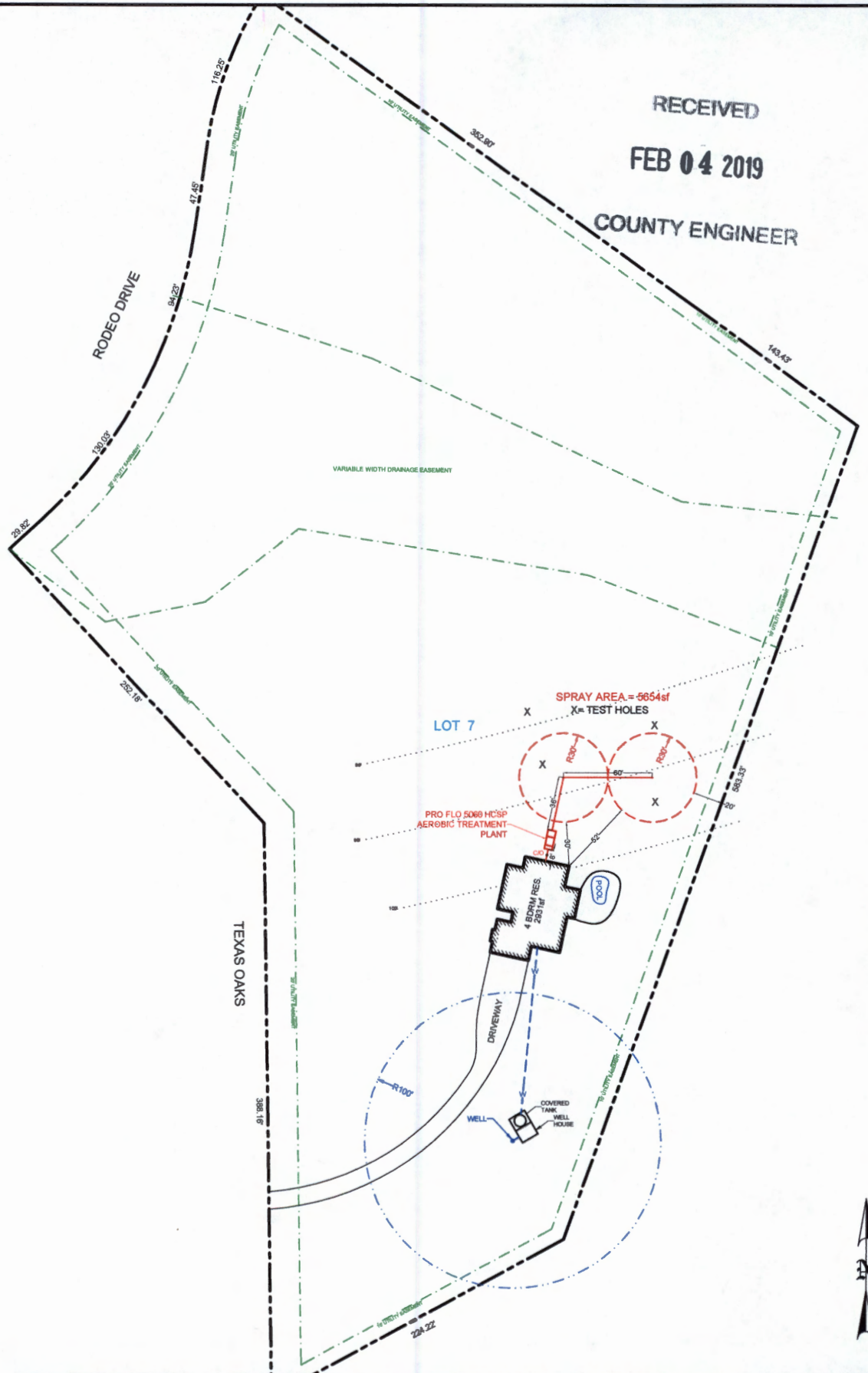


OWNER: JOSHUA MICHAEL WEAN		DRAWN BY: EJS III	
STREET ADDRESS: 1542 TEXAS OAKS			
LEGAL DESC: RODEO DRIVE	UNIT/SECTION/PHASE:	BLOCK:	LOT: 7 (Amending Plat of 6 & 7)
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 1/7/2019	REVISED: 1/10/2019

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OWNER: JOSHUA MICHAEL WEAN			DRAWN BY: EJS III	
STREET ADDRESS: 1542 TEXAS OAKS				
LEGAL DESC: RODEO DRIVE	UNIT/SECTION/PHASE:	BLOCK:	LOT: 7 (Amending Plat of 6 & 7)	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=100'	DATE: 1/7/2019	REVISED: 1/10/2019	

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TANK NOTES:

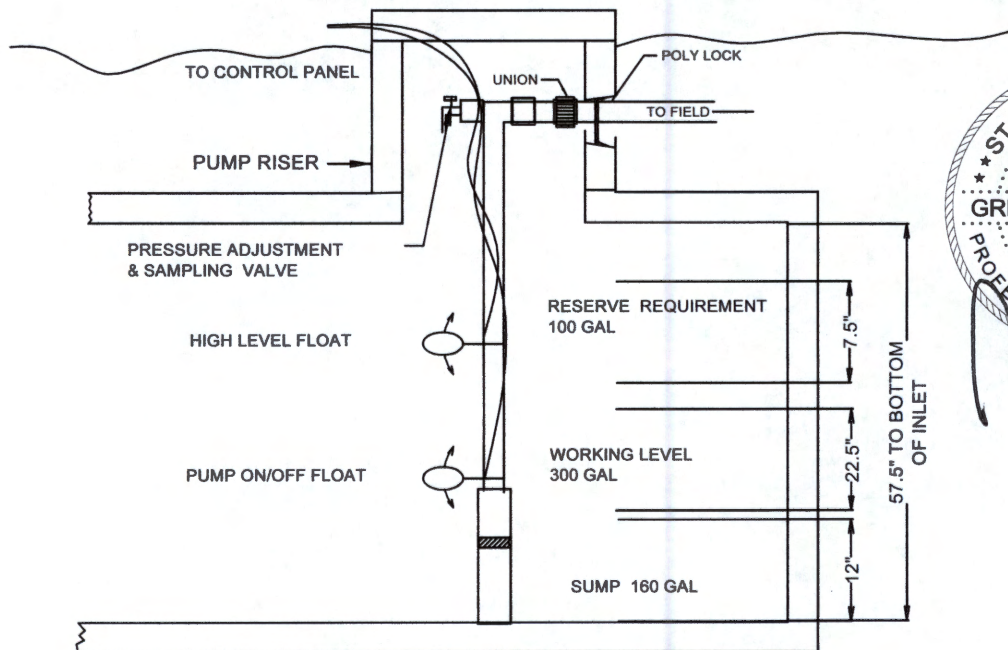
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

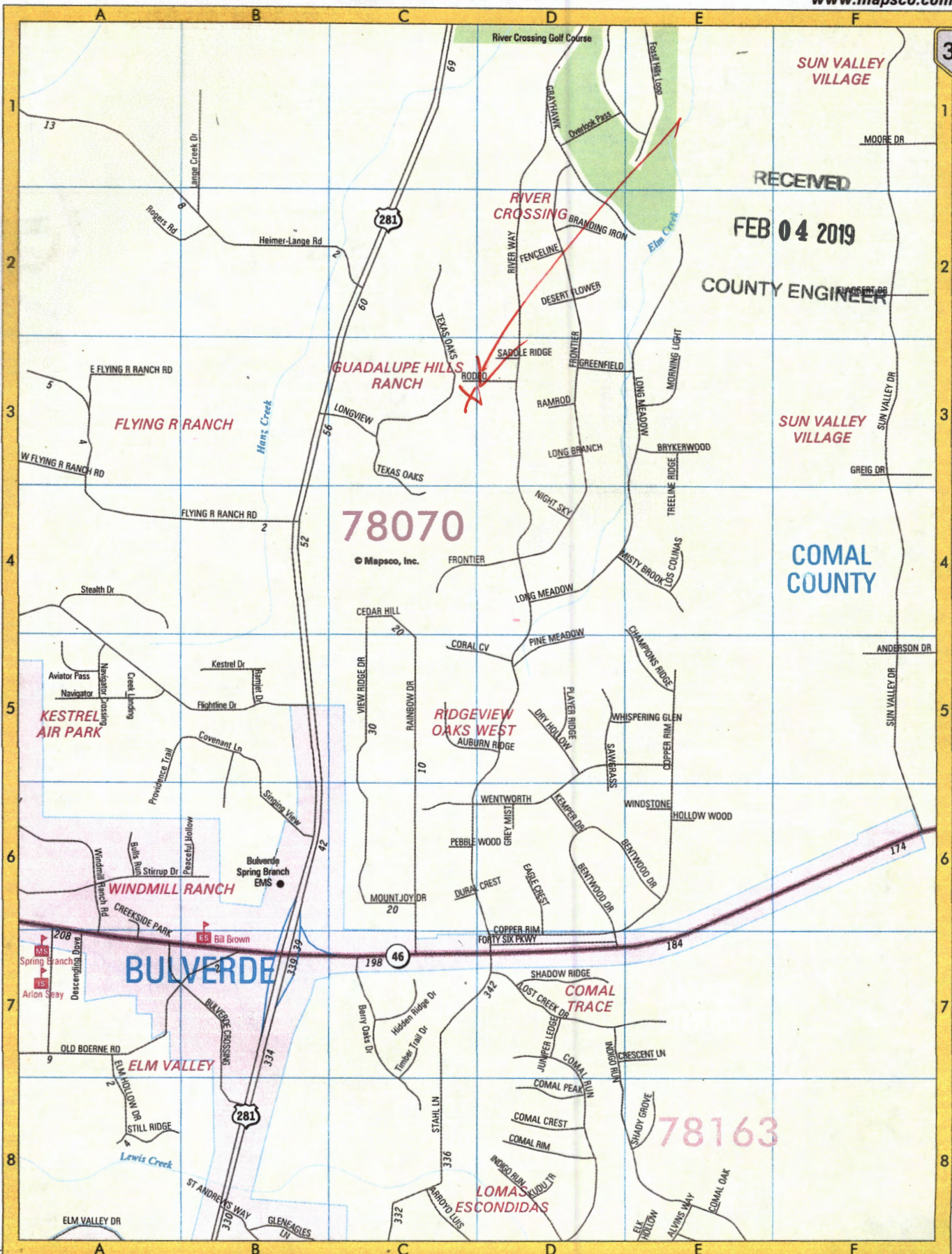
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

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



TYPICAL PUMP TANK CONFIGURATION
PRO-FLO 768 GAL PUMP TANK

384

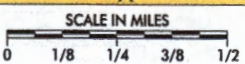


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COMAL COUNTY

78163



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Drive Subdivision and Provisions for Rodeo Drive Home Owners Association
Recording Date: April 5, 2010
Recording No: Document Number 201006010362, Official Public Records,
Comal County, Texas. COUNTY ENGINEER

Restrictive Covenants of Record in Volume 277, Page 145, Deed of Records of Comal County, Texas.

Edwards Aquifer Contributing Zone Plan as described in instrument recorded in Document Numbers 200906041278 and 201006004779, Official Public Records, Comal County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 1, 1967, by and between Gustav Elbel and wife, Alwine Elbel, as Lessor, and J. L. McMillan Jr., as Lessee, recorded July 3, 1967 at Volume 125, Page 622, Deed Records, Comal County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Grantor makes no representation as to the ownership or holder of such interest(s).

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership or both, the payment of which Grantee assumes.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/13/2018 04:20:02 PM
JESSICA 5 Pages(s)
201806031905



Bobbie Koepf

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.

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SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS

CHICAGO TITLE GF# 4300111801660A-DB

THAT WHEREAS, DJL Ventures, Inc., herein called "Grantor," for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration of Grantor in hand paid by Joshua Michael Wean, a single man, herein called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed and the further consideration of the execution and delivery by the said Grantee of one certain Deed of Trust and Promissory Note of even date herewith (hereinafter called "Note") evidencing some or all of the purchase price of the real property herein described payable to the order of Security State Bank & Trust, hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fees clause and various acceleration of maturity clauses in case of default and being secured by vendor's lien and superior title retained herein in favor of said Mortgagee, and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid part or all of the purchase price of the property hereinafter described as evidenced by the above-described Note, said vendor's lien against said property securing the payment of said note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to the said Mortgagee the said superior title to said property, subrogating the said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens;

NOW, THEREFORE, Grantor for the consideration as above-stated, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto the said Grantee, the following described property, to-wit:

Lot 7, Amending Plat of Lots 6 and 7, Rodeo Drive Subdivision, in Comal County, Texas, according to plat recorded in Document Number 201806027330, 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 restrictions, encumbrances,

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easements, covenants and conditions described on Exhibit "A" attached hereto and **COUNTY ENGINEER** incorporated herein for all purposes.

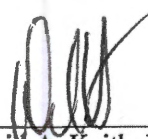
TO HAVE AND TO HOLD the above-described Property, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto the said Grantee, its heirs, successors and assigns, forever; and Grantor does hereby bind itself and its heirs and successors to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation or trustee the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee be constructed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a corporation or partnership, shall include the neuter gender, all as the case may be.

It is expressly agreed that the vendor's lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereof shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED to be effective this 10th day of August, 2018.

DJL VENTURES, INC.

By: 
David A. Keith, Vice President

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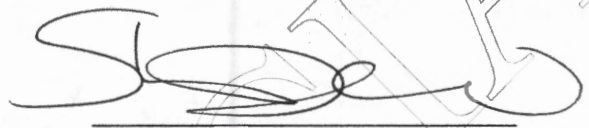
FEB 04 2019

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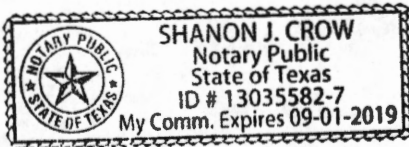
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority on this day appeared David Keith, the Vice President of DJL Ventures, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of August, 2018.



Notary Public in and for
the State of Texas



AFTER RECORDING RETURN TO:
Joshua Michael Wean
31360 Deerfield Terrace
Bulverde, Texas 78163

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EXHIBIT

"A"

Reservations from and Exceptions to Conveyance and Warranty

The following restrictive covenants of record in Comal County, Texas Document number 201806027330, Map and Plat Records, Comal County, Texas, Document Numbers 201006010362 and 200906002400, Official Public Records, Comal County Texas.

Encroachment of Well House inside of 50' setback line, as shown on survey by Richard A. Goodwin, RPLS, dated May 5, 2016.

20' Public Utility Easement adjacent to all Street Right of Ways and a 10' Public Utility Easement adjacent to all non street lot lines as noted on plat recorded in Document Number 201806027330, Map and Plat Records, Comal County, Texas.

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Non-Exclusive 60' Ingress/Egress & Utility Easement

Affects: As depicted thereon.

Recording No: Document Number 201806027330, Map and Plat Records, Comal County, Texas.

Said easement additionally reserved in instruments recorded in Volume 277, Page 155, and Volume 428, Page 450, Deed Records, Comal County, Texas.

50' and 100' Building setback lines as depicted on plat recorded in Document Number 201806027330, Map and Plat Records, Comal County, Texas.

Variable width Building setback lines traversing the subject property as depicted on plat recorded in Document Number 201806027330, Map and Plat Records, Comal County, Texas.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pedernales Electric Cooperative, Inc.

Purpose: Utility Easement

Recording Date: December 26, 1979

Recording No: Volume 290, Page 691, Deed Records, Comal County,

Texas. Affects: As described therein. (Blanket)

Easements for Utilities, drainage and access as reserved by DJL Ventures, Inc., in instrument recorded in Document Number 201006010362, Official Public Records, Comal County, Texas.

Terms, Provisions and Assessments, charges and liens as set forth in the document

Entitled: Declaration of Covenants, Conditions and Restrictions for Rodeo

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 8/23/2019
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**
Agency: Comal County Environmental Health
County: Comal Sub: Rodeo Drive
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 4915
Contract Dates: 4/1/2019 - 4/1/2021
Scheduled Date: 8/1/2019 Inspection 1 of 6

Service Type: Scheduled Inspection

Visit Date: 8/7/2019

Time In: 11:12

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: 8/16/2019
- Copy emailed to the Agency
Agency Emailed: 8/23/2019

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 0-1

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10"-12" of sludge* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 8/16/2019.

Insp ID #: 27061

Provider: Michael J. Long

License #: MP0001294

Expires: 8/31/2019

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 9/20/2019
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**
Agency: Comal County Environmental Health
County: Comal Sub: Rodeo Drive
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 4915
Contract Dates: 4/1/2019 - 4/1/2021
Scheduled Date: 8/1/2019 Inspection 1 of 6

Service Type: Scheduled Inspection

Visit Date: **8/7/2019**

Time In: 11:12

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"-12" of sludge* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 8/16/2019.

Service Completed

Owner signature: _____

Insp ID #: 27061

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: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 12/20/2019
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

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

Customer ID: 4915
Contract Dates: 4/1/2019 - 4/1/2021
Scheduled Date: 12/1/2019 Inspection 2 of 6

Service Type: Scheduled Inspection

Visit Date: **12/16/2019**

Time In: 4:10pm

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Sludge Levels

For Tank 1: 0-1

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

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*
- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO - Copy emailed to the customer on 12/17/2019.

This counts as a type of "Scheduled Inspection"

Entered By: Adela Shapiro

- Copy emailed to Customer
Customer Emailed: 12/17/2019
- Copy emailed to the Agency
Agency Emailed: 12/20/2019

Problem Indicated

Service Completed

Insp ID #:29130

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: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 4/17/2020
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**
Agency: Comal County Environmental Health
County: Comal Sub: Rodeo Drive
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 4915
Contract Dates: 4/1/2019 - 4/1/2021
Scheduled Date: 4/1/2020 Inspection 3 of 6

Service Type: Scheduled Inspection

Visit Date: **4/14/2020**

Time In: 4:58p

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: 4/15/2020
- 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: 0mg/L

Sludge Levels

For Tank 1: **2**

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Problem Indicated

Alarm: Operational

Service Completed

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions*
- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO
- Please add chlorine to your system monthly as required, per the terms of your contract.
- Please treat for ants, they will mound inside/around the air compressor and will ruin the electrical and void any warranties. - Copy emailed to the customer on 4/15/2020.

Insp ID #:31276

Provider: *Michael J. Long*

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Joshua Wean
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 8/14/2020
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

Agency: Comal County Environmental Health

County: Comal

Sub: Rodeo Drive

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4915

Contract Dates: 4/1/2019 - 4/1/2021

Scheduled Date: 8/1/2020

Inspection 4 of 6

Service Type: Scheduled Inspection

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

Time In: 4:53 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: 0mg/L

Sludge Levels

For Tank 1: 1

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions*
- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO - Copy emailed to the customer on 8/14/2020.

This counts as a type of "Scheduled Inspection"

Entered By: Hannah Graham

Copy emailed to Customer

Customer Emailed: 8/14/2020

Copy emailed to the Agency

Agency Emailed: 8/14/2020

Problem Indicated

Service Completed

Insp ID #:33336

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: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 12/18/2020
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

Agency: Comal County Environmental Health

County: Comal

Sub: Rodeo Drive

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4915

Contract Dates: 4/1/2019 - 4/1/2021

Scheduled Date: 12/1/2020

Inspection 5 of 6

Service Type: Scheduled Inspection

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

Time In: 5:20pm

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: 12/16/2020

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: 0mg/L

Sludge Levels

For Tank 1: 3

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Problem
Indicated

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* - Attention: Chlorine Residual reading was ZERO - Technician noted that there was a problem or issue with this Scheduled Inspection. - Please treat for ants, they will mound inside/around the air compressor and will ruin the electrical and void any warranties. - Copy emailed to the customer on 12/16/2020.

Service Completed

Insp ID #: 35421

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: Joshua Wean
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 4/23/2021
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

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

Customer ID: 4915

Contract Dates: 4/1/2021 - 4/1/2023

Scheduled Date: 4/1/2021

Inspection 6 of 6

Service Type: Scheduled Inspection

Visit Date: 4/15/2021

Time In: 10:40AM

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Catherine Jefferson

Copy emailed to Customer

Customer Emailed: 4/20/2021

Copy emailed to the Agency

Agency Emailed: 4/23/2021

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Sludge Levels

For Tank 1: 3"

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Problem
Indicated

Comments

Service Completed

- 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***
- Attention: Chlorine Residual reading was ZERO
- Please add chlorine to your system monthly as required, per the terms of your contract.
- 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 4/20/2021.

Insp ID #:37491

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 9/2/2021
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

Customer ID: 4915

Agency: Comal County Environmental Health

Contract Dates: 4/1/2021 - 4/1/2023

County: Comal

Sub: Rodeo Drive

Scheduled Date: 8/1/2021

Inspection 1 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: 8/16/2021

Time In: 4:40PM

Entered By: Catherine Jefferson

Method: Other

Copy emailed to Customer

Customer Emailed: 8/17/2021

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: 0"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Tank Lid / Riser: Secured

Problem
Indicated

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

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

- Attention: Chlorine Residual reading was ZERO

- Please add chlorine to your system monthly as required, per the terms of your contract.

- 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 8/17/2021.

Insp ID #:39704

Provider: *Michael J. Long*

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed:12/17/2021
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

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

Customer ID: 4915
Contract Dates: 4/1/2021 - 4/1/2023
Scheduled Date: 12/1/2021 Inspection 2 of 6

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **12/14/2021**

Time In: 543 PM

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer
Customer Emailed: 12/15/2021

Technician: Manuel Guerrero

Copy emailed to the Agency
Agency Emailed: 12/17/2021

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 2"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Service Completed

Comments

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

- Attention: Chlorine Residual reading was ZERO

- Please add chlorine to your system monthly as required, per the terms of your contract.

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Tech reset your timer.

- *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 12/15/2021.

Insp ID #:41885

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed:4/15/2022
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

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

Customer ID: 4915
Contract Dates: 4/1/2021 - 4/1/2023
Scheduled Date: 4/1/2022 Inspection 3 of 6

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **4/12/2022**

Time In: 1240 pm

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer
Customer Emailed: 4/13/2022

Technician: Deaundrae Ross

Copy emailed to the Agency
Agency Emailed: 4/15/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 4"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- 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 4/13/2022.

Insp ID #:44080

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

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: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed:8/19/2022
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

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

Customer ID: 4915
Contract Dates: 4/1/2021 - 4/1/2023
Scheduled Date: 8/1/2022 Inspection 4 of 6

Service Type: Scheduled Inspection

Visit Date: **8/9/2022**

Time In: 1:15 pm

Method: **Other**

Technician: Deaundrae Ross

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Audrey Miller

- Copy emailed to Customer
Customer Emailed: 8/11/2022
- Copy emailed to the Agency
Agency Emailed: 8/19/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 4"

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 8/11/2022.

Insp ID #:46389

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: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 12/9/2022
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

Agency: Comal County Environmental Health

County: Comal

Sub: Rodeo Drive

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 4915

Contract Dates: 4/1/2021 - 4/1/2023

Scheduled Date: 12/1/2022

Inspection 5 of 6

Service Type: Scheduled Inspection

Visit Date: **12/7/2022**

Time In: 11:02 am

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Audrey Miller

Copy emailed to Customer

Customer Emailed: 12/8/2022

Copy emailed to the Agency

Agency Emailed: 12/9/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Sludge Levels

For Tank 1: 2"

Chlorinator: Op

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Service Completed

Comments

- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO.
- Please add chlorine to your system monthly as required, per the terms of your contract.

- 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 12/8/2022.

Insp ID #:48871

Provider: *Michael J. Long*

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

License Info: MP0001294 Expires: 8/31/2025

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 1/20/2023
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

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

Customer ID: 4915
Contract Dates: 4/1/2021 - 4/1/2023
Scheduled Date: 12/1/2022 Inspection 5 of 6

Service Type: Scheduled Inspection

Visit Date: **12/7/2022**

Time In: 11:02 am

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Audrey Miller

- Copy emailed to Customer
Customer Emailed: 12/8/2022
- Copy emailed to the Agency
Agency Emailed: 12/9/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Sludge Levels

For Tank 1: 2"

Chlorinator: Op

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Attention: Chlorine Residual reading was ZERO.
- Please add chlorine to your system monthly as required, per the terms of your contract.

- 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 12/8/2022.

Insp ID #:48871

Provider: *Michael J. Long*

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

License Info: MP0001294 Expires: 8/31/2025

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 7/28/2023
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723**

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

Customer ID: 4915
Contract Dates: 4/1/2023 - 4/1/2024
Scheduled Date: 4/1/2023 Inspection 6 of 6

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **4/10/2023**

Time In: 8:24AM

Out: 9:41AM

Entered By: Catherine Jefferson

Method: Other

Copy emailed to Customer
Customer Emailed: 4/10/2023

Technician: Marcos Rubio

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

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 3"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech repaired line break and replaced one sprinkler head. - 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 4/10/2023.

Insp ID #:51364

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Joshua Wean**
1542 Texas Oaks
Spring Branch, TX 78070

Printed: 9/8/2023
Site: 1542 Texas Oaks
Spring Branch, TX 78070
(210) 378-6934

Permit #: **108723** Customer ID: 4915
Agency: Comal County Environmental Health Contract Dates: 4/1/2023 - 4/1/2024
County: Comal Sub: Rodeo Drive Scheduled Date: 8/1/2023 Inspection 1 of 3
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: 8/11/2023

Time In: 8:29 am

Out: 8:40 am

Entered By: Brianna Perez

Method: Other

Copy emailed to Customer
Customer Emailed: 8/21/2023

Technician: Steve Chavarria

Copy emailed to the Agency
Agency Emailed: 9/8/2023

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 6"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection. - Attention: Chlorine Residual reading was ZERO - Please add chlorine to your system monthly as required, per the terms of your contract.

- 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 8/21/2023.

Insp ID #:54193

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2025