

# Comal County

OFFICE OF COMAL COUNTY ENGINEER

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

Issued This Date: **09/16/2019** Permit Number: **108819**

Location Description: **1157 MYSTIC SHORES BLVD  
SPRING BRANCH, TX 78070**

Subdivision: **Mystic Shores**  
Unit: **7**  
Lot: **774**  
Block:  
Acreage:

Type of System: **Aerobic  
Surface Irrigation**

Issued to: **Brent L. Pitt & Stella Pitt**

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

OS0034792

  
\_\_\_\_\_  
ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

Final

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ. Septic OSSF Installer #: OS 23596

1st Inspection Date: 9-11-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: B. Oliver

Inspector Name: B. Oliver Inspector Name: \_\_\_\_\_ Inspector Name: 9-16-19

Permit #: 108819 Address: 1157 Mystic Shores Blvd / Mystic Shores

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		9-11-19		
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)	Existing Septic			
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)				

9-11-19 BMO  
 Spray head Relocation  
 move spray head 2 more feet from fence  
 existing septic

9-16-19 BMO  
~~OS~~  
 moved

**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	✓			9-11-19		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Existing Septic	/		
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)(1) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes &lt; 2.0% 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	AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)		✓		
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port &amp; Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	✓		EXISTING SPECIFIC	✓		
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials &amp; construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti-Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
37	<p>PUMP TANK Inspection/Clean Out Port &amp; Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	✓			✓		

**Comal County Environmental Health  
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)	too close to fence made <del>to</del> 2' back	✓		
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 Septic OSSF Installer #: OS0023596

1st Inspection Date: 9-11-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: B. Quora Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 108819 Address: 1157 Mystic Shores Blvd / Mystic Shores

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9-11-19 BMO

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**Comal County Environmental Health  
OSSF Inspection Sheet**

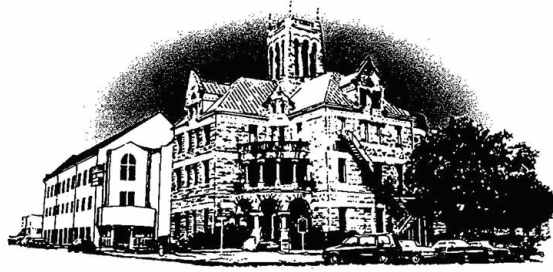
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**Comal County Environmental Health  
OSSF Inspection Sheet**

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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: 108819  
Issued This Date: 03/18/2019  
This permit is hereby given to: Brent L. Pitt & Stella Pitt

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

1157 MYSTIC SHORES BLVD  
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores  
Unit: 7  
Lot: 774  
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

<b>RECEIVED</b>
Permit Number

FEB 28 2019

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

01.25.19  
 \_\_\_\_\_  
 Date

<input checked="" type="checkbox"/> COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

<input type="checkbox"/> 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 \_\_\_\_\_ Permit # 108819

Owner Name Brent L Pitt + Stella Pitt Agent Name Hoyt Seidensticker  
Mailing Address 1157 Mystic Shores Blvd Agent Address \_\_\_\_\_  
City, State, Zip Spring Branch, Tx 78070 City, State, Zip \_\_\_\_\_  
Phone # 830-428-4150 Phone # 210 414 6603  
Email bpitt14735@gmail.com Email hoyt@gvt.com

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

Subdivision Name Mystic Shores Unit 7 Lot 774 Block \_\_\_\_\_  
Acreage/Legal \_\_\_\_\_  
Street Name/Address 1157 Mystic Shores Blvd City Spring Branch Zip 78070

**Type of Development:**

Single Family Residential  
Type of Construction (House, Mobile, RV, Etc.) House  
Number of Bedrooms 3  
Indicate Sq Ft of Living Area 2397

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COUNTY ENGINEER

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

Estimated Cost of Construction: \$ N/A (Structure Only)

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

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

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

[Signature] \_\_\_\_\_ Date 01.25.19

Signature of Owner \_\_\_\_\_ 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 Seidensticker

System Description Aerobic with Spray Distribution

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

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

Gallons Per Day (As Per TCEQ Table III) 240

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

RECEIVED

FEB 28 2019

COUNTY ENGINEER

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city?  Yes  No

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

By signing this application, I certify that:

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

Hoyt Seidensticker  
Signature of Designer

2-19-18  
Date

1/CB



THE COUNTY OF COMAL §  
STATE OF TEXAS §

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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 TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, 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 TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

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

Lot 774, Mystic Shores, Unit 7, an addition in Comal County, Texas, according to the map and plat recorded in Vol. 14, pages 91-95 of the Map and Plat Records of Comal County, Texas.

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FEB 28 2019

The property is owned by (print owner(s)'s full name(s) as shown on recorded warranty deed):

ACSBLDR, INC. Adam C. Smith, President COUNTY ENGINEER  
Printed Name Printed Name, if applicable

This OSSF shall be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to the Comal County Engineer's Office within 30 days after the property has been transferred.

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 13th DAY OF April, 2017.

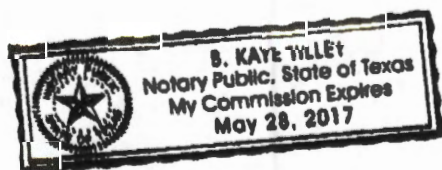
[Signature] Owner's Signature, if applicable

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13 DAY OF April, 2017.

[Signature]  
Notary Public, State of Texas

Notary's Printed Name:

My Commission Expires:



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MAY 09 2017  
COUNTY ENGINEER

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
04/24/2017 12:24:37 PM  
LAURA 1 Page(s)  
201706021932

[Signature]  
Bobbie Koepf



**REVISED**  
8:48 am, Mar 18, 2019

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

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FEB 28 2019

COUNTY ENGINEER

Phone: (210) 875-3625

Date: 1/28/2019

www.mjseptic.com mjseptic@mjseptic.com

Permit #: 105921

To: **Brent Pitt**  
**1157 Mystic Shores**  
**Spring Branch, TX 78070**

Contract Period

**Start Date: 10/19/2017**  
**End Date: 10/19/2019**

Phone: Subdivision: Mystic Shores  
Site: 1157 Mystic Shores, Spring Branch, TX 78070  
County: Comal  
Installer: MJ Central Texas Septic, LLC  
Agency: Comal County Environmental Health  
Mfg/Brand: Pro Flo Aerobic Systems, LP / Pro Flo Aerobic Systems, LP

Installed: 10/19/2017  
Warranty Ends: 10/19/2019

MJ Septic, LLC  
3 visits per year - one every 4 months  
500 gallons per day  
Map Key: ID: 3715

The Texas Commission on Environmental Quality (TCEQ) require all ATU's to be checked and maintained every four months for the life of the unit (*some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire*). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single-family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single-family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

• **ROUTINE INSPECTIONS:** an inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a \$75 service call for re-scheduling. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.

• **SERVICE CALLS:** If a service call is required by homeowner/renter between regular inspections, a service call fee of \$75 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments and system power failure. *MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s). Please note our normal business hours are Monday - Friday 8am to 5pm*

• **REPAIRS:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the homeowner for approval to make onsite repairs. If we are unable to repair/replace parts onsite, client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.

For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.

PROPERTY ADDRESS:

1157 Mystic Shores Blvd

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FEB 28 2019

HOMEOWNER NAME:

Brent Pitt

COUNTY ENGINEER

- **CLEANING/PUMPING:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that may determine pumping is necessary even if your sludge reading is less than 10-12". *"A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household"*
- **CHLORINATION:** *The property owner is responsible for maintaining their own chlorine supply.* TCEQ regulation requires proper chlorination. For liquid chlorinators, homeowners are to add 2-3 gallons of liquid chlorine/bleach per month. (if the chlorinator is completely empty, DO NOT add more than 3 ½-4 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets typically purchased at a local Home Depot or Lowe's. **DO NOT USE POOL TABLETS** (this can cause a dangerous volatile chemical reaction)
- **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new homeowner(s) information is provided before repairs are made and transfer contract is signed (by new homeowner) and returned to us. The new homeowner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract. Only one walk through orientation is included, shall the homeowner need an additional walk through, there will be a \$75 service call fee.

**RENTAL HOMES:** *The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.*

- **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county/code compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.
- **WARRANTY VIOLATIONS:** Violations of the warranty include but are not limited to the following: turning off your system at any time, disconnecting the alarm; restricting airflow to the air compressor, overloading the system above its daily rated capacity, introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system or any other harmful usage of your OSSF/ATU. Refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowner must keep grass, weeds and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tank, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds etc without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

**REVISED**

8:48 am, Mar 18, 2019

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PROPERTY ADDRESS: 1157 Mystic Shores Blvd  
HOMEOWNER NAME: Brent L Pitt FEB 28 2019

COUNTY ENGINEER

**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. MJ will not perform any repairs or pumping unless we have payment in full prior to scheduling service or you, the homeowner will be onsite at time of services to pay the technician directly. *We no longer offer billing for future payments on repairs or pumping, this is a strict office policy!*

Please circle one of the following options below:

OFFICE VERIFIED:

\$285 - (1) One Year Initial/Renewal      \$530 - (2) Two Year Initial/Renewal

\$675 - (3) Three Year Initial/Renewal      Two Year New Installation, Included with Installation

Homeowner(s) are NOT required to be present at inspections. You will receive a phone call/text notification, the evening prior, if noted in your account or the day of service if not noted.  
If client does not answer that evening a voicemail will be left, this is your courtesy call!  
A door hanger will be left if no one is home. Inspection reports emailed/mailed within a few business days to the email/mailling address of record.

- MAINTENANCE TIPS/SEPTIC GUIDE:** \*Please keep the attached Maintenance Tips & Owner's Septic Guide for future reference\* Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look this over and follow the necessary steps until you can reach us during normal business hours!
- MJ Septic has a part-time answering service some Saturday's from 9am-1pm to help schedule with emergency calls for the next available business day! If you are unable to reach us during business hours, you can leave a voicemail, send an email or visit our website to leave a message for us! You can always email us for faster response!

**ACCEPTANCE OF MAINTENANCE CONTRACT:** (UPDATED SEPTEMBER 2018) The above prices, specifications, and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the homeowner will be responsible for signing an updated version for office and county records.

*(MJ Septic will assess a \$75 service fee if we are not notified of gate code changes, aggressive dogs, etc.)*

Accepted and Approved by (signature): [Signature] Date of Acceptance: 03.14.19

Spouse/Authorized Persons to Approve Repairs & Pumping, Etc.: Stella Pitt

Subdivision: Mystic Shores Gate Code(s): None Aggressive Dogs: No

Email Address(es): brent.pitte@icloud.com, bpitt14735@gmail.com

Cell Phone (his/hers): 830.428.4150 Cell Phone (his/hers): 512.294.0264 Home Phone: \_\_\_\_\_

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

## MJ SEPTIC Maintenance Tips and Owner's Septic Guide

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

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

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

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

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

## COMAL COUNTY

### ON-SITE SEWERAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 1/25/2019  
 Site Location: 1157 Mystic Shores  
 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 rock	<30%	none	yes, rock	BROWN
1						
2						
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 rock	<30%	none	yes, rock	BROWN
1						
2						
3						
4						
5						

#### Features of Site Area

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

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

Hoyt Seidensticker  
Signature of Site Evaluator

3-8-19  
Date

COMAL COUNTY  
ON-SITE SEWERAGE FACILITY Site Evaluation Report Information

108819

Date: 2/19/2019

**Applicant Information:**

Name: Brent and Stella Pitt  
Address: 1157 Mystic Shores Blvd  
City: Spring Branch State: Texas Zip: 78070  
Phone: 830-428-4150

**Site Evaluator Information:**

Name: Hoyt Seidensticker  
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: 774 Block: \_\_\_\_\_ Sub: Mystic Shores, Unit 4  
Street/Road Address: 1157 Mystic Shores Blvd.  
City: Spring Branch State: Texas Zip: 78070  
Unincorporated Area? Y or N y  
Additional information \_\_\_\_\_

**Installer information:**

Name: Michael Long OS0023596  
Company: MJ Central Texas Septic  
Address: 28009 Wooded Acres  
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.

**SITE DRAWING** Lot Size: \_\_\_\_\_ acres

**SEE ATTACHED**

Signature of Site Evaluator *Hoyt Seidensticker*

Site Evaluator License No: OS0008771

2/19/2019  
4:09 AM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA Brent and Stella Pitt

RECEIVED  
FEB 28 2019  
COUNTY ENGINEER

### Property Information:

St. Address: 1157 Mystic Shores Blvd.  
City: Spring Branch State: Texas  
Zip code: 78070

### Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes  
Gallons/day (Q): 240  
Greywater included (yes/no): yes

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064  
Minimum Adsorptive Area (sq. ft.): 3750

### Aerobic Unit

Required size of aerobic unit: 360 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: 3  
Sq. footage (Approx.): 2397  
Water Supply: public

### Supply Line from House

Length of supply line (approx. ft): 20  
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): 180  
Type of supply line: Purple SCH 40  
Size of supply line (in): 1

### 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

2-19-19  
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.

2/19/2019  
4:09 AM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA Brent and Stella Pitt

RECEIVED  
FEB 28 2019

## Head Pressure

Elevation Head: 4  
Pressure Head: 92  
Friction Head: 7.2  
Total head: 103.2

## 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

COUNTY ENGINEER

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. All warning systems shall be installed with the aerobic unit

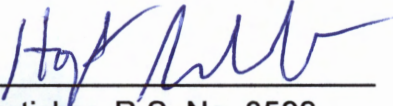
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of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

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

2-19-19  
\_\_\_\_\_  
Date



Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006  
Cell (210) 414-6603, Fax (830) 336-4697



Scale : 1"=100'

# Site Map

## Aerobic with Spray Distribution System

### Brent and Stella Pitt

#### Lot: 774

#### Mystic Shores Subdivision Unit : 7

#### 1157 Mystic Shores Blvd.

#### Spring Branch , Texas 78070

#### Comal County



2-19-19



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I hereby request a variance to the 20 foot setback to property lines as required by Comal County Order to a 10' setback to property lines as required by TCEQ, Chapter 285 and equivalent protection will be maintained by adding a battery backup to the timer clock or photo cell activated timer to assure sprayers to only spray during the predawn hours. In my professional opinion this variance will not pose a threat to the environment or public health.

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

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

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  
Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.  
All external electrical lines must be in gray conduit

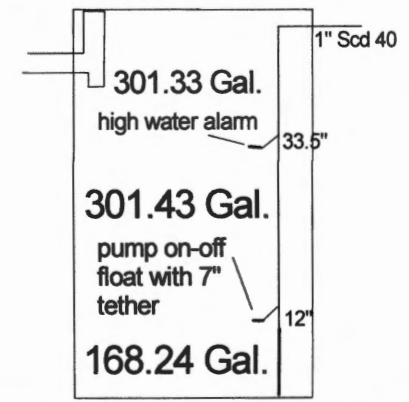
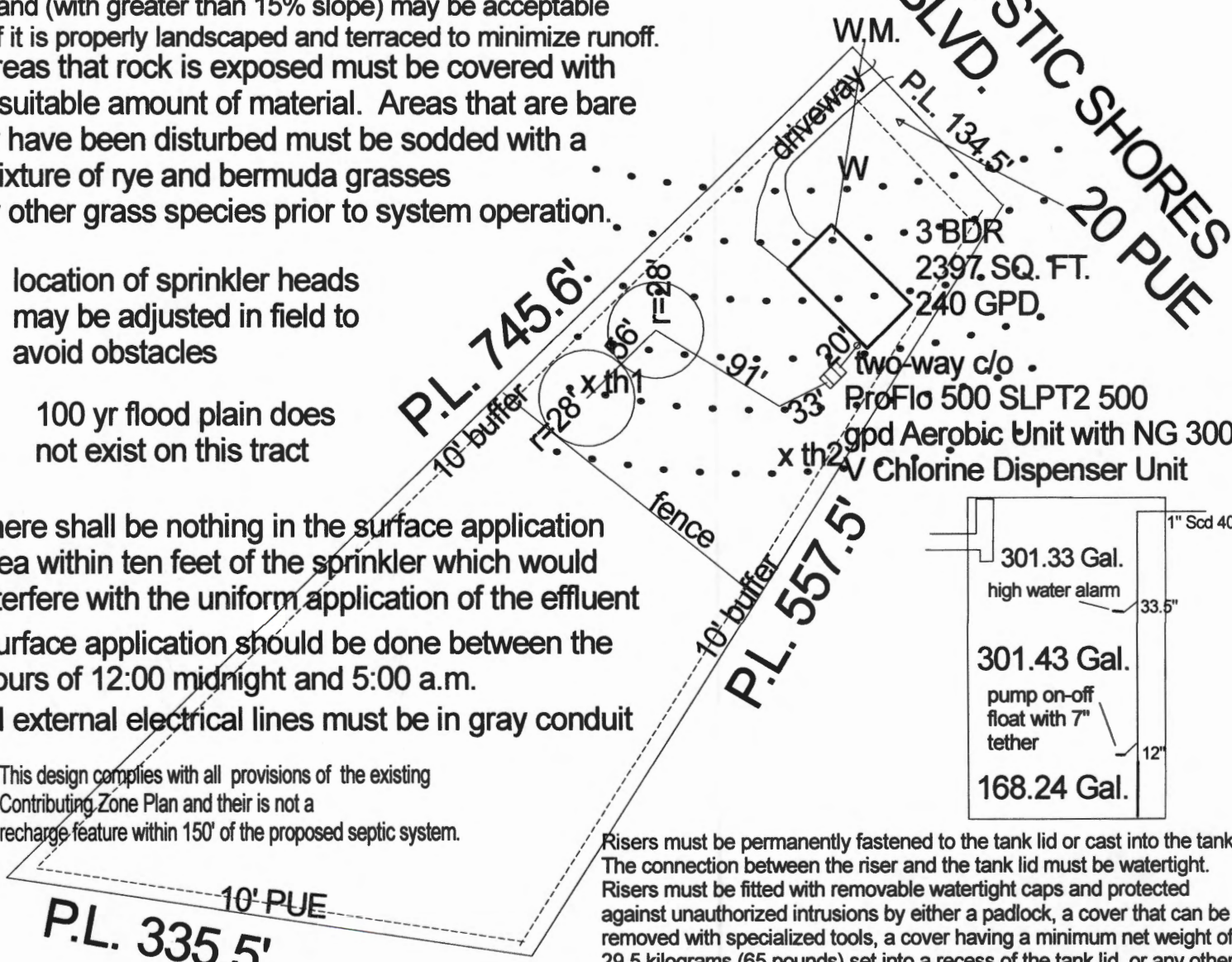
This design complies with all provisions of the existing Contributing Zone Plan and their is not a recharge feature within 150' of the proposed septic system.

MYSTIC SHORES BLVD.  
20 PUE

P.L. 745.6'

P.L. 557.5'

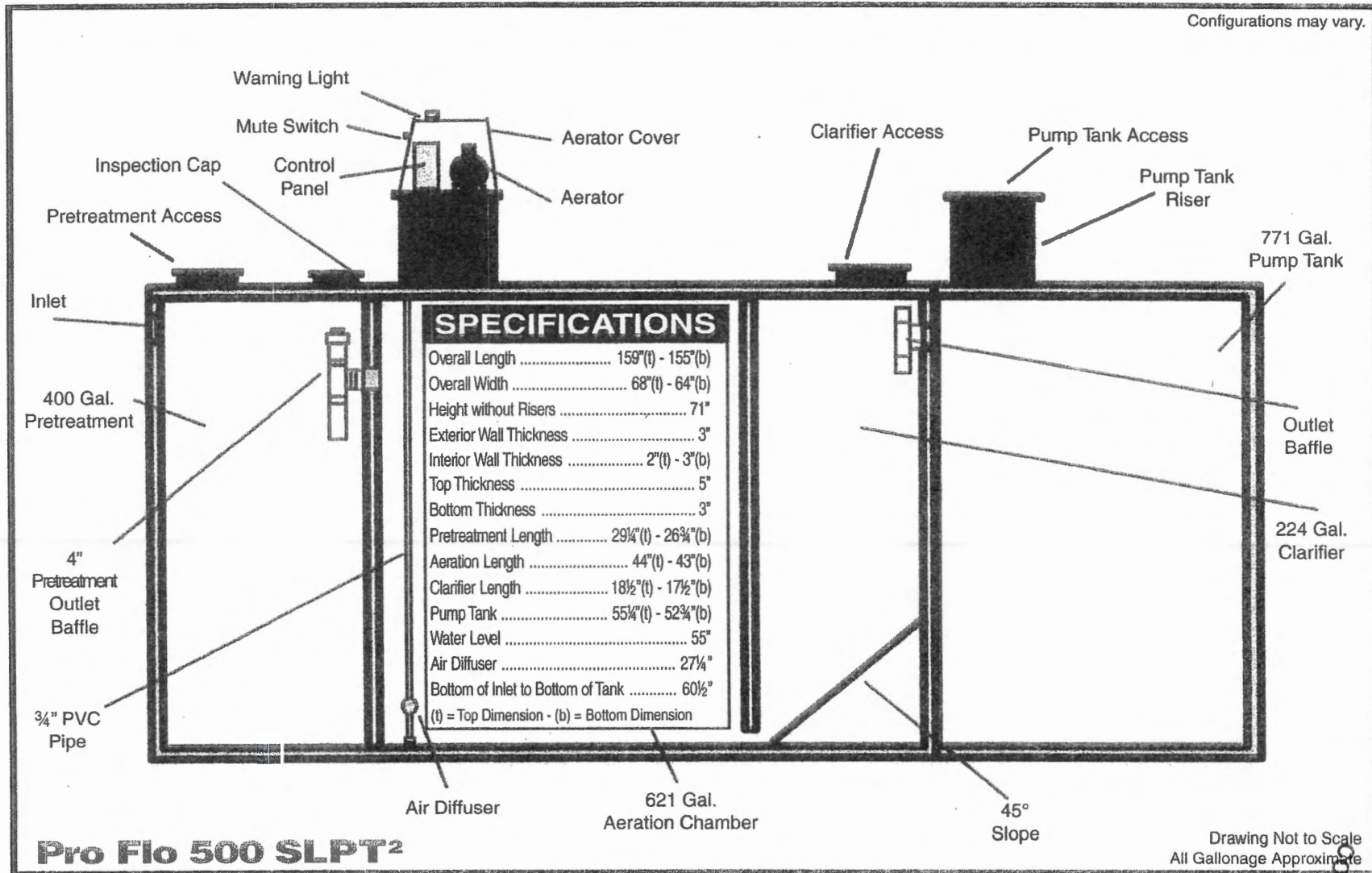
P.L. 335.5'



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.

Configurations may vary.

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



Pro Flo 500 SLPT<sup>2</sup>

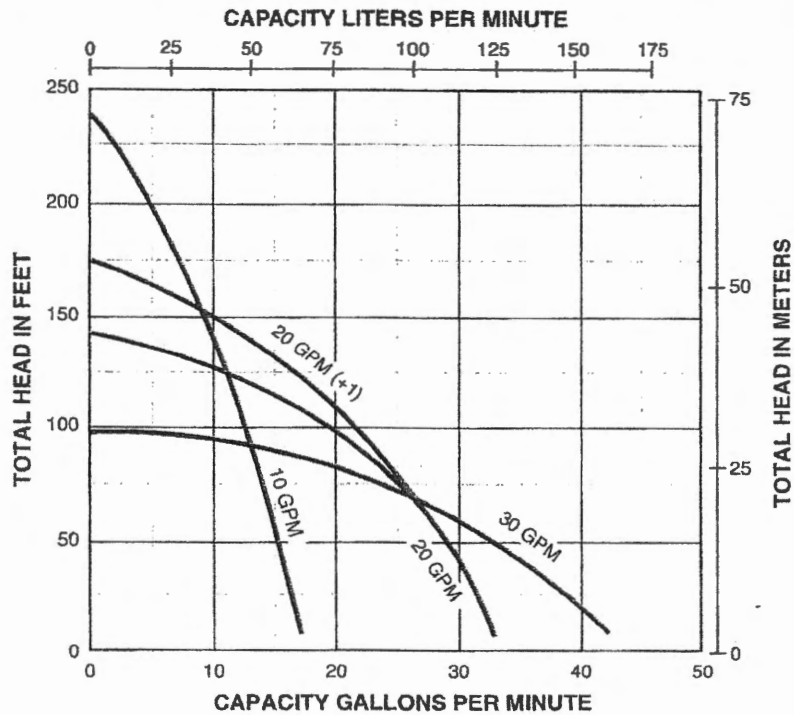
Drawing Not to Scale  
All Gallonage Approximate

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# 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				

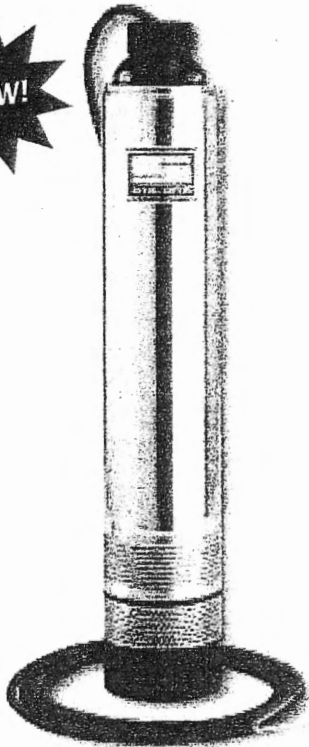


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ENGINEER

# 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 1st-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 its 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

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

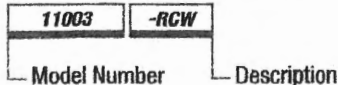
## EASY ARC SETTING

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: 12°
- ▶ 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 FT.	FLOW GPM
#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

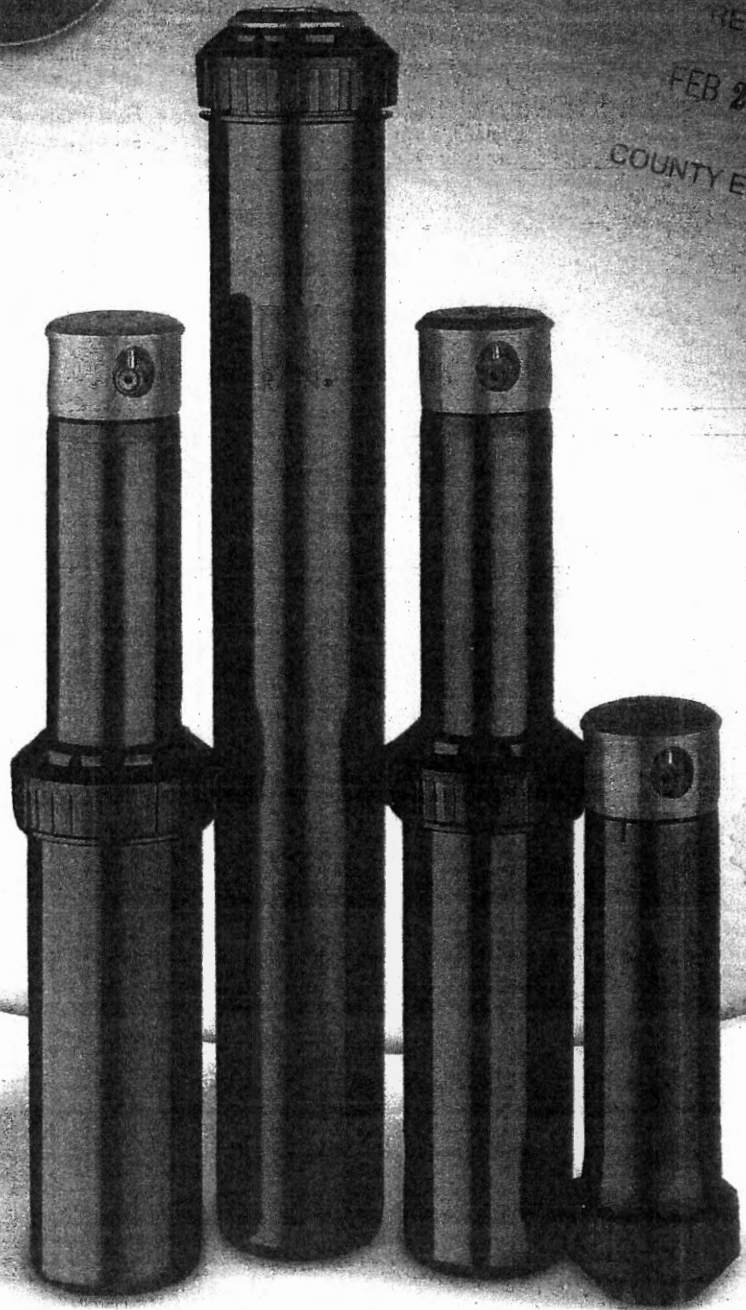
LOW ANGLE DATA				METRIC			
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM
#1	30	22'	1.2	#1	207	2.04	6.71
	40	24'	1.7		275	2.72	7.32
	50	26'	1.8		344	3.40	7.92
	60	28'	2.0		413	4.08	8.53
#3	30	29'	3.0	#3	207	2.04	8.84
	40	32'	3.1		275	2.72	9.75
	50	35'	3.5		344	3.40	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.

# PROPLUS™

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**The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.**

- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- ▶ **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Seals out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.

# K RAIN®

**IRRIGATION SOLUTIONS  
WORLDWIDE™**

## Ritzen, Brenda

---

**From:** hoyt@gvvc.com  
**Sent:** Friday, March 8, 2019 5:04 PM  
**To:** Ritzen, Brenda; bpitt14735@gmail.com  
**Cc:** Hernandez, Sandra  
**Subject:** RE: Permit 108819  
**Attachments:** 1157mysticshoresblvdpittsiteevaluation.pdf

Brenda,

Attached is the site and soil evaluation signed.

Brent, please sign the maintenance agreement and send it to Brenda at Comal county.

Hoyt

---

**From:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Sent:** Thursday, March 7, 2019 1:25 PM  
**To:** bpitt14735@gmail.com  
**Cc:** hoyt@gvvc.com  
**Subject:** Permit 108819

Re: Brent & Stella Pitt  
Mystic Shores Unit 4 Lot 774  
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Dear property owner and agent,

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

1. The owner must sign the maintenance contract.
2. The Site and Soil Evaluation must be signed by the Site Evaluator.
3. Revise as needed and resubmit.

Thank you,

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

## Ritzen, Brenda



---

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**Sent:** Thursday, March 7, 2019 1:25 PM  
**To:** 'bpitt14735@gmail.com'  
**Cc:** 'hoyt@gvvc.com'  
**Subject:** Permit 108819  
**Attachments:** Pages from 108819.pdf

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



**VOID**

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

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COUNTY ENGINEER

Phone: (210) 875-3625

Date: 1/28/2019

www.mjseptic.com mjseptic@mjseptic.com

Permit #: 105921

To: **Brent Pitt**  
**1157 Mystic Shores**  
**Spring Branch, TX 78070**

Contract Period

**Start Date: 10/19/2017**  
**End Date: 10/19/2019**

Phone: Subdivision: Mystic Shores  
Site: 1157 Mystic Shores, Spring Branch, TX 78070

County: Comal  
Installer: MJ Central Texas Septic, LLC  
Agency: Comal County Environmental Health  
Mfg/Brand: Pro Flo Aerobic Systems, LP / Pro Flo Aerobic Systems, LP

Installed: 10/19/2017  
Warranty Ends: 10/19/2019

MJ Septic, LLC  
3 visits per year - one every 4 months  
500 gallons per day  
Map Key: ID: 3715

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.

**VOID**

- **ROUTINE INSPECTIONS:** an inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a \$75 service call for re-scheduling. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.
- **SERVICE CALLS:** If a service call is required by homeowner/renter between regular inspections, a service call fee of \$75 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments and system power failure. *MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s). Please note our normal business hours are Monday - Friday 8am to 5pm*
- **REPAIRS:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the homeowner for approval to make onsite repairs. If we are unable to repair/replace parts onsite, client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.

For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.

**VOID**

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PROPERTY ADDRESS: \_\_\_\_\_

FEB 28 2019

HOMEOWNER NAME: \_\_\_\_\_

COUNTY ENGINEER

• **CLEANING/PUMPING:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that *may* determine pumping is necessary even if your sludge reading is less than 10-12". *\*A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household\**

• **CHLORINATION:** *The property owner is responsible for maintaining their own chlorine supply.* TCEQ regulation requires proper chlorination. For liquid chlorinators, homeowners are to add 2-3 gallons of liquid chlorine/bleach per month. (if the chlorinator is completely empty, DO NOT add more than 3 1/2-4 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets typically purchased at a local Home Depot or Lowe's. ***DO NOT USE POOL TABLETS (this can cause a dangerous volatile chemical reaction)***

• **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new homeowner(s) information is provided before repairs are made and transfer contract is signed (by new homeowner) and returned to us. The new homeowner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract. Only one walk through orientation is included, shall the homeowner need an additional walk through, there will be a \$75 service call fee.

*RENTAL HOMES: The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during the first visit to ensure proper usage, etc.*

**VOID**

• **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county/code compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

• **WARRANTY VIOLATIONS:** Violations of the warranty include but are not limited to the following: turning off your system at any time, disconnecting the alarm; restricting airflow to the air compressor, overloading the system above its daily rated capacity, introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system or any other harmful usage of your OSSF/ATU. Refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowner must keep grass, weeds and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tank, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds etc without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

**VOID**

RECEIVED

PROPERTY ADDRESS: \_\_\_\_\_ FEB 28 2019

HOMEOWNER NAME: \_\_\_\_\_

COUNTY ENGINEER

**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. MJ will not perform any repairs or pumping unless we have payment in full prior to scheduling service or you, the homeowner will be onsite at time of services to pay the technician directly. We no longer offer billing for future payments on repairs or pumping, this is a strict office policy!*

Please circle one of the following options below: **OFFICE VERIFIED:**

- \$285 - (1) One Year Initial/Renewal      \$530 - (2) Two Year Initial/Renewal
- \$675 - (3) Three Year Initial/Renewal      **Two Year New Installation, Included with Installation**

Homeowner(s) are NOT required to be present at inspections. You will receive a phone call/text notification, the evening prior, if noted in your account or the day of service if not noted.  
If client does not answer that evening a voicemail will be left, this is your courtesy call!  
A door hanger will be left if no one is home. Inspection reports emailed/mailed within a few business days to the email/mailling address of record.

**MAINTENANCE TIPS/SEPTIC GUIDE:** *Please keep the attached Maintenance Tips & Owner's Septic Guide for future reference. Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look for the necessary steps until you can reach us during normal business hours!*

**MJ Septic has a part-time answering service some Saturday's from 9am-1pm to help schedule with emergency calls for the next available business day! If you are unable to reach us during business hours, you can leave a voicemail, send an email or visit our website to leave a message for us! You can always email us for faster response!**

**ACCEPTANCE OF MAINTENANCE CONTRACT:** (UPDATED SEPTEMBER 2018) The above prices, specifications, and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the homeowner will be responsible for signing an updated version for office and county records.

*(MJ Septic will assess a \$75 service fee if we are not notified of gate code changes, aggressive dogs, etc.)*

Accepted and Approved by (signature): \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_

Spouse/Authorized Persons to Approve Repairs & Pumping, Etc.: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Gate Code(s): \_\_\_\_\_ Aggressive Dogs: \_\_\_\_\_

Email Address(es): \_\_\_\_\_

Cell Phone (his/hers): \_\_\_\_\_ Cell Phone (his/hers): \_\_\_\_\_ Home Phone: \_\_\_\_\_

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

COMAL COUNTY  
**VOID**  
**ON-SITE SEWERAGE Soil Evaluation Report Information**

Date Soil Survey Performed: 1/25/2019

Site Location: 1157 Mystic Shores

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.

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 COUNTY ENGINEER

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 rock	<30%	none	yes, rock	BROWN
1 <u>12"</u>						
2						
3						
4						
5						

Soil Boring Number <u>VOID</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	LOAM rock	<30%	none	yes, rock	BROWN
1 <u>12"</u>						
2						
3						
4						
5						

**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

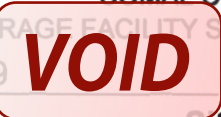
determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

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

Date: 2/19/2019



**Applicant Information:**

Name: Brent and Stella Pitt  
Address: 1157 Mystic Shores Blvd  
City: Spring Branch State: Texas Zip: 78070  
Phone: 830-428-4150

**Site Evaluator Information:**

Name: Hoyt Seidensticker  
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: 774 Block: Sub: Mystic Shores, Unit 4

Street/Road Address: 1157 Mystic Shores Blvd.  
City: Spring Branch State: Texas Zip: 78070  
Unincorporated Area? Y or N y  
Additional information

**Installer information:**

Name: Michael Long OS0023596  
Company: MJ Central Texas Septic  
Address: 28009 Wooded Acres  
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 well with depth 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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**SITE DRAWING**

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

SEE ATTACHED

Signature of Site Evaluator \_\_\_\_\_

Site Evaluator License No: OS0008771

Recorded by:  
Capital Title  
GF No. 17-329154-SA

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**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.**

COUNTY ENGINEER

GENERAL WARRANTY DEED

STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

Date:

November H, 2017

Grantor:

ACSBLDR, Inc., a Texas corporation d/b/a Everview Homes

Grantee:

Brent L Pitt and Stella B Pitt

Grantees' Mailing Address:

1157 Mystic Shores Blvd. Spring Branch TX 78071

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

Property (including any improvements): All that certain property situated in Comal County, Texas, described as follows:

Lot 774, Mystic Shores, Unit Seven, an Addition in Comal County, Texas, according to the Map or Plat recorded in Volume 14, Pages 91-95, Map and Plat Records of Comal County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance and warranties of title are made and accepted subject to all standby fees, ad valorem taxes and assessments by any taxing authority for the year in which this Deed is executed and subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, and any and all homeowners' association and district fees and assessments, the payment of which taxes, fees and assessments and the liens securing the same are hereby assumed by Grantee; all easements and other encumbrances, rights of way, setback lines, restrictions, covenants, oil and gas leases, mineral and royalty rights reserved and conveyed, water rights reserved or conveyed, and all other matters shown on the community plat or otherwise of public record, to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk where the Property herein conveyed is located; all conditions and matters that an accurate survey or inspection of the Property would disclose; and all zoning and building codes and other governmental laws, rules and restrictions.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, GRANTS, SELLS and CONVEYS unto Grantee all of Grantor's interest in the Property above described together with all buildings, fixtures and other real property improvements located on the Property; and the benefits and appurtenances on or appertaining to the Property and said improvements. TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto Grantee, Grantee's heirs, successors, and/or assigns forever. And Grantor hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND the title to the Property unto Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty set forth herein.

The reservations, covenants, and restrictions set forth in this deed shall be covenants running with the land for the benefit of Grantor and shall be binding on Grantee, its successors and assigns.

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

GRANTOR:

ACSBLDR, Inc., a Texas corporation

By: [Signature]

Name: Adam Smith

Its: President

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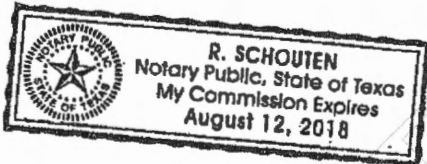
COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF Guadalupe §

This instrument was ACKNOWLEDGED before me on this the 14 day of November 2017, by Adam Smith the President of ACSBLDR, Inc., a Texas corporation d/b/a Everview Homes on behalf of and with the authorization of said company.

[Signature]  
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:  
Law Offices of Michael G. Deirund, PLLC  
616 E. Blanco Road, Ste. 202B  
Boerne, Texas 78006  
Telephone: (210) 422-0559

AFTER RECORDING RETURN TO:  
Grantee at mailing address of Grantee first written above

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
11/17/2017 09:20:21 AM  
CSCHUL 2 Pages(s)  
201706050657



Bobbie Koepp

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Brent Pitt**  
1157 Mystic Shores  
Spring Branch, TX 78070

Printed:6/14/2019  
Site: 1157 Mystic Shores  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

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

Treatment Type: Aerobic

System S/N: 2081294297264

Disposal: Surface Application

Customer ID: 3715

Contract Dates: 10/19/2017 - 10/19/2019

Scheduled Date: 6/19/2019

Inspection 5 of 6

Aerator: HiBlow Air Compresso Installed: 10/19/2017

Aerator S/N: PF5-20811

Warranty End: 10/19/2019

**Service Type: Scheduled Inspection**

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

Time In: 1:00pm

**Method: Other**

**Technician: Colton Lewis**

**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: 4**

This counts as a type of "Scheduled Inspection"

**Entered By: Adela Shapiro**

Copy emailed to Customer

Customer Emailed: 6/13/2019

Copy emailed to the Agency

Agency Emailed: 6/14/2019

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Odor: Good**

**Alarm: Operational**

**Comments**

**Service Completed**

- \*Septic tank cleaning is recommended between 10"-12" of sludge\*

- \*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 6/13/2019.

Insp ID #:26012

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

License #: MP0001294

Expires: 8/31/2019



## Hernandez, Sandra

---

**From:** adela@mjseptic.com  
**Sent:** Thursday, October 31, 2019 12:49 PM  
**To:** brent.pitt@icloud.com  
**Subject:** Initial Contract for Brent & Stella Pitt  
**Attachments:** Contract.pdf

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

---

Dear Valued MJ Septic Client,

We are sending this email as notification that your aerobic maintenance contract has been paid in full, signed by client and renewed with MJ Septic.

We appreciate your business!

The respective county is blind carbon copied on this email for their recording. This is only an electronic, unsigned copy for county recording.

MJ Septic has the signed copy on file!

Should you have any questions regarding your renewal or any other concerns, please feel free to email us at [mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com) or call us at 210-875-3625.

Stephanie E. Perez

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

Phone: (210) 875-3625

Date: 10/31/2019

www.mjseptic.com mjseptic@mjseptic.com

**Permit #: 108819**

**To: Brent & Stella Pitt**  
1157 Mystic Shores  
Spring Branch, TX 78070

Contract Period

**Start Date: 10/19/2019**  
**End Date: 10/19/2020**

Phone: (830) 428-4150 Subdivision: Mystic Shores  
Site: 1157 Mystic Shores, Spring Branch, TX 78070  
County: Comal  
Installer: MJ Central Texas Septic, LLC  
Agency: Comal County Environmental Health  
Mfg/Brand: Pro Flo Aerobic Systems, LP / Pro Flo Aerobic Systems, LP

Installed: 10/19/2017  
Warranty Ends: 10/19/2019

MJ Septic, LLC  
3 visits per year - one every 4 months  
500 gallons per day  
Map Key: ID: 3715

The Texas Commission on Environmental Quality (TCEQ) require all ATU's to be checked and maintained every four months for the life of the unit (*some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire*). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single-family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single-family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

- **ROUTINE INSPECTIONS:** an inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a \$75 service call for re-scheduling. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.
- **SERVICE CALLS:** If a service call is required by homeowner/renter between regular inspections, a service call fee of \$75 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments and system power failure. *MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s). Please note our normal business hours are Monday - Friday 8am to 5pm*
- **REPAIRS:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the homeowner for approval to make onsite repairs. If we are unable to repair/replace parts onsite, client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.  
For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.

PROPERTY ADDRESS: \_\_\_\_\_

HOMEOWNER NAME: \_\_\_\_\_

• **CLEANING/PUMPING:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that *may* determine pumping is necessary even if your sludge reading is less than 10-12". *\*A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household\**

• **CHLORINATION:** *The property owner is responsible for maintaining their own chlorine supply.* TCEQ regulation requires proper chlorination. For liquid chlorinators, homeowners are to add 2-3 gallons of liquid chlorine/bleach per month. (if the chlorinator is completely empty, DO NOT add more than 3 ½-4 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets typically purchased at a local Home Depot or Lowe's. **DO NOT USE POOL TABLETS (this can cause a dangerous volatile chemical reaction)**

• **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new homeowner(s) information is provided before repairs are made and transfer contract is signed (by new homeowner) and returned to us. The new homeowner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract. Only one walk through orientation is included, shall the homeowner need an additional walk through, there will be a \$75 service call fee.

**RENTAL HOMES:** *The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.*

• **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county/code compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

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PROPERTY ADDRESS: \_\_\_\_\_

HOMEOWNER NAME: \_\_\_\_\_

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Please circle one of the following options below:    **CALLED IN Credit Card Payment:** \_\_\_\_\_

\$285 - (1) One Year Initial/Renewal    \$530 - (2) Two Year Initial/Renewal

\$675 - (3) Three Year Initial/Renewal    Two Year New Installation, Included with Installation

Homeowner(s) are NOT required to be present at inspections. You will receive a phone call/text notification, the evening prior, if noted in your account or the day of service if not noted.

If client does not answer that evening a voicemail will be left, this is your courtesy call!

A door hanger will be left if no one is home. Inspection reports emailed/mailed within a few business days to the email/mailling address of record.

• **MAINTENANCE TIPS/SEPTIC GUIDE:** Please keep the attached Maintenance Tips & Owner's Septic Guide for future reference! Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look this over and follow the necessary steps until you can reach us during normal business hours!

• *If you are unable to reach us during business or non-business hours, you can leave a voicemail, send an email or visit our website to leave a message for us! You can always email us for faster response!*

**ACCEPTANCE OF MAINTENANCE CONTRACT: (UPDATED OCTOBER 2019)** The above prices, specifications, and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the homeowner will be responsible for signing an updated version for office and county records.

*(MJ Septic will assess a \$75 service fee if we are not notified of gate code changes, aggressive dogs, etc.)*

Accepted and Approved by (signature): \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_

Spouse/Authorized Persons to Approve Repairs & Pumping, Etc.: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Gate Code(s): \_\_\_\_\_ Aggressive Dogs: \_\_\_\_\_

Email Address(es): \_\_\_\_\_

Cell Phone (his/hers): \_\_\_\_\_ Cell Phone (his/hers): \_\_\_\_\_ Home Phone: \_\_\_\_\_

**MJ Central Texas Septic, LLC Authorized Signature:** Stephanie E. Perez    **Office Approved:** \_\_\_\_\_

## MJ SEPTIC Maintenance Tips and Owner's Septic Guide

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

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

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

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

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

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Brent & Stella Pitt**  
1157 Mystic Shores  
Spring Branch, TX 78070

Printed: 11/4/2019  
Site: 1157 Mystic Shores  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819** Customer ID: 3715  
Agency: Comal County Environmental Health Contract Dates: 10/19/2019 - 10/19/2020  
County: Comal Sub: Mystic Shores Scheduled Date: 10/19/2019 Inspection 6 of 6  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Aerator: HiBlow Air Compresso Installed: 10/19/2017  
Treatment Type: Aerobic System S/N: 2081294297264 Aerator S/N: PF5-20811 Warranty End: 10/19/2019  
Disposal: Surface Application

**Service Type: Scheduled Inspection**

Visit Date: **10/23/2019**

Time In: 4:00pm

Method: Other

Technician: Colton Lewis

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: 4-5

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Vtg: Operational

Odor: Good

Alarm: Operational

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- 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\*\*\*
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 10/24/2019.

**Service Completed**

**Problem Indicated**

This counts as a type of "Scheduled Inspection"

Entered By: Yvonne Maxwell

- Copy emailed to Customer  
Customer Emailed: 10/24/2019
- Copy emailed to the Agency  
Agency Emailed: 11/4/2019

Insp ID #:28154

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: Brent & Stella Pitt  
1157 Mystic Shores  
Spring Branch, TX 78070

Printed: 2/14/2020  
Site: 1157 Mystic Shores  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819**

Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic System S/N: 2081294297264  
Disposal: Surface Application

Customer ID: 3715  
Contract Dates: 10/19/2019 - 10/19/2020  
Scheduled Date: 2/19/2020 Inspection 1 of 3  
Aerator: HiBlow Air Compresso Installed: 10/19/2017  
Aerator S/N: PF5-20811 Warranty End: 10/19/2019

**Service Type: Scheduled Inspection**

Visit Date: **2/13/2020** Time In: 10:03am

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Adela Shapiro

- Copy emailed to Customer
- Customer Emailed: 2/14/2020
- Copy emailed to the Agency
- Agency Emailed: 2/14/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: **1**

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

**Comments**

**Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 2/14/2020.

Owner signature: \_\_\_\_\_

Insp ID #: 30173

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: **Brent & Stella Pitt**  
1157 Mystic Shores  
Spring Branch, TX 78070

Printed: 10/16/2020  
Site: 1157 Mystic Shores  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

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

Treatment Type: Aerobic

System S/N: 2081294297264

Disposal: Surface Application

Customer ID: 3715

Contract Dates: 10/19/2020 - 10/19/2021

Scheduled Date: 10/19/2020

Inspection 3 of 3

Aerator: HiBlow Air Compresso Installed: 10/19/2017

Aerator S/N: PF5-20811

Warranty End: 10/19/2019

**Service Type: Scheduled Inspection**

Visit Date: **10/15/2020**

Time In: 11:05 AM

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 1

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

**Comments**

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 10/15/2020.

**Service Completed**

Owner signature: \_\_\_\_\_

Insp ID #: 34356

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: **Brent & Stella Pitt**  
1157 Mystic Shores  
Spring Branch, TX 78070

Printed: 4/5/2021  
Site: 1157 Mystic Shores  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

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

Treatment Type: Aerobic

System S/N: 2081294297264

Disposal: Surface Application

Customer ID: 3715

Contract Dates: 10/19/2020 - 10/19/2021

Scheduled Date: 2/19/2021

Inspection 1 of 3

Aerator: HiBlow Air Compresso Installed: 10/19/2017

Aerator S/N: PF5-20811

Warranty End: 10/19/2019

**Service Type: Scheduled Inspection**

Visit Date: 2/12/2021

Time In: 10:49

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

**Sludge Levels**

For Tank 1: 0-1

This counts as a type of "Scheduled Inspection"

Entered By: Brianna Perez

Copy emailed to Customer

Customer Emailed: 2/12/2021

Copy emailed to the Agency

Agency Emailed: 4/5/2021

**Tank Lid / Riser: Secured**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

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

Insp ID #:36404

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: **Brent & Stella Pitt**  
1157 Mystic Shores Blvd  
Spring Branch, TX 78070

Printed: 7/30/2021  
Site: 1157 Mystic Shores Blvd  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

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

Treatment Type: Aerobic

System S/N: 2081294297264

Disposal: Surface Application

Customer ID: 3715

Contract Dates: 10/19/2020 - 10/19/2021

Scheduled Date: 6/19/2021

Inspection 2 of 3

Aerator: HP80 HiBlow Air Com Installed: 10/19/2017

Aerator S/N: 80HP20504P, 092 Warranty End: 10/19/2019

**Service Type: Scheduled Inspection**

**Visit Date: 6/14/2021**

Time In: 4:43PM

**Method: Grab**

**Technician: Manuel Guerrero**

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

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Sludge Levels**

**For Tank 1: 1"**

This counts as a type of "Scheduled Inspection"

**Entered By: Catherine Jefferson**

Copy emailed to Customer

Customer Emailed: 6/24/2021

Copy emailed to the Agency

Agency Emailed: 7/30/2021

**Chlorinator: Op**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 6/24/2021.

Insp ID #:38628

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

License Info: MP0001294 Expires: 8/31/2022



# MJ Central Texas Septic, LLC - DBA MJ SEPTIC

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

**Residential Aerobic Maintenance Contract**  
Licensed by T.C.E.Q. Michael J. Long, MP 0001294

**TERMS OF PAYMENT: Payment is due in full for the maintenance contract at time of signing.** A credit card will be required at time of booking any service for parts, repairs, cleaning/pumping, service calls, red lights, etc. unless otherwise specifically noted. MJ will not perform any repairs or pumping unless we have a credit card on file. MJ Septic no longer accepts payment onsite, whether it be a check or credit card and we no longer offer billing/invoicing for future payments; this is a strict office policy, no exceptions.

1 YEAR	2 YEAR	3 YEAR	2 YEAR INITIAL	Additional Information
\$285	\$530	✓ \$675	Included with Installation	Homeowner(s) are NOT required to be present at inspections. Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. A door hanger will be left if no one is home. Inspection reports are emailed/mailed within a few business days to the email/mailling address of record, please check your spam folder. If you have not received it after 72 hours please email or call our office.

- **MAINTENANCE TIPS/SEPTIC GUIDE:** Please retain the attached Maintenance Tips/Septic Guide for future reference. Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look this over and follow the necessary steps until you can reach us during normal business hours!
- If you are unable to reach us during business hours, you can leave a voicemail or send an email (we attempt to respond to emails during weekends and holidays as best as we can!)

**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 agreed to the maintenance contract guidelines stated above and have also read and agreed to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the homeowner will be responsible for signing an updated version for office and county records.

Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. (MJ Septic will assess a \$75 re inspection/missed inspection fee if we are not granted access to complete your inspection on the date assigned, aggressive dogs, etc)

Property Address: 1157 Mystic Shores Blvd City: Spring Branch Zip Code: 78070

Client Name: Brent & Stella Pitt

Contract Start Date: 10/19/2021 Contract End Date: 10/19/2024 Total Fee Paid: \$675 Paid 09/20/2021

Permitting Authority: Comal County #108819 Subdivision Gate Code: n/a Property Gate Code: n/a

Subdivision: Mystic Shores Number in Household: 2 Aggressive Dogs: 1 dog / not aggressive

Email Address: brent.pitt@icloud.com Email Address: bpitt14735@gmail.com

Cell Phone (his/hers): 830.428.4150 Cell Phone (his/hers): 512.294.0264 Home Phone: 830.428.4150

Client Approval Signature: Brent L Pitt Date of Client Acceptance: 09 / 22 / 2021

MJ Central Texas Septic, LLC Authorized Signature: Catherine Jefferson Date of MJ Approval: 09 / 23 / 2021

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Brent & Stella Pitt**  
1157 Mystic Shores Blvd  
Spring Branch, TX 78070

Printed:10/22/2021  
Site: 1157 Mystic Shores Blvd  
Spring Branch, TX 78070  
(830) 428-4150

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Permit #: **108819** Customer ID: 3715  
Agency: Comal County Environmental Health Contract Dates: 10/19/2021 - 10/19/2024  
County: Comal Sub: Mystic Shores Scheduled Date: 10/19/2021 Inspection 3 of 3  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Aerator: HP80 HiBlow Air Com Installed: 10/19/2017  
Treatment Type: Aerobic System S/N: 2081294297264 Aerator S/N: 80HP20504P, 092 Warranty End: 10/19/2019  
Disposal: Surface Application

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **10/19/2021**

Time In: 4:53 PM

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer

Customer Emailed: 10/20/2021

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 10/22/2021

Maint. Provider: Michael J. Long

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Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 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 reset your timer.

-Technician cleaned your filter and stated your chlorinator has good suction.

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 10/20/2021.

Insp ID #:40895

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: **Brent & Stella Pitt**  
1157 Mystic Shores Blvd  
Spring Branch, TX 78070

Printed: 2/18/2022  
Site: 1157 Mystic Shores Blvd  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819**

Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic System S/N: 2081294297264  
Disposal: Surface Application

Customer ID: 3715

Contract Dates: 10/19/2021 - 10/19/2024  
Scheduled Date: 2/19/2022 Inspection 1 of 9  
Aerator: HP80 HiBlow Air Com Installed: 10/19/2017  
Aerator S/N: 80HP20504P, 092 Warranty End: 10/19/2019

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **2/10/2022**

Time In: 355 pm

Entered By: Tracy Murphy

Method: **Other**

Copy emailed to Customer  
Customer Emailed: 2/14/2022

Technician: Manuel Guerrero

Copy emailed to the Agency  
Agency Emailed: 2/18/2022

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 reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 2/14/2022.

Insp ID #:42986

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: **Brent & Stella Pitt**  
1157 Mystic Shores Blvd  
Spring Branch, TX 78070

Printed:6/17/2022  
Site: 1157 Mystic Shores Blvd  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819**

Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic System S/N: 2081294297264  
Disposal: Surface Application

Customer ID: 3715

Contract Dates: 10/19/2021 - 10/19/2024  
Scheduled Date: 6/19/2022 Inspection 2 of 9  
Aerator: HP80 HiBlow Air Com Installed: 10/19/2017  
Aerator S/N: 80HP20504P, 092 Warranty End: 10/19/2019

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **6/9/2022**

Time In: 115 pm

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer

Customer Emailed: 6/10/2022

Technician: Deandrae Ross

Copy emailed to the Agency

Agency Emailed: 6/17/2022

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 5"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**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 6/10/2022.

Insp ID #:45169

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: **Brent & Stella Pitt**  
1157 Mystic Shores Blvd  
Spring Branch, TX 78070

Printed: 11/2/2022  
Site: 1157 Mystic Shores Blvd  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819**

Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic System S/N: 2081294297264  
Disposal: Surface Application

Customer ID: 3715

Contract Dates: 10/19/2021 - 10/19/2024

Scheduled Date: 10/19/2022

Inspection 3 of 9

Aerator: HP80 HiBlow Air Com Installed: 10/19/2017

Aerator S/N: 80HP20504P, 092 Warranty End: 10/19/2019

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **10/7/2022**

Time In: 3:50 pm

Entered By: Audrey Miller

Method: Other

Copy emailed to Customer

Customer Emailed: 10/18/2022

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 11/2/2022

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 reset your timer.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 10/18/2022.

Insp ID #:47641

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: **Brent & Stella Pitt**  
1157 Mystic Shores Blvd  
Spring Branch, TX 78070

Printed: 7/28/2023  
Site: 1157 Mystic Shores Blvd  
Spring Branch, TX 78070  
(830) 428-4150

Permit #: **108819**

Agency: Comal County Environmental Health  
County: Comal Sub: Mystic Shores  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP  
Treatment Type: Aerobic System S/N: 2081294297264  
Disposal: Surface Application

Customer ID: 3715

Contract Dates: 10/19/2021 - 10/19/2024

Scheduled Date: 6/19/2023

Inspection 5 of 9

Aerator: HP80 HiBlow Air Com Installed: 10/19/2017

Aerator S/N: 80HP20504P, 092 Warranty End: 10/19/2019

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **6/12/2023**

Time In: 11:38 am

Out: 11:46 am

Entered By: Brianna Perez

Method: Other

Copy emailed to Customer

Customer Emailed: 6/20/2023

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: 6"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 6/20/2023.

Insp ID #:52858

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: **Brent & Stella Pitt**  
1157 Mystic Shores Blvd  
Spring Branch, TX 78070

Printed: 3/24/2023  
Site: 1157 Mystic Shores Blvd  
Spring Branch, TX 78070  
(830) 428-4150

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Permit #: <b>108819</b>	Customer ID: 3715
Agency: Comal County Environmental Health	Contract Dates: 10/19/2021 - 10/19/2024
County: Comal Sub: Mystic Shores	Scheduled Date: 2/19/2023 Inspection 4 of 9
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP	Aerator: HP80 HiBlow Air Com Installed: 10/19/2017
Treatment Type: Aerobic System S/N: 2081294297264	Aerator S/N: 80HP20504P, 092 Warranty End: 10/19/2019
Disposal: Surface Application	

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 2/3/2023**

Time In: 9:44 am

**Entered By: Audrey Miller**

**Method: Other**

Copy emailed to Customer

Customer Emailed: 2/6/2023

**Technician: Steve Chavarria**

Copy emailed to the Agency

Agency Emailed: 3/24/2023

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

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**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 5"**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 2/6/2023.

Insp ID #: 50078

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

License Info: MP0001294 Expires: 8/31/2025

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

Phone: (210) 875-3625

www.mjseptic.com info@mjseptic.com

To: **Brent & Stella Pitt**  
1157 Mystic Shores Blvd  
Spring Branch, TX 78070

Printed:10/27/2023  
Site: 1157 Mystic Shores Blvd  
Spring Branch, TX 78070  
(830) 428-4150

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Permit #: **108819** Customer ID: 3715  
Agency: Comal County Environmental Health Contract Dates: 10/19/2021 - 10/19/2024  
County: Comal Sub: Mystic Shores Scheduled Date: 10/19/2023 Inspection 6 of 9  
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Aerator: HP80 HiBlow Air Com Installed: 10/19/2017  
Treatment Type: Aerobic System S/N: 2081294297264 Aerator S/N: 80HP20504P, 092 Warranty End: 10/19/2019  
Disposal: Surface Application

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**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 10/18/2023**

Time In: 2:58 pm

Out: 3:14 pm

**Entered By: Brianna Perez**

**Method: Other**

Copy emailed to Customer

Customer Emailed: 10/19/2023

**Technician: Austin Ledford**

Copy emailed to the Agency

Agency Emailed: 10/27/2023

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

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**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 10-12"**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Pumping Needed**

**Chlorine Residual: 0.1mg/L**

**Tank Lid / Riser: Secured**

**Problem Indicated**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

**Service Completed**

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

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 10/19/2023.

Insp ID #:55497

**Provider: Michael J. Long**

License Info: MP0001294 Expires: 8/31/2025