



COMAL COUNTY
ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **04/08/2020** Permit Number: **108908**

Location Description: 419 RITTIMANN RD
SPRING BRANCH, TX 78070

Subdivision: The Crossing at Spring Branch
Unit: 2
Lot: 171
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: John Smithwick

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

OS0034792
ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ OSSF Installer #: 050023596

1st Inspection Date: 4.24.19 2nd Inspection Date: _____ 3rd Inspection Date: 04-08-2020

Inspector Name: Andrea B Inspector Name: _____ Inspector Name: B. Olvera

Permit#: 108908 Address: 419 Rittman Rd

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

4-29-19

Tank Check only. Set level, no leaks.
Need revision for pool = tank location.

04-08-2020 BMO

Revision Received
Operational
To Plan
Covered

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	/		gwo	/		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/		prop 10	/		
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)(5) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**


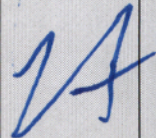
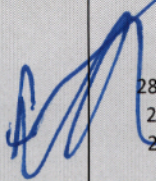
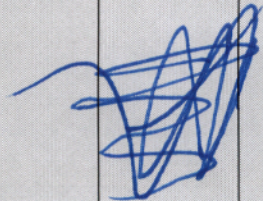
No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL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

Comal County Environmental Health OSSF Inspection Sheet

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

**Comal County Environmental Health
OSSF Inspection Sheet**

Final

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				04-08-20
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Site Map
 aerobic with Spray
 Distribution System
 John Smithwick
 Lot 171, The Crossing
 at Spring Creek, unit 2
 419 Rittimann Road
 Spring Branch, Texas 78070
 Comal County

Scale 1" = 60'

REVISED
 8:52 am, Apr 01, 2019

Inspector Copy

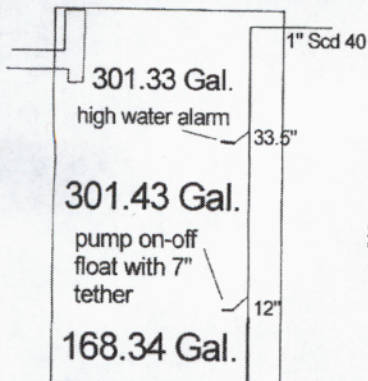
** spray heads not installed yet on 4-24-19 approximate location of 100 year flood plain*

** pool installed*

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

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.

Restricted building Area or public drainage easement



3-31-19

[Signature]

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.

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 seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

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

100 yr flood plain does exist on this tract

Where sewer line crosses driveway or sidewalk or rock wall the sewer line must be either sleeved in a minimum of sch 40 pvc or installed sch 80 pvc.

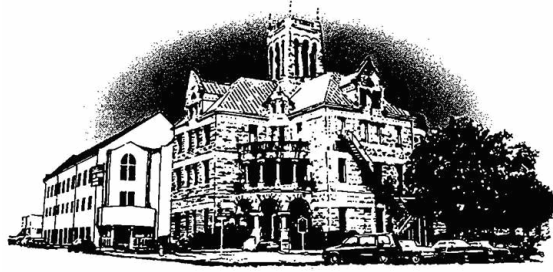
- ProFlo 500 SLPT2 500 gpd
- Aerobic Unit with Econo-Chlor
- Model 200-1500 Chlorine Dispenser.

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

ProFlo



Rittimann Road



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: 108908
Issued This Date: 04/02/2019
This permit is hereby given to: John Smithwick

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

419 RITTIMANN RD
SPRING BRANCH, TX 78070

Subdivision: The Crossing at Sprng Branch
Unit: 2
Lot: 171
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

REVISED

8:52 am, Apr 01, 2019

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

Date February 25, 2019

Permit # 108908

Owner Name John Smithwick

Agent Name DELCO International Development

Mailing Address 419 Pittimann Road

Agent Address 22211 W March 10, St 1204

City, State, Zip Spring Branch Tx 78070

City, State, Zip SAN ANTONIO, TX 78257

Phone # 361-947-3704

Phone # 210-290-2509

Email John.Smithwick@conquestllc.com

Email cdeleon@delcointernational.com.mx

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name The Crossing at Spring ~~Branch~~ ^{Creek} Unit 2 Lot 171 Block _____

Acreage/Legal _____

Street Name/Address 419 Pittimann Road City Spring Branch Zip 78070

Type of Development:

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2839

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MAR 22 2019

Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

COUNTY ENGINEER

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: \$ 380,000 (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

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

Signature of Owner

February 25, 2019
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 Sordentak

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 500 GPD Unit Absorption/Application Area (Sq Ft) 4788.5

Gallons Per Day (As Per TCEQ Table III) 300

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

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

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.)) MAR 22 2019

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

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

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

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

Is the property located over the Edwards Contributing 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 Sordentak
Signature of Designer

3-21-19
Date



201906009537 03/21/2019 04:01:42 PM 1/1

(2)
1/100

Affidavit to the Public

THE COUNTY OF Comal
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

Legal Description of property is as follows:

Lot 171, The Crossing at Spring Creek, Unit 2

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property.

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

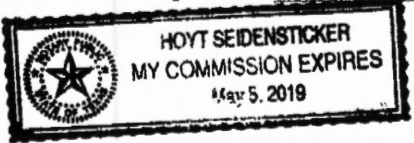
This OSSF must be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from (Comal County).

Signed by my/our hand(s) on this 20 Day of February, 2019
Signature [Signature]
Print Name John Smithwick

Sworn to and subscribed to before Notary Public, in and for the state of Texas and
WITNESS MY HAND AND OFFICIAL SEAL THIS THE 21 DAY OF February, 2019.
[Signature]
Notary Public, State of Texas
My Commission Expires:

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/21/2019 04:01:42 PM
LAURA 1 Page(s)
201906009537



RECEIVED
MAR 22 2019
COUNTY ENGINEER

Bobbie Koepf

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

REVISED
 8:52 am, Apr 01, 2019

Aerobic Installation * Aerobic Maintenance Contracts
 Real Estate Inspections * Cleaning/Pumping

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MAR 22 2019

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

PROPERTY ADDRESS: 419 Pittmann Road, Spring Branch, TX 78070

The Texas Commission on Environmental Quality (TCEQ) require all ATU's to be checked and maintained every four months for the life of the unit (some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued. MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s).

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

CIRCLE ONE CHOICE BELOW

Contract Verified (office use only) _____

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

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

Accepted by Signature: _____ Printed Name: CARLOS DE LEAN Email: cdeleon@delcointernational.com.mx
 Phone Numbers: (Home) _____ (Mr. Cell) 210-290-2569 (Mrs. Cell) _____ (Work) _____
 Subdivision: THE CROSSING AT SPRING CREEK # of Occupants in Home: _____ Gate Codes/Combination Locks, etc. _____ Biting Dogs: _____
 (MJ Septic will assess a \$75 service fee if we are not notified of gate code changes, biting dogs, etc.)

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

Date: Feb 21, 2019

REVISED

12:40 pm, Apr 02, 2019

ON-SITE SEWAGE FACILITY
Site Evaluation Report Information

108908

Date: 3/1/2019

Site Evaluator Information:

Applicant Information:

Name: Hoyt Seidensticker

Name: John Smithwick

License # OS0008771 Expires 8/31/2020

Address: 419 Rittimann Road

Company: Land Stewardship Services, LLC

City: Spring Branch State: Texas Zip: 78070 Address: 1822 FM 473

Phone: 361-947-3704

City: Boerne State: Texas Zip: 78006

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

Property Location:

Installer information:

Lot: 171 Block: _____ Sub.: The Crossing at Spring Creek, unit 2 Name: Michael Long

Street/Road Address: 419 Rittimann Road License OS0023596

City: Spring Branch State: Texas Zip: 78070 Company: MJ Central Texas Septic

Unincorporated Area? Y or N y Address: 27552 Old Blanco Road

Additional information _____ 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

ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

RECEIVED

MAR 22 2019

Date Soil Survey Performed: 3/5/2019

Site Location: 419 Rittimann Road

Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771

COUNTY ENGINEER

Proposed Excavation Depth: n/a County: Comal

Requirements:

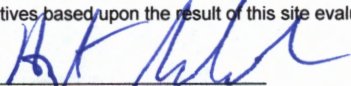
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
 Location of soil boring or dug pits must be shown on the site drawing.
 For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation 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	Clay loam rock	<30%	none	yes, rock	Brown
1 <u>12 in</u>						
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	Clay loam rock	<30%	none	yes, rock	Brown
1 <u>12 in</u>						
2 _____						
3 _____						
4 _____						
5 _____						

Features of Site Area

- Presence of 100 year flood zone Yes x No _____
- 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

3-21-19

 Date

3/31/2020
4:52 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

John Smithwick

108908

REVISED

8:15 am, Apr 01, 2020

Property Information:

St. Address: 419 Rittimann Road
City: Spring Branch State: Texas
Zip code: 78070

Predicted Quantity of Sewage (Q)

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

Rate of Adsorption (Ra)

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

Aerobic Unit

Required size of aerobic unit: 480 gpd
Pretreatment Tank (gallons): 397
Class 1 Aerobic Unit: ProFlo 500 SLPT2
Pump tank total capacity (gal): 768
Chlorination: liquid chlorinator in pump tank
Pump Switch operation: Float
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Sta-rite plus D series
20 gpm

House Information

Number of Bedrooms: 4
Sq. footage (Approx.): 2839
Water Supply: public

Supply Line from House

Length of supply line (approx. ft): 10
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): 303
Type of supply line: Purple SCH 40
Size of supply line (in): 1

Disposal Area per this System

$\pi (30)^2/2$	=	<u>1413</u>
$\pi (32)^2/2$	=	<u>1607.68</u>
$\pi (30)^2/4$	=	<u>706.5</u>
$\pi (32)^2/2$	=	<u>1607.68</u>
Total irrigated area (sq. ft.):		<u>5334.86</u>

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.

[Signature]
Hoyt Seidensticker, R.S. No. 3588

3-31-2020
Date

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 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.

3/31/2020
4:52 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

John Smithwick

REVISED
8:15 am, Apr 01, 2020

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 12.12
Total head: 108.1

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle
No. 3 @40psi GPM: 3.1
Number of sprinkler heads: 4
Gallons per minute: 12.4

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

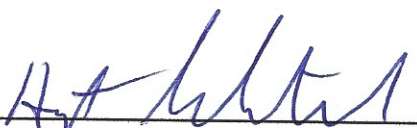
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of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

3-31-2020
Date

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,



Site Map

aerobic with Spray Distribution System

John Smithwick

Lot 171, The Crossing at Spring Creek, unit 2

419 Rittimann Road

Spring Branch, Texas 78070

Comal County

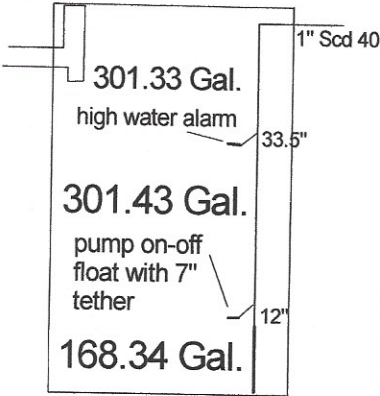
Scale 1" = 60'

REVISED

8:15 am, Apr 01, 2020

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.

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



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.

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

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

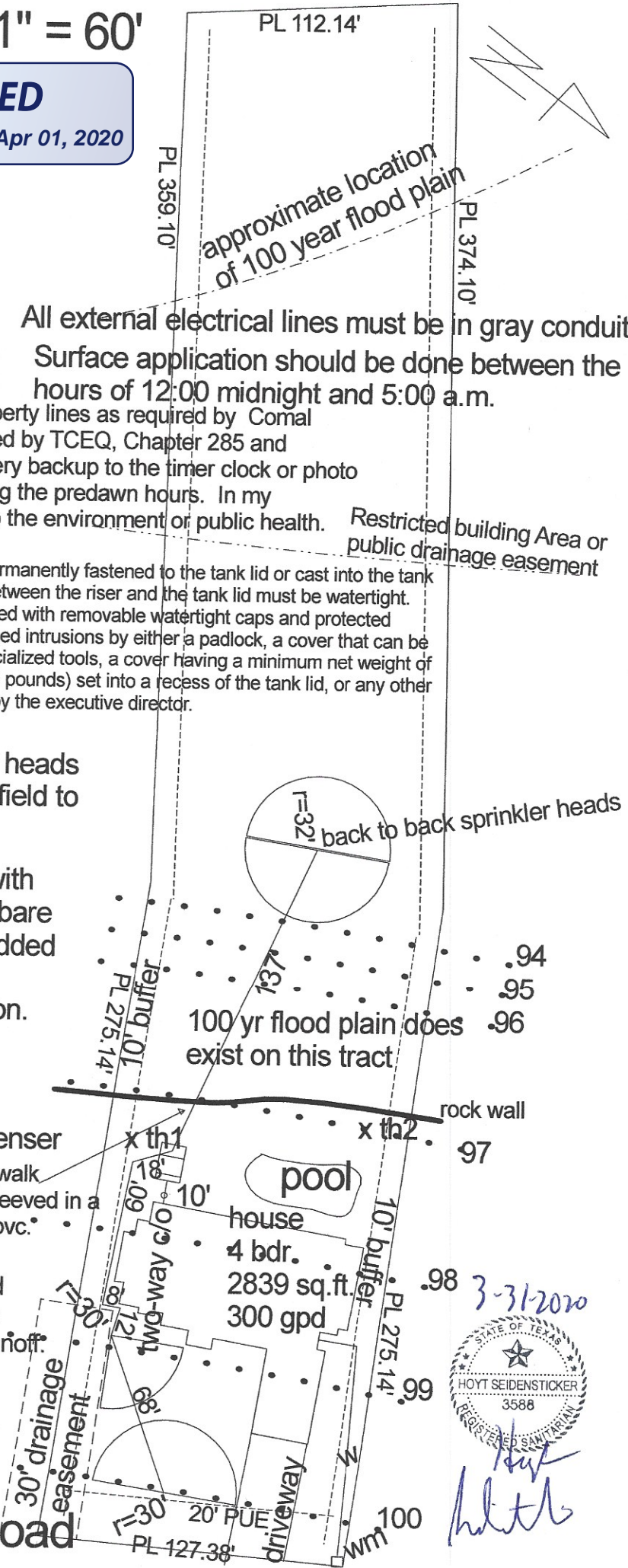
ProFlo 500 SLPT2 500 gpd
Aerobic Unit with Econo-Chlor
Model 200-1500 Chlorine Dispenser

Where sewer line crosses driveway or sidewalk or rock wall the sewer line must be either sleeved in a minimum of sch 40 pvc or installed sch 80 pvc.

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.

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.

Restricted building Area or public drainage easement



Rittimann Road



3-31-2020
Hoyt Seidensticker

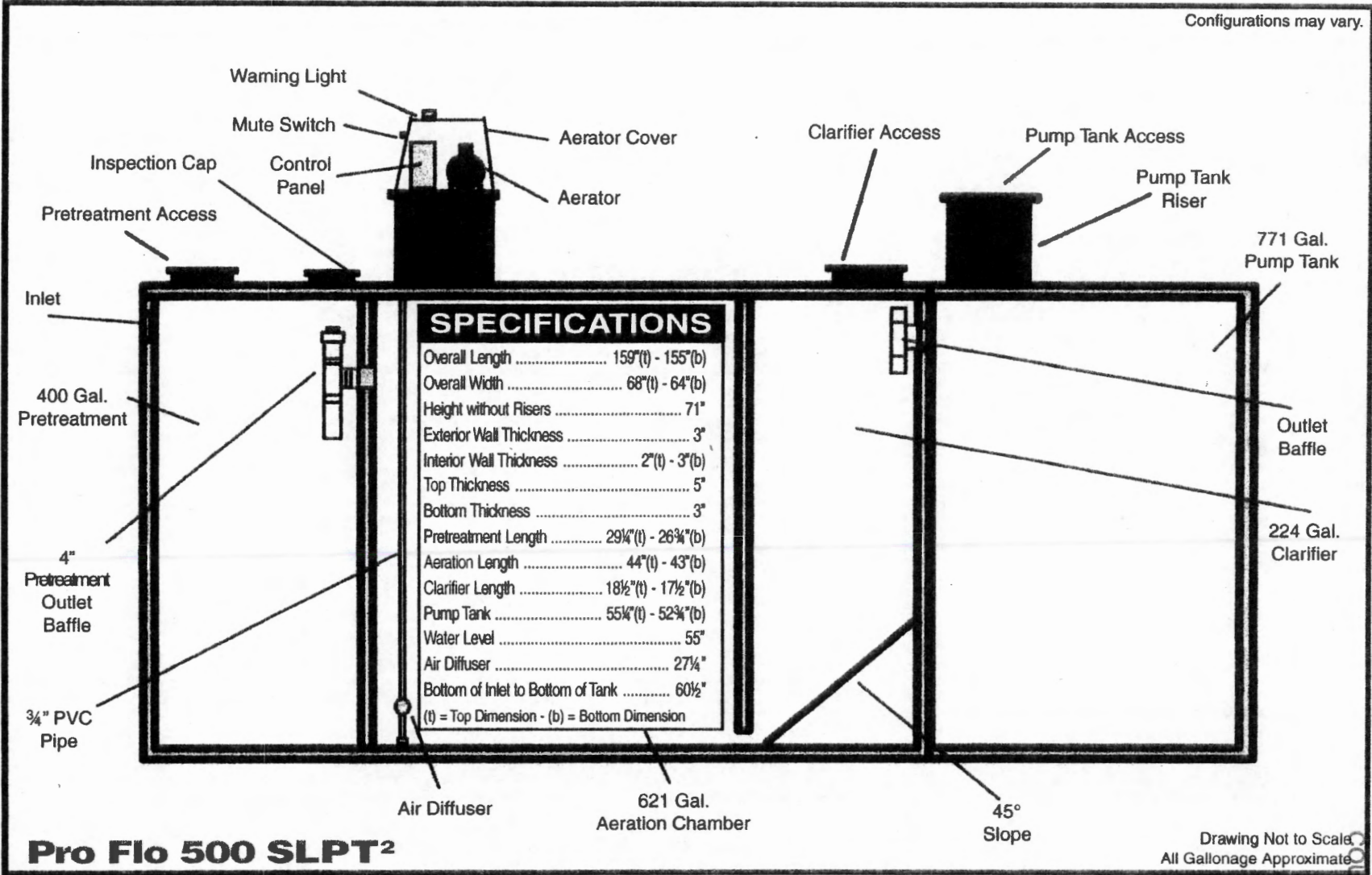
Configurations may vary.

Pro Flo 500 SLPT² System Diagram

MAR 22 2019

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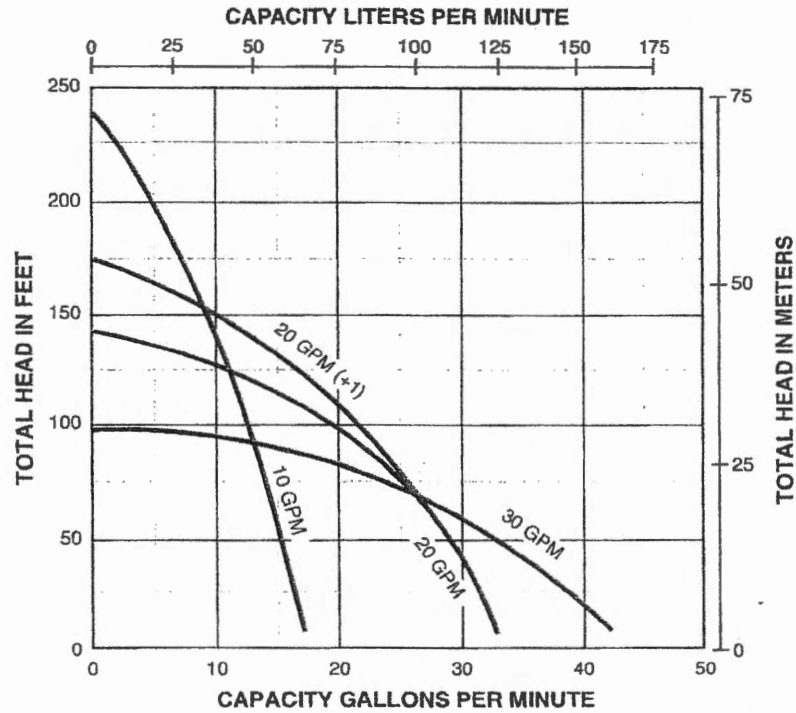
Pro Flo 500 SLPT²

Drawing Not to Scale
All Gallonage Approximate



4" multi-stage submersible pump

PUMP PERFORMANCE



PUMP PERFORMANCE (Capacity in Gallons per Minute)

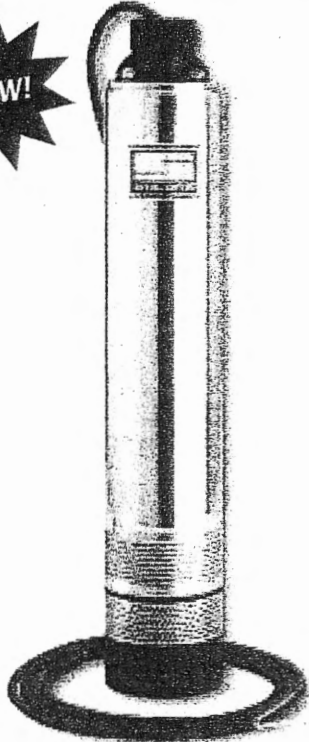
Pump Model	Flow Rate (GPM)	PSI											
		0	10	20	30	40	50	60	70	80	90	100	110
10DOM05221	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
10DOM05121	10			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05221	20			30.0	26.0	21.5	14.2	4.4					
20DOM05121	20			30.0	26.0	21.5	14.2	4.4					
30DOM05221	30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

PUMP PERFORMANCE (Capacity in Liters per Minute)

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

4" multi-stage submersible pump

ENGINEER



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.



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MAR 22 2019

COUNTY ENGINEER

PROPLUS™

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

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

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

MODELS

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

OTHER OPTIONS: ADD TO PART NUMBER

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

EASY ARC SETTING

Arc Selection 40° to Continuous 360°

Adjust From Left Start



HOW TO SPECIFY

11003

-RCW

Model Number

Description



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"

PERFORMANCE DATA

PERFORMANCE				METRIC						
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE KPA	RADIUS METERS	FLOW L/MIN			
#0.5	30	28'	.5	#0.5	206	2.0	8.5	1.89	.11	
	40	29'	.6		275	3.0	8.8	2.27	.14	
	50	29'	.7		345	3.5	8.8	2.65	.16	
	60	30'	.8		413	4.0	9.1	3.03	.18	
#0.75	30	29'	.7	#0.75	206	2.0	8.8	2.65	.16	
	40	30'	.8		275	3.0	9.1	3.03	.18	
	50	31'	.9		345	3.5	9.4	3.41	.20	
	60	32'	1.0		413	4.0	9.8	3.79	.23	
#1	30	32'	1.3	#1	206	2.0	9.8	4.92	.30	
	40	33'	1.5		275	3.0	10.1	5.68	.34	
	50	34'	1.6		345	3.5	10.4	6.05	.36	
	60	35'	1.8		413	4.0	10.7	6.81	.41	
#2	30	37'	2.4	#2	206	2.0	11.3	9.08	.54	
	40	40'	2.5		275	3.0	12.2	9.46	.56	
	50	42'	3.0		345	3.5	12.8	11.35	.68	
	60	43'	3.3		413	4.0	13.1	12.49	.75	
#2.5	30	38'	2.5	#2.5	206	2.04	11.6	9.46	.57	
	PRE-INSTALLED	40	39'		2.8	275	2.72	11.9	10.60	.64
	50	40'	3.2		345	3.40	12.2	12.11	.73	
	60	41'	3.5		413	4.08	12.5	13.25	.79	
#3	30	38'	3.6	#3	206	2.0	11.6	13.63	.81	
	40	39'	4.2		275	3.0	11.9	15.89	.95	
	50	41'	4.6		345	3.5	12.5	17.41	1.04	
	60	42'	5.0		413	4.0	12.8	18.92	1.13	
#4	30	43'	4.4	#4	206	2.0	13.1	16.65	.99	
	40	44'	5.1		275	3.0	13.4	19.30	1.15	
	50	46'	5.6		345	3.5	14.0	21.19	1.27	
	60	49'	5.9		413	4.0	14.9	22.33	1.33	
#6	40	45'	5.9	#6	206	3.0	13.7	22.33	1.33	
	50	46'	6.0		275	3.5	14.0	22.71	1.36	
	60	48'	6.3		345	4.0	14.6	23.85	1.43	
	70	49'	6.7		413	5.0	14.9	25.35	1.52	
#8	40	42'	8.0	#8	206	3.0	12.8	30.28	1.81	
	50	45'	8.5		275	3.5	13.7	32.12	1.92	
	60	49'	9.5		345	4.0	14.8	35.95	2.15	
	70	50'	10.0		413	5.0	15.3	37.85	2.27	

LOW ANGLE DATA

LOW ANGLE DATA				METRIC					
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE KPA	RADIUS METERS	FLOW L/MIN		
#1	30	22'	1.2	#1	207	2.04	6.71	4.54	.27
	40	24'	1.7		275	2.72	7.32	6.43	.39
	50	26'	1.8		344	3.40	7.92	6.80	.41
	60	28'	2.0		413	4.08	8.53	7.56	.46
#3	30	29'	3.0	#3	207	2.04	8.84	11.34	.68
	40	32'	3.1		275	2.72	9.75	11.72	.71
	50	35'	3.5		344	3.40	10.67	13.23	.80
	60	37'	3.8		413	4.08	11.58	14.36	.87
#4	30	31'	3.4	#4	207	2.04	9.45	12.85	.78
	40	34'	3.9		275	2.72	10.36	14.74	.89
	50	37'	4.4		344	3.40	11.28	16.63	1.00
	60	38'	4.7		413	4.08	11.58	17.77	1.07
#6	40	38'	6.5	#6	275	2.72	11.58	24.57	1.48
	50	40'	7.3		344	3.40	12.19	27.59	1.76
	60	42'	8.0		413	4.08	12.80	30.24	1.82
	70	44'	8.6		482	4.76	13.41	32.51	1.96

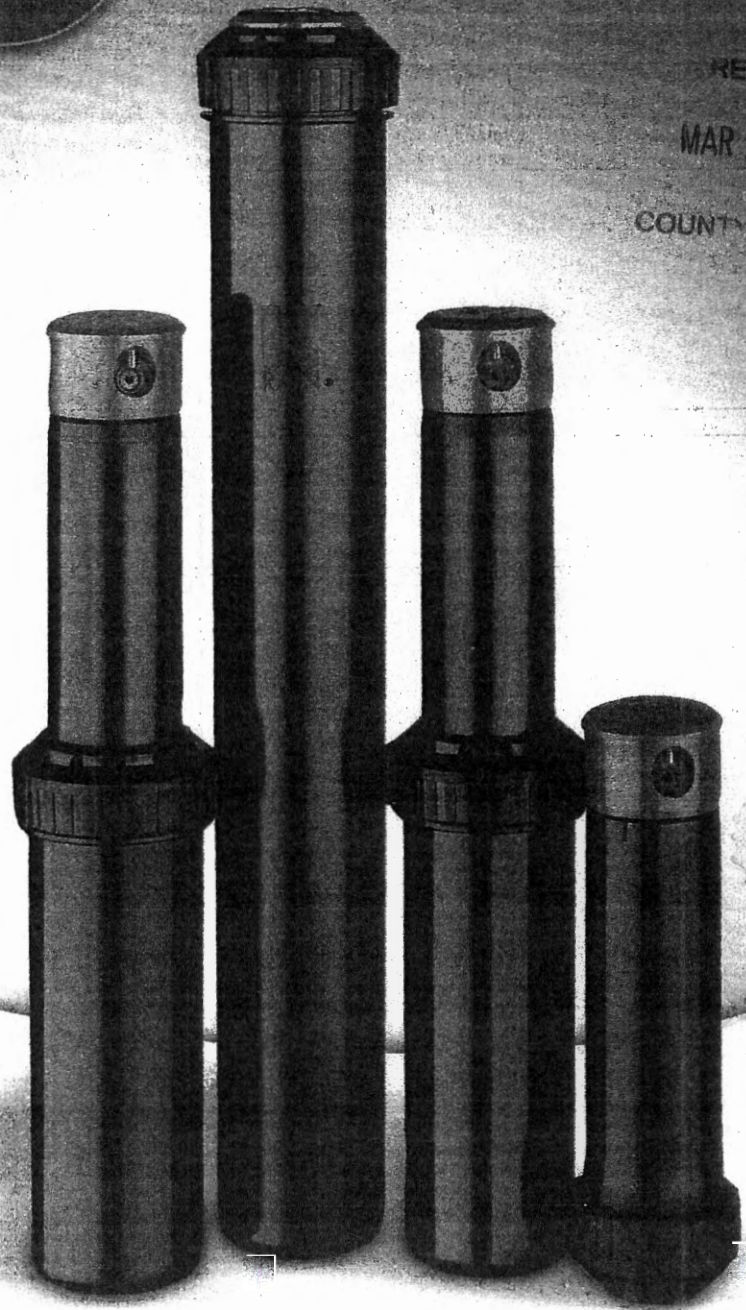
Data represents test results in zero wind. Adjust for local conditions. Radius may be reduced with nozzle retention screw.

PROPLUS™

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MAR 22 2019

COUNTY



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™**

3/21/2019
1:04 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY

DESIGN CRITERIA

VOID
John Smithwick

Property Information:

St. Address: 419 Rittimann Road
City: Spring Branch State: Texas
Zip code: 78070

House Information

Number of Bedrooms: 4
Sq. footage (Approx.): 2839
Water Supply: public

Predicted Quantity of Sewage (Q)

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

Supply Line from House

Length of supply line (approx. ft): 10
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

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

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 288
Type of supply line: Purple SCH 40
Size of supply line (in): 1

Aerobic Unit

Required size of aerobic unit: 480 gpd
Pretreatment Tank (gallons): 397
Class 1 Aerobic Unit: ProFlo 500 SLPT2

VOID

Pump tank total capacity (gal): 768
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

Disposal Area per this System

$\pi (25)^2/2 = 981.25$
 $\pi (25)^2/2 = 981.25$
 $\pi (30)^2/2 = 1413$
 $\pi (30)^2/2 = 1413$
Total irrigated area (sq. ft.): 4788.5

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 **VOID** 3-21-19
Hoyt Seidensticker, R.S. No. 3588 Date
Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603



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.

COUNTY ENGINEER

3/21/2019
1:04 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA

VOID

John Smithwick

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MAR 22 2019

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 11.52
Total head: 107.5

Sprinkler Head Information

K-Rain sprinkler head PROPLER, COUNTY EN
low angle nozzle
No. 3 @40psi GPM: 3.1
Number of sprinkler heads: 4
Gallons per minute: 12.4

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 minimum slope of 1% (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.

VOID

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.

VOID

3-21-19

Hoyt Seidensticker, R.S. No. 3588 Date
Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006
Cell (210) 414-6603,



Site Map

Scale 1" = 60'

aerobic with Spray

Distribution System

John Smithwick

VOID

REVISED

8:52 am, Apr 01, 2019

Lot 171, The Crossing
at Spring Creek, unit 2

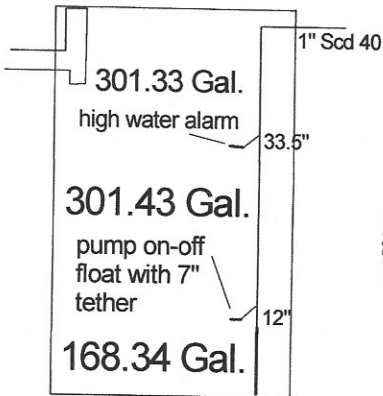
419 Rittimann Road

Spring Branch, Texas 78070

Comal County

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.

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



3-31-19

[Signature]

VOID

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.

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 seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

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

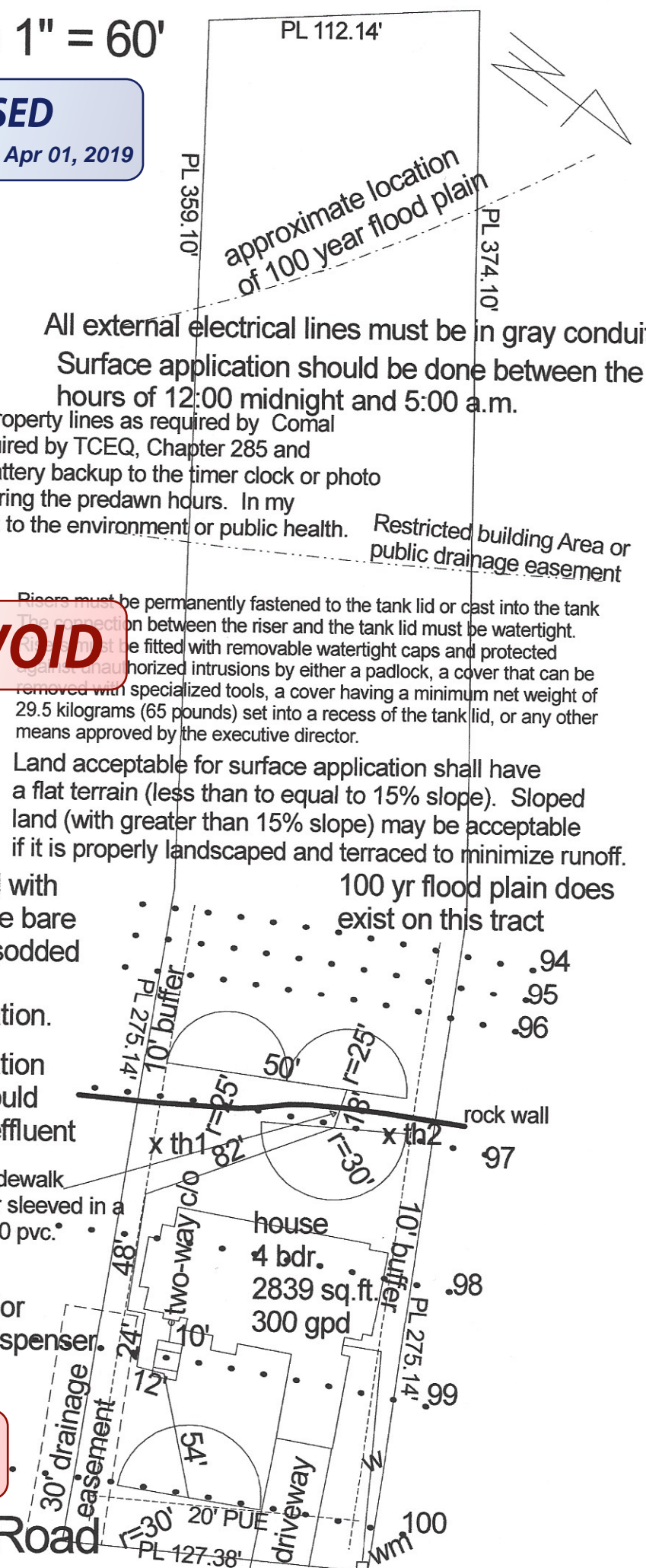
Where sewer line crosses driveway or sidewalk or rock wall the sewer line must be either sleeved in a minimum of sch 40 pvc or installed sch 80 pvc.

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

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

VOID

Rittimann Road



Restricted building Area or public drainage easement

100 yr flood plain does exist on this tract

rock wall

house
4 bdr.
2839 sq. ft.
300 gpd

driveway

30° drainage easement

20' PUE

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Friday, March 29, 2019 9:48 AM
To: 'john.smithwick@conquestllc.com'
Cc: 'hoyt@gvtc.com'
Subject: 108908 deficiency

RE: The Crossing at Spring Creek, Unit Two, Lot 171

Dear property owner,

We received planning materials for the referenced permit application on March 22, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

- 1 ✓ Have your designer show all the property dimensions of the referenced property on his site plan.
- 2 ✓ It appears that there is a discrepancy on the legal description of the property throughout the planning materials and permit application.
- 3 ✓ Have the designer identify the bold black line through the spray area.
- 4 ✓ Comal County rules and regulations requires a 20 minimum separation distance from the edge of spray areas to property lines.
5. Revise accordingly and resubmit.

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

Thank you,

*Sandra Ann Hernandez
Environmental Health Asst.
Comal County Engineer's Office
cceo.org
830-608-2090 (Ext. 3156)*

MAR 22 2019



Date: 3/1/2019

Site Evaluator Information:

COUNTY ENGINEER

Applicant Information:

Name: John Smithwick
Address: 419 Rittimann Road
City: Spring Branch State: Texas Zip: 78070
Phone: 361-947-3704

Name: Hoyt Seidensticker
License # OS0008771 Expires 8/31/2020
Company: Land Stewardship Services, LLC
Address: 1822 FM 473
City: Boerne State: Texas Zip: 78006
Phone: (210) 414-6603 Fax: (830) 336-4697

Property Location:

Installer information:

Lot: 171 Block: _____ Sub.: The Crossing at Spring Branch, unit 2 Name: Michael Long
Street/Road Address: 419 Rittimann Road License OS0023596
City: Spring Branch State: Texas Zip: 78070 Company: MJ Central Texas Septic
Unincorporated Area? Y or N y Address: 27552 Old Blanco Road
Additional information _____ City: SA State: Texas Zip: 78260
Phone: (210) 387-0025 Fax: _____



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

VOID

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

Date February 25, 2019

Permit # 108908

Owner Name John Smithwick
Mailing Address 419 Pittimann Road
City, State, Zip Spring Branch TX 78070
Phone # 361-947-3704
Email John.Smithwick@conquestllc.com

Agent Name Delco International Development
Agent Address 22211 W Marshfield 10, St 1204
City, State, Zip SAN ANTONIO, TX, 78257
Phone # 210-290-2509
Email cdeleon@delcointernational.com.mx

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

Subdivision Name THE CROSSING AT SPRING BRANCH Unit 2 Lot 171 Block _____

Acreage/Legal _____

Street Name/Address 419 Pittimann Road City SPRING BRANCH Zip 78070

Type of Development:

Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2,839

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MAR 22 2019

Commercial or Institutional Facility

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

COUNTY ENGINEER

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: \$ 380,000 (Structure Only)

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

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

Source of Water Public Private Well

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

By signing this application, I certify that:

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

VOID

Signature of Owner

Date February 26, 2019

Page 1 of 2

VOID

PROPERTY ADDRESS: 419 Pittmann Road, Spring Branch, TX 78070

The Texas Commission on Environmental Quality (TCEQ) require all ATU's to be checked and maintained every four months for the life of the unit (some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued. MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s).

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

VOID

CIRCLE ONE CHOICE BELOW

Contract Verified (office use only) _____

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

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

VOID

Accepted by Signature: _____ Printed Name: CARLOS DE LEON Email: cdeleon@delcointernational.com.mx

Phone Numbers: (Home) _____ (Mr. Cell) 210-290-8569 (Mrs. Cell) _____ (Work) _____

Subdivision: THE CROSSING AT SPRING BRANCH of Occupants in Home: _____ Gate Codes/Combination Locks, etc. _____ Biting Dogs: _____

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

Site Map

aerobic with Spray Distribution System

John Smithwick

Lot 171, The Crossing at Spring Creek, unit 2

419 Rittimann Road

Spring Branch, Texas 78070

Comal County

Scale 1" = 60'

VOID

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approximate location of 100 year flood plain
MAR 22 2019
COUNTY ENGINEER

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

Restricted building Area or public drainage easement

VOID

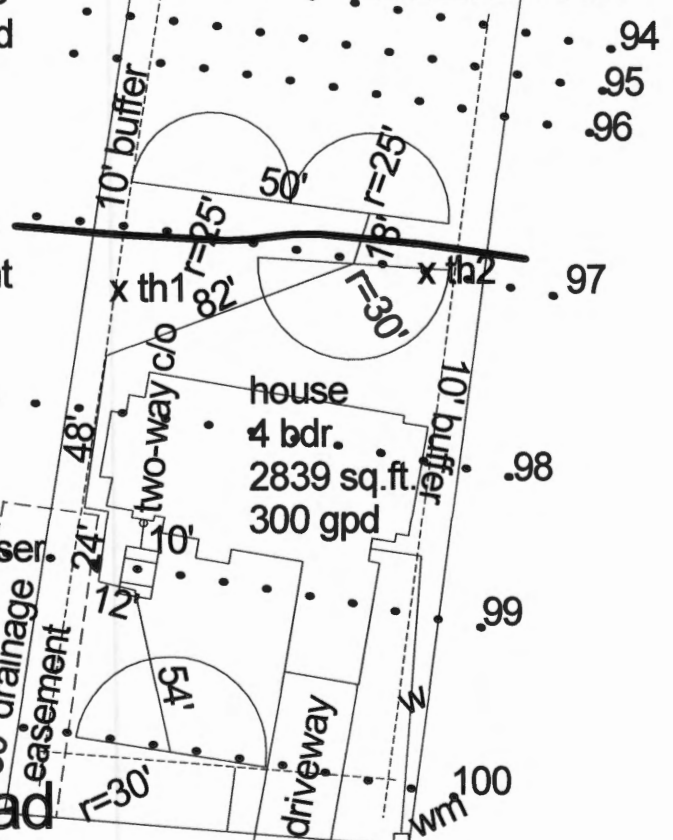
Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized 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.

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 seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

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

100 yr flood plain does exist on this tract



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

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

VOID

Rittimann Road



1000131700021

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.

MAR 22

WARRANTY DEED WITH VENDOR'S LIEN

COU

Date: March 20, 2017

Grantor: CBW Financial, Inc., a Texas Corporation

Grantor's Mailing Address: 1462 Ledgebreak
Spring Branch, Texas 78070

Grantee: John Dale Smithwick, a married person

Grantee's Mailing Address: 1815 Lindal Pointe
San Antonio, TX 78260

Consideration: Cash and note of even date executed by Grantee and payable to the order of Jefferson Bank ("Lender") in the principal amount of FIFTY-SEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE AND NO/100 Dollars (\$57,375.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust dated the same date as this deed in favor of Lender.

Property (including any improvements):
Lot 171, The Crossing at Spring Creek, Unit Two, situated in Comal County, Texas, according to map or plat thereof recorded in Document No. 200606001905, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations affecting the Property that are shown in the Real Property Records of Comal County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is

evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

CBW Financial, Inc., a Texas Corporation

By: [Signature]
Name: Carby Walker
Title: President

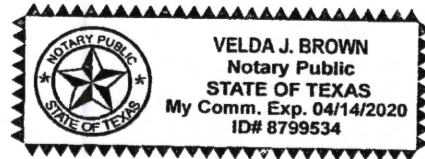
STATE OF TEXAS Comal
COUNTY OF Comal

This instrument was acknowledged before me on the 21st day of March, 2017 by Carby Walker President, of CBW Financial, Inc., a Texas corporation, on behalf of said corporation.

(SEAL)

[Signature]
Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:
John Dale Smithwick
1815 Lindal Pointe
San Antonio, TEXAS 78260



REC
MAR 22 2019

COURT

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/22/2017 08:11:31 AM
TERRI 2 Pages(s)
201706013993



Bobbie Koepf

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Items	Date Received
	Initials

Permit Number

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

RECEIVED

MAR 22 2019

COUNTY

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

February 21, 2019

Date

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

<input type="checkbox"/> INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

Hernandez, Sandra

From: adela@mjseptic.com
Sent: Tuesday, October 1, 2019 2:39 PM
To: bonnie123_smithwick@yahoo.com
Subject: Initial Contract for John & Yvonne Smithwick
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 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: 10/1/2019

www.mjseptic.com mjseptic@mjseptic.com

Permit #: 108908

To: John & Yvonne Smithwick
419 Rittiman Road
Spring Branch, TX 78070

Contract Period

Start Date: 6/1/2019
End Date: 6/1/2021

Phone: (361) 945-1672 Subdivision:

Site: 419 Rittimann Road, Spring Branch, TX 78070

County: Comal

MJ Septic, LLC

Installer: MJ Central Texas Septic, LLC

3 visits per year - one every 4 months

Agency: Comal County Environmental Health

500 gallons per day

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

Map Key: ID: 5086

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.

• **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.

PROPERTY ADDRESS: _____

HOMEOWNER NAME: _____

• 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: **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
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 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.

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **John & Yvonne Smithwick**
419 Rittiman Road
Spring Branch, TX 78070

Printed: 11/4/2019
Site: 419 Rittimann Road
Spring Branch, TX 78070
(361) 945-1672

Permit #: **108908**
Agency: Comal County Environmental Health
County: Comal Sub:
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 5086
Contract Dates: 6/1/2019 - 10/1/2021
Scheduled Date: 10/1/2019 Inspection 1 of 6

Service Type: Scheduled Inspection

Visit Date: **10/15/2019**

Time In: 10:22

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: **Brianna Perez**

- Copy emailed to Customer
Customer Emailed: 10/16/2019
- Copy emailed to the Agency
Agency Emailed: 11/4/2019

Sludge Levels

For Tank 1: 0-1

Chlorine Residual: N/A

Tank Lid / Riser: **Secured**

Problem
Indicated

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection. - Please call the office at (210) 875-3625 to schedule your missed inspection. Missed inspection letter sent. - *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 10/16/2019.

Insp ID #:28063

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: John & Yvonne Smithwick
419 Rittiman Road
Spring Branch, TX 78070

Printed:6/18/2020
Site: 419 Rittimann Road
Spring Branch, TX 78070
(361) 945-1672

Permit #: **108908**

Agency: Comal County Environmental Health
County: Comal

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 5086

Contract Dates: 6/1/2019 - 10/1/2021

Scheduled Date: 6/1/2020

Inspection 2 of 6

Service Type: Scheduled Inspection

Visit Date: 6/11/2020

Time In: 12:47pm

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: 6/11/2020

Copy emailed to the Agency

Agency Emailed: 6/18/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 2

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 6/11/2020.

Insp ID #:32258

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: John & Yvonne Smithwick
419 Rittiman Road
Spring Branch, TX 78070

Printed: 10/16/2020
Site: 419 Rittimann Road
Spring Branch, TX 78070
(361) 945-1672

Permit #: **108908**

Customer ID: 5086

Agency: Comal County Environmental Health

Contract Dates: 6/1/2019 - 10/1/2021

County: Comal

Scheduled Date: 10/1/2020

Inspection 3 of 6

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

Treatment Type: Aerobic

Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **10/14/2020**

Time In: 11:23 AM

Entered By: Hannah Graham

Method: **Other**

Copy emailed to Customer

Technician: Manuel Guerrero

Customer Emailed: 10/14/2020

Maint. Provider: Michael J. Long

Copy emailed to the Agency

Agency Emailed: 10/16/2020

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 0-1

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Comments

Service Completed

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

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

- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 10/14/2020.

Owner signature: _____

Insp ID #: 34334

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: **John & Yvonne Smithwick**
419 Rittiman Road
Spring Branch, TX 78070

Printed: 4/5/2021
Site: 419 Rittimann Road
Spring Branch, TX 78070
(361) 945-1672

Permit #: **108908**

Agency: Comal County Environmental Health
County: Comal

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 5086

Contract Dates: 6/1/2019 - 10/1/2021

Scheduled Date: 2/1/2021

Inspection 4 of 6

Service Type: Scheduled Inspection

Visit Date: 2/11/2021

Time In: 11:48

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: 2/12/2021

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 #:36394

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: **John & Yvonne Smithwick**
419 Rittiman Road
Spring Branch, TX 78070

Printed: 7/30/2021
Site: 419 Rittimann Road
Spring Branch, TX 78070
(361) 945-1672

Permit #: **108908**

Agency: Comal County Environmental Health
County: Comal

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 5086

Contract Dates: 6/1/2019 - 10/1/2021

Scheduled Date: 6/1/2021

Inspection 5 of 6

Service Type: Scheduled Inspection

Visit Date: **6/11/2021**

Time In: 2:57 pm

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1 mg/L

Sludge Levels

For Tank 1: 1"

This counts as a type of "Scheduled Inspection"

Entered By: **Brianna Perez**

Copy emailed to Customer

Customer Emailed: 6/24/2021

Copy emailed to the Agency

Agency Emailed: 7/30/2021

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 #: 38611

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: **John & Yvonne Smithwick**
419 Rittiman Road
Spring Branch, TX 78070

Printed:10/22/2021
Site: 419 Rittimann Road
Spring Branch, TX 78070
(361) 945-1672

Permit #: **108908** Customer ID: 5086
Agency: Comal County Environmental Health Contract Dates: 6/1/2019 - 10/1/2021
County: Comal Scheduled Date: 10/1/2021 Inspection 6 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 10/18/2021

Time In: 207 PM

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer

Customer Emailed: 10/19/2021

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 10/22/2021

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 2"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

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

This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance - Copy emailed to the customer on 10/19/2021.

Insp ID #:40867

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2022