



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 06/25/2020 ****See attached special permit conditions** Permit Number: 109258

Location Description: 2820 PUTER CREEK RD
SPRING BRANCH, TX 78070

Subdivision: Comal Hills
Unit: 1
Lot: 357
Block: 1
Acreage:

Type of System: Aerobic
Drip Irrigation

Issued to: Adam Smith, C.O. ACS Builders

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

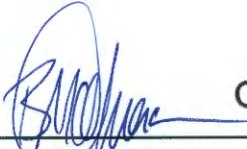
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**


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

****Permit 109258 Special Permit Conditions:**

The condition of this permit requires a BOD5 and TSS grab sample to be submitted along with each maintenance report every 4 months for a period of a year beginning 4 months after the License to Operate is issued. Those test results will need to show compliance with the minimum acceptable test results identified in TAC 285.91(IV). If all is compliant, the test results will revert back to the normal frequency identified in TAC 285.91(IV). If test results do not comply, the License to Operate will be null and void and a new permit must be obtained.

RECEIVED

By rabsah at 1:33 pm, Jan 30, 2020

30 Jan 2020; 1300 hrs.

Brenda Ritzen or Sandra Hernandez

Comal County

Re: Smith property, 2820 Puter Creek, Comal County, Permit 109258

With respect to the captioned on-site sewage facility that comes under the jurisdiction of the order and regulations of TCEQ, a variance from these regulations is hereby requested. In accordance with TCEQ OSSF Regulations, Section 285.3 (h), VARIANCES, the following is submitted for your consideration:

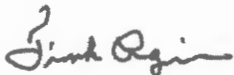
VARIANCE: That this 750 gpd ATU be allowed to continue and be placed on-line.

REASON: EQUAL PROTECTION SHALL BE ACHIEVED BY ACTUAL SAMPLES OF THE SYSTEM'S EFFLUENT TO BE TAKEN AT THE TIME OF EACH MAINTENANCE VISIT (EVERY 4 MONTHS) FOR ONE FULL YEAR AND SUBMITTED TO COMAL FOR REVIEW. THIS WILL ENSURE THAT THE SYSTEM IS, IN FACT, OPERATING PROPERLY AND WITHOUT CAUSING A NUISANCE OR PUBLIC HEALTH HAZARD.

The samples to be taken will be BOD5 and TSS grab samples.

Your concurrence with this variance is respectfully requested. Should you desire additional information, please let me know.

Sincerely,



Frank Aguirre, Professional Sanitarian

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: MJ Septic OSSF Installer #: OS0023596

1st Inspection Date: 01-16-2020 2nd Inspection Date: 01-23-2020 3rd Inspection Date: 6/16/20

Inspector Name: B.Olvera Inspector Name: B. Olvera Inspector Name: Connor

Permit#: 109258 Address: 2820 Putter Creek Road / Comal Hills

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	01-16-20	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)		01-16-20	01-23-20	
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)				

01-16-2020 BMO

Tabk Set Level
Too wet to check for leaks
revision on tank sizes and
location

01-23-2020 BMO

Tanks Set Level No Leaks
Not operational
Revision for location of tank,
2 tanks not one

6/16/20 JC

Drip installed, operational
cover.

06-25-2020 BMO: 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	01-16-20	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		01-16-20	01-23-20	
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			800 / 1000			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			ProFlo / Si			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation	X	285.33(c)(3)(A)-(F)				X
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	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	01-16-20	285.32(c)(1)		01-16-20	01-23-20	
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

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?	X	285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				X
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)			06-25-20 	
42	APPLICATION AREA Area Installed	X					X
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 109258
Issued This Date: 12/26/2019
This permit is hereby given to: Adam Smith, C.O. ACS Builders

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

2820 PUTER CREEK RD
SPRING BRANCH, TX 78070

Subdivision: Comal Hills
Unit: 1
Lot: 357
Block: 1
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.

The condition of this permit requires a BOD5 and TSS grab sample to be submitted along with each maintenance report every 4 months for a period of a year beginning 4 months after the License to Operate is issued. Those test results will need to show compliance with the minimum acceptable test results identified in TAC 285.91(IV). If all is compliant, the test results will revert back to the normal frequency identified in TAC 285.91(IV). If test results do not comply, the License to Operate will be null and void and a new permit must be obtained.

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____ OSSF Installer #: _____

1st Inspection Date: 6/14/19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: mike T. Inspector Name: _____ Inspector Name: _____

Permit#: 109258 Address: Comal Hills / 2820 Punter Creek Dr.

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)	site OK 6/14/19 - MT			
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)				
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MT - 6/14/19
site Good.

**Comal County Environmental Health
OSSF Inspection Sheet**

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**Comal County Environmental Health
OSSF Inspection Sheet**

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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						
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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>						
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**Comal County Environmental Health
OSSF Inspection Sheet**

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40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(I)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)				
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42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

REVISED

11:58 am, Dec 17, 2019

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

Date 20 May 19 8235 AFORA PKWY, Permit # 109258
 Owner Name ADAM SMITH Agent Name FRANK AGUIRRE, R.S.
 Mailing Address SEUMA 78154 Agent Address 16159 OLD STABLE RD.
 City, State, Zip SUITE III, PKB 576 City, State, Zip SAN ANTONIO, TEXAS 78247
 Phone # 619 456 7041 Phone # 210.275.7866
 Email REBECCA@EVERVIEWHOMES.COM Email FRANKSEPTIC45@GMAIL.COM

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

Subdivision Name Connehilus Unit 1 Lot 357 Block 1
 Acreage/Legal _____
 Street Name/Address 2820 PUTER CREEK Zip _____

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, R.V., etc.) 3 BR
 Number of Bedrooms 2 BR 6 BR } 1 Bldg.
 Indicate Sq Ft of Living Area 6 x 1326 = 3978 600 sq ft

Non-Single Family Residential

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

Type of Facility apartment complex - three 2-BR apartments
 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: \$ 300,000 (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]

20 May 19

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

Planning Materials & Site Evaluation as Required Completed By FRANK AQUIRRE

System Description ATU w/ ~~SPRAY~~ DRIP

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

Tank Size(s) (Gallons) 750 Absorption/Application Area (Sq Ft) 3000

Gallons Per Day (As Per TCEQ Table III) 600

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

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

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

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

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

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

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

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

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

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

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

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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.

Frank Aquirre
Signature of Designer

May 20, 2019
Date

Maintenance agreement: See attached

ATU affidavit: *Jim Ogden*

201906018678 05/31/2019 02:09:31 PM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF Comal STATE OF TEXAS

CERTIFICATION OF SEPTIC SYSTEMS REQUIRING MAINTENANCE

In accordance Texas Commission on Environmental Quality (TCEQ) Rules for septic systems, this document in the Deeds & Records Dept. of the jurisdiction named above.

TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of septic systems are located on specific pieces of property. To achieve this notice, TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the septic system permitting authority. This deed certification is not a representation or warranty by TCEQ of the suitability of this septic system, nor does it constitute any guarantee by TCEQ that the appropriate system was installed.

A septic system requiring a maintenance contract, according to 30 Texas Administrative Code, 285.91 (12) will be installed on the property described as:

Street address: 2820 Puter Creek
Subdivision: Comal Hills, 1 Lot: 357 Blk. 1 Unit: 1

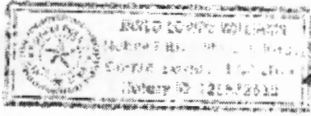
This septic system must be covered by a continuous maintenance contract. All maintenance on this unit must be performed by an approved maintenance company and a signed maintenance contract must be submitted to permitting authority within 30 days after the property has been transferred.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the septic system to the buyer. A copy of the design of the system can be obtained from the permitting authority.

WITNESS MY/OUR HAND[S] ON THIS 30th day of May, 2019

Adam Smith
Owner's signature
Adam Smith
Owner's printed name

SWORN TO AND SUBSCRIBED BEFORE ME on this 30th day of May, 2019



Jared Williams
Notary Public, State of Texas
Notary's printed name: Jared Williams
My commission expires: 11-3-19

DO NOT WRITE BELOW THIS LINE

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/31/2019 02:09:31 PM
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201906018678

Bobbie Koepf

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

Aerobic Installation * Aerobic Maintenance Contracts
Real Estate Inspections * Cleaning/Pumping
Michael J. Long, MP 0001294 Licensed by T.C.E.C.

PROPERTY ADDRESS: 2020 PUTER CREEK

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: [Signature] Printed Name: ADAM SMITH Email: REBECCA@EVANVIEWHOMES.COM
Phone Numbers: (Home) 619 456 5704 (Mr. Cell) _____ (Mrs. Cell) _____ (Work) _____

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

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

Date: 20 May 19

Applicant/site evaluator:

Name: Frank Aguirre

Location: 2820 Puter Creek

Date: 20 May 2019

Site Evaluator:

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

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5		4	limestone			Class <u>IV</u> no test files

SOIL BORING NUMBER <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1 2 3 4 5			IXE			partly

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COUNTY ENGINEER

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

Sincerely,

Frank Aguirre, Registered Sanitarian, Lic. 994, Site Evaluator, Lic. 10807, TCEQ Designated Representative Lic.30400, NAWT Certified Inspector, Lic. 13671TC



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

San Antonio, Texas 78247-4490
210.275.7866

frankseptic45@gmail.com

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

DATE, FIELD WORK: 20 May 2019

THE PLAYERS:

Property owner: Adam Smith, c/o ACS Builders, 8235 Agora Parkway, Selma, Texas 78154, Suite 111, PMB 576, Rebecca Schouten, (619)456-7041, rebecca@everviewhomes.com

Site Evaluator: Frank Aguirre, SE, #10807

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

Installer: MJ Septic, 210.875.3625

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

Comal County: Brenda Ritzen or Sandra Hernandez, 830.608.2090

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THE PROPERTY:

Street numerical address: 2820 Puter Creek

Legal description: Lot 357, B-1, Comal Hills, U-1

COUNTY ENGINEER

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

THE PROPOSED PROJECT:

Three 2 BR apartments, total of 6 BR.

THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 600 gpd, sized, by regulations, to a 6 BR.

Organic loading estimated at 140 to 300 mg/l BOD with traces of FOG and TSS (residential strength)

DESCRIPTION OF PROPOSED MONITORING OF SEWAGE CHARACTERISTICS:

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

TARGET FINAL EFFLUENT PARAMETERS:

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

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

WATER SOURCE: CLWS

SITE EVALUATION DATA:

It distributes the treated effluent at a constant rate and in a uniform fashion over the entire "wetted" area.

The publication, Wastewater Subsurface Drip Distribution, by the Tennessee Valley Authority, P.7 says, "The success of drip dispersion depends on how successful the wastewater dose rate and the volume is matched to the soil and site characteristics.... The hydraulic processes are complicated and the number of variables is large."

One aspect of this is that the instantaneous water application rate of the system must never exceed the water absorption capacity of the soil, which varies depending upon the current water content of that soil.

Every attempt has herein been made to design this system toward the maximum probability of success by upholding the soil's relatively high soil absorption rate through a low rate of application, this in order to keep the soil below its saturation point.

One of the largest threats to any dripfield is excessive rainfall. But, while that can't be helped, all man-made, extraneous waters, e.g., from the property improvements, must be totally avoided.

A. DRIPFIELD PREPARATION/INSTALLATION

Prior to trenching, the site must be scarified and Class II soil added, if needed. Drip tubing will be laid and the entire field area will be capped with 6" Class II soil (not sand). The entire field area will be sodded with hearty grasses, e.g, Bermuda or St. Augustine, prior to system startup.

Of extreme importance is that the entire dripfield must be protected from surface water running over it. This would do great damage to its ability to absorb wastewater from the septic system.

B. DRIPFIELD MANAGEMENT

The first step is the installation of a WASTEFLOW HEADWORKS UNIT or management center. It will include a micro-filter to filter the treated effluent prior to sending it out through the drip tubes, a water meter to measure flows through the entire unit, a "programmable logic controller" to control everything from the pump tank forward, some piping for system flushing and various valves and a pressure regulator so that the dripfield operates under a CONSTANT PRESSURE of 40 psi, so that each emitter will have the same flow rate. It is the "brain" of the entire drip system.

C. DRIP TUBING *Stick System*

This .5" tubing will be set 6" to 8" below grade (right at the roots of the grass!), with the lines being 2' apart. The tubing includes a protected and specially designed opening called an "emitter" that allows treated water to exit at a FIXED rate.

This tubing now includes highly specialized chemicals in it that protect against root intrusion and biological growth on the inside walls of the tubes and emitters. Each emitter is constructed to enhance turbulence in the line which equalizes flows and keeps them clean.

The driplines shall be connected to each other by the use of a flexible tubing, e.g, SpaFlex, with QuickLock fittings. They are referred to as "loops" and do not include any emitters.

THE PREFERRED BRAND OF DRIP TUBING IS GEOFLOW with emitters that flow, under 30 psi, .6 gal/hr. (but Netafim can be substituted).

D. COMPONENTS AND STANDARD VALUES

- A. This certifies that proper soil analysis procedures were followed.
- B. Soils at this site are Class IV and are not suitable with respect to texture. [THE DRIPFIELD SHALL CONSIST OF IMPORTED CLASS II OR CLASS III SOILS.]
- C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

SYSTEM DESCRIPTION:

Collection: (It is crucial that all sewer drops exiting this home/building be as shallow as possible, still meeting elevation plumbing requirements in the slab. This design assumes a shallow sewer drop exit.) About 20' of 4" pvc, Sch. 40 tightline will extend from the house to the ATU with a cleanout within 3' of the house.

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

Treatment: 800 gpd ATU (aerobic treatment unit) with a 1000 gal. pump tank with disinfection

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

Water pump requirements: Must overcome an elevation head of 8', a friction head of [2]' and a maximum head of [.35].

It shall operate the dripfield at [] application times (operated by a control box using a timer) with the recycling valve in the pump tank adjusted so that the output is at least gpm. Each cycle shall run for []minutes.

DRIPFIELD MANAGEMENT: A dripfield management system shall be set at the outlet of the pump tank and shall include a 100 micron filter, a water meter, pressure regulator set at 30 PSI, valving to facilitate backflow of the filter and an exit supply line to the dripfield. *Jim Quinn*

Supply line and return line size: 1"

K-rain indexing valve: An indexing valve shall be set at the outlet of the management center, this to alternate between [5] dripfield zones.

Dripfield: The dripfield shall consist of [5] zones, each with [300]' of drip tubing for a total of [1500]' lines.

A WATER REUSE LAWN IRRIGATION SYSTEM

While the aerobic treatment unit will treat the wastewater to a "Class I effluent," much higher quality than it was when it exited the home or business, the dripfield's purpose is to RETURN that treated wastewater to the environment within the confines of the owner's property and to do so without causing it harm

The DRIPFIELD is the only one of the many ways that treated effluent can be returned to the Texas environment that ACTUALLY HELPS FEED THE GRASSES on the property.

Air release/vacuum breaker: A valve set at the high point of each zone so as to prevent siphoning of effluent from higher to lower parts of the dripfield

Dosing: normal dosing of a dripfield zone

Drip tubing: a .55" commercial tubing, chemically treated to fight bacterial growth and root intrusion and with a emitter every 2' that is engineered to cause agitated flows to further reduce any kind of clogging or bacterial growth.

Dripfield saturation: a deleterious situation where effluent begins to pond; one common cause is allowing pump times to run past 5 minutes in length.

Emitter flow: .61 gal/hr or .01 gpm

Equal distribution: the distribution of treated effluent in equal rates and volumes across the entire dripfield

Flushing: forcing an increased rate of flow, the same direction as is normal flow, but at a higher velocity, this to clean debris out of driplines

Indexing valve: a valve placed outside the management center, whose purpose is to divide the dripfield into zones that will be feed one at a time, this in order to reduce the size of the pump needed.

Management center: Container at the pump outlet that contains a 100 micron filter, pressure regulator set at 40 psi, a ball vae for flushing, this partially open and over valves and piping as needed

Minimum scour velocity: At least 2'/sec must be forced through the tubing to properly scour it

PSI: set by the pressure regulator at 30 psi

Return line: Always a 1" pvc, Sch. 40 pipe, it returns undelivered effluent to the pump tank or to the pre-treatment tank of the ATU; it includes a ball run valve before entry to the pump tank. It shall also include a 1" air release valve at its high point.

Scarification: The plowing or trenching of surface soils so as to remove rocks, tree roots, etc. and allow the tubing to sit in 8" of sandy loam, later to be capped with another 4" of a sandy loam

Section: A run of drip tubing that starts from a Supply line and ends at either another point on that Supply line or at a Return line, accompanied by an air release valve.

Supply line: Always a 1" pvc, Sch. 40 pipe, issuing from the management center to a K-rain Indexing valve or directed by solenoid valves to feed all zones, one at a time.

Zone: A portion of an overall dripfield that is connected to its own Supply line and Return line; it is not ever to be more than []' in length. All zones will be approximately the same size.

E. CALCULATIONS

Three apartments of [2] bedrooms must be rated at a MAXIMUM flow on ANY GIVEN

DAY of 600[] gallons.

Soil application rate (Ra): [.2] gal/SF/day (that of a Class [III] IMPORTED soil)

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COUNTY ENGINEER

Total absorption area (TAA) required = $600[\text{ }]\text{ gpd}/[.2]\text{ Ra}$ = at least [3000] SF of dripfield

Total drip tubing required = $\text{TAA}/2$ = at least [1500] ' total length with an emitter every 2' with a total number of emitters of at least [750] .

Rules:

1. Lay zones out in sections, each totaling no more than 320' in total length.
2. Place air release at the end of each zone.
3. Place a single check at the end of each zone.
4. Place a globe valve, left partially cracked at the end of each zone.
5. Friction head loss in tubing is .67'/100' of tubing
6. Emitter drip rate: .01 gpm *Jim Ogden*

The requirement: A maximum flow of [600] gal. on any given day, with a residential strength of under 300 mg/l BOD (organic strength)

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OVERALL DRIPFIELD SIZING

JUN 07 2019

The dripfield shall consist of [5] zones with each zone having a length of a least [300]' of dripline.

COUNTY ENGINEER

DRIPFIELD RATES OF FLOW

The LONGEST ZONE shall have an actual length of [300]' or [150] emitters, issuing .01 gal/min each for a total flow

for the zone of [1.5] gpm.

(Note: THIS is why it is referred to as a "drip" system and, with the placement of the tubing at the roots of the grasses, why its so beneficial to them.)

TOTAL HEAD NEEDED

Total friction loss of [300]' of tubing, at .67'/100', = [2.01]' +

For a 1" pvc, Sch. 40 Return or Supply line line at [1.5] gpm, the friction loss per 100' is

[.65]'. For the longest length of that line of [60]' the total friction loss is =

[.35]' +

an elevation head loss of [8]' +

= A TOTAL HEAD REQUIREMENT FOR EACH ZONE OF [10.4]'

Jim Ogden

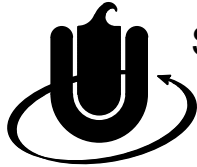
PUMP ACTIVATIONS

At the total flow of [600] gpd and a total pump flow rate set at [1.5] gpm, the total run time per day will be [400] minutes.

This will be divided, using 5 minutes as the maximum run time of any pumping event into [80] pump activations per day or one every [18] minutes.

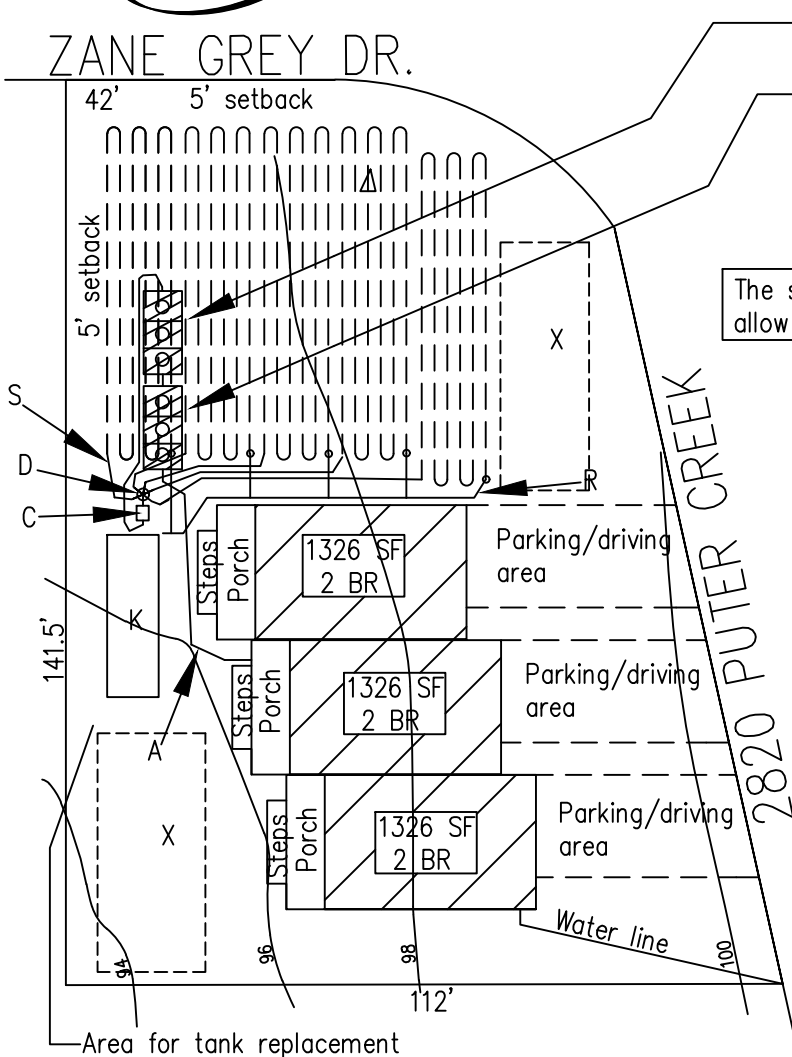
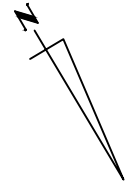
REVISED

11:19 am, Apr 30, 2020



Septic Systems Express

DBA of Frank Aguirre and Associates, Inc.



1000 gal. pump tank
 Pre-treatment, 800 gpd ATU & chlorinator
SMITH PROPERTY
 20 May 2019
 (Revision of 30 Apr 2020)

1" = 30'

The soil over the tanks shall have enough depth to allow at least 6" of soil beneath the drip tubes.

- A = ± 35' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment tank, 800 gpd ATU, chlorinator and 1000 gal. pump tank
- C = Dripfield management center including, 100 micron filter, pressure regulator set at 30 PSI, water meters and valving
- D = K-rain Indexing valve, Series 600, set to alternate between 5 zones
- S = 1" supply lines
- R = 1" return lines

Reserve drip 5' from staircase.

The entire dripfield area to consist of imported Class II or Class III soils so that all dripfields are underlain by at least 6" underneath them and 6" above them.

- X = Area designated for a replacement dripfield (all portions at least 5' from any property line)
- K = Area designated for a replacement ATU (10' from property line)

DRIPFIELD:
 Five zones, each to consists of 6 laterals of 50' each or 300' per zone for a total of 1500' of driptubing

- o = An air release valve to be placed at the high point of each drip zone, as well as a single check valve at the end of the zone to prevent backflow into it from other zones.

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

Frank Aguirre



RS 994
OS 10807
DR 30400

(This prevents soil saturation.)

Link Origin

The field area will be sodded with hearty grass such as Bermuda or St. Augustine prior to system startup.

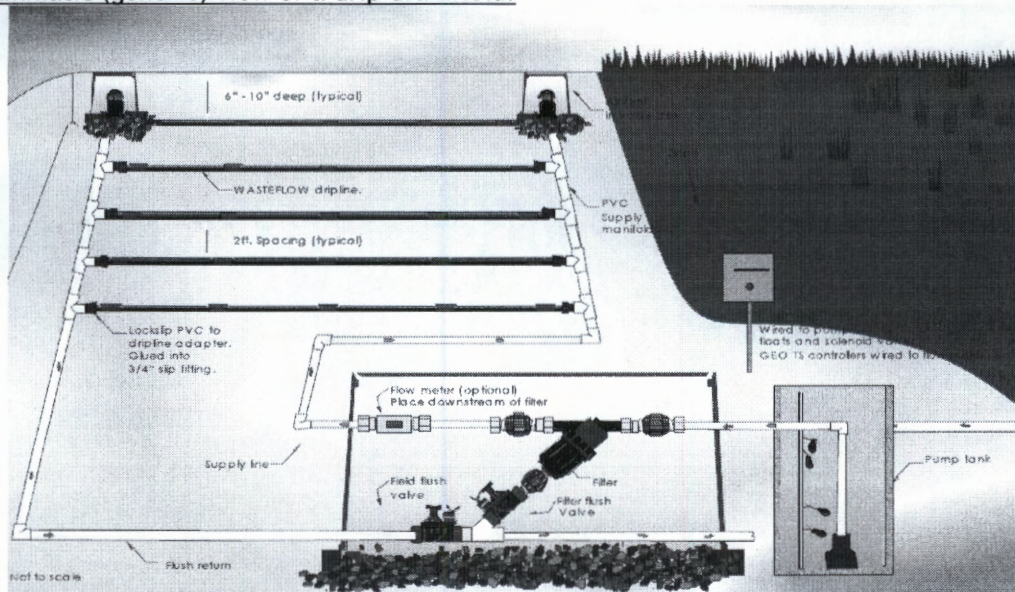
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DRIPFIELD INSTRUCTIONS:

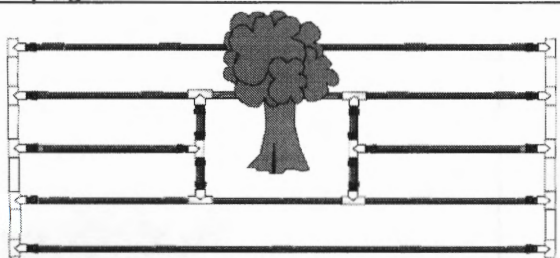
1. Geoflow is the preferred brand of tubing, although Netafim is acceptable.
2. No trees shall be removed without owner approval.
3. If the dripfield is to be constructed above the native soils, all large, loose rocks must be removed prior to construction and the native surface is first to be tilled or scarified. The imported soil must be clean Class III loam.
4. The drip tubing shall be installed by cutting trenches, plowing or laying the tubing on scarified ground. The tubing is to be installed parallel to the contours with 2' spacing.
5. The finished top elevation of the backfill on the dripfield area must be graded so that no water can pond either over or uphill from the field.
6. Never allow the pump to run for over 5 minutes, pressurizing any portion of the dripfield. Doing so can cause a "tunneling" of water upwards from an emitter which may take months to heal.
7. All pipe and tubing is to be buried with at least 6" of soil cover.
8. If seepage or other underground water is found during excavation of the distribution tubing, stop construction.
9. Do not install the dripfield during or after a rain. The soil must be dry enough that no noticeable compaction of the soil occurs during construction.
10. Protect the dripfield from excessive stormwater OR WATER FROM ANY OTHER SOURCE from flowing over it by berms (raising up), swale (lowering) or guttering as needed.
11. Disallow any driving or heavy equipment over the dripfield.
12. If imported soil is to be added, the grass in that area of the dripfield shall be first removed.
13. No grade cuts shall be made close to the dripfield.
14. The owner must keep the dripfield maintained (mowed) at all times, as the sun's evaporation plays a major role in its proper functioning.

Diagrammatic (generic) view of a drip drainfield:



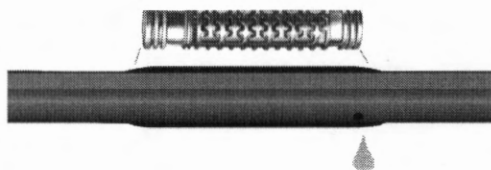
Jack Quinn

Looping around trees...



Loop dripline around trees

A drip emitter...



Air release valves:



Air Vent / Vacuum Relief Valve

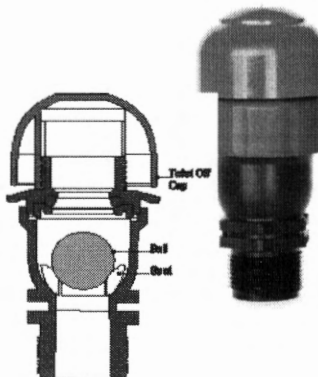
UPDATED

Description

Air release occurs when air escape the system at startup and vacuum relief allows air to enter during shutdown. The air vent vacuum breakers are installed at the highest points in the drip field to keep soil from being sucked into the emitters due to back siphoning and back pressure. This is an absolute necessity with underground drip systems. They are also used for proper drainage of the supply and return manifolds. Use one on the high point of the supply manifold and one on the high point of the return manifold and any high points of the system.

Features

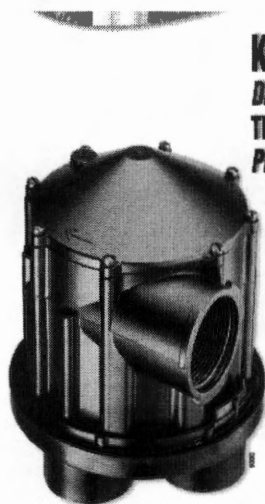
Geoflow's new kinetic air vacuum breakers have a twist off cap that is easy to take apart for cleaning. No need to remove the valve to maintain it. The large clear passageway allows lots of air to flow in and out easily. The protected mushroom cap is ideal for wastewater, directing spray downward.



Part No.	APVBK75m	APVBK100m
1/2" x 1/2"	1/2" x 1/2"	1"

RECEIVED
JUN 07 2019
COUNTY ENGINEER

K-rain Indexing valve:



**K-RAIN 6000
DISTRIBUTING VALVES
THE NEXT GENERATION OF
PROFESSIONAL PRODUCTS.**

FEATURES/BENEFITS

- 3 Year Trade Warranty - Factory support up to two years after purchase.
- Weld-On Cast Body - Durable, long lasting, and capable of high pressure applications.
- Available in 4 and 6 Outlet Models - Can divert and locate flow from one to six watering zones.
- Simplicity of Design - Valves are easily maintained and serviced for long product life.
- Operates at 100 GPM at Pressure or 20 LPM PSL - Used for pump-fed systems or high-flow over water system.
- Built-In Atmospheric Vacuum Breaker - Releases any vacuum created between the pump and the valve on shut down.

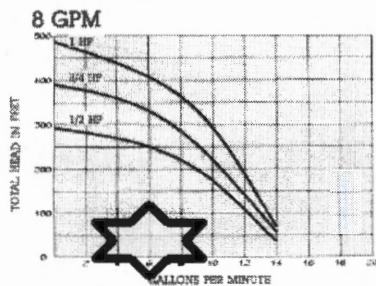


Frank Rejin

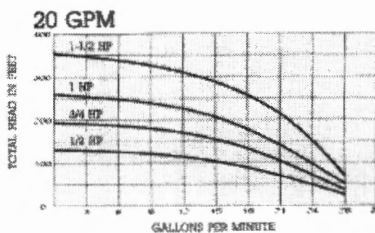
Typical high head well pump charts:

High Head Filtered Effluent Pumps

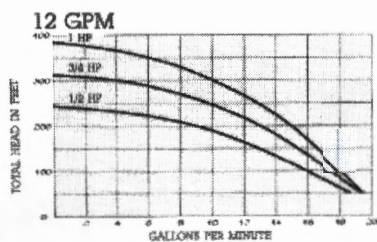
1/2, 3/4, 1 and 1 1/2 HP
8, 12, 20, 25, and 35 GPM
4" Diameter Submersibles



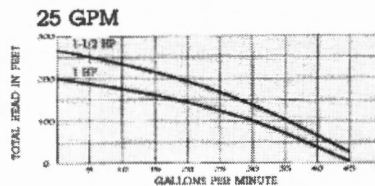
HP	Voltage	Pump Model
1/2	115	2NFL51-8E
1/2	230	2NFL52-8E
3/4	230	2NFL72-8E
1	230	2NFL102-8E



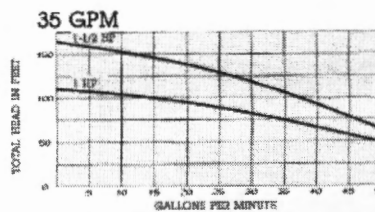
HP	Voltage	Pump Model
1-1/2	115	2NFL51-20E
1-1/2	230	2NFL52-20E
1	230	2NFL72-20E
1	230	2NFL102-20E
1-1/2	230	2NFL152-20E



HP	Voltage	Pump Model
1/2	115	2NFL51-12E
1/2	230	2NFL52-12E
3/4	230	2NFL72-12E
1	230	2NFL102-12E



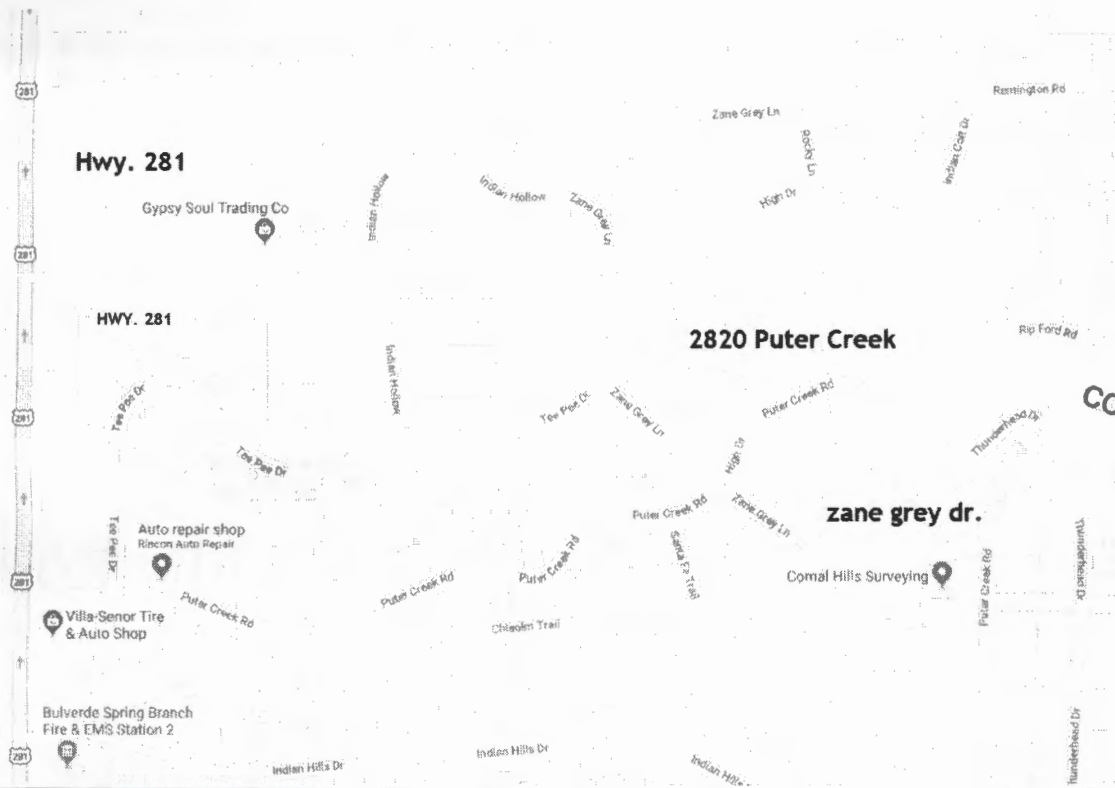
HP	Voltage	Pump Model
1	230	J1025BE
1-1/2	230	J1525BE



HP	Voltage	Pump Model
1	230	J1035BE
1-1/2	230	J1535BE

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COUNTY ENGINEER

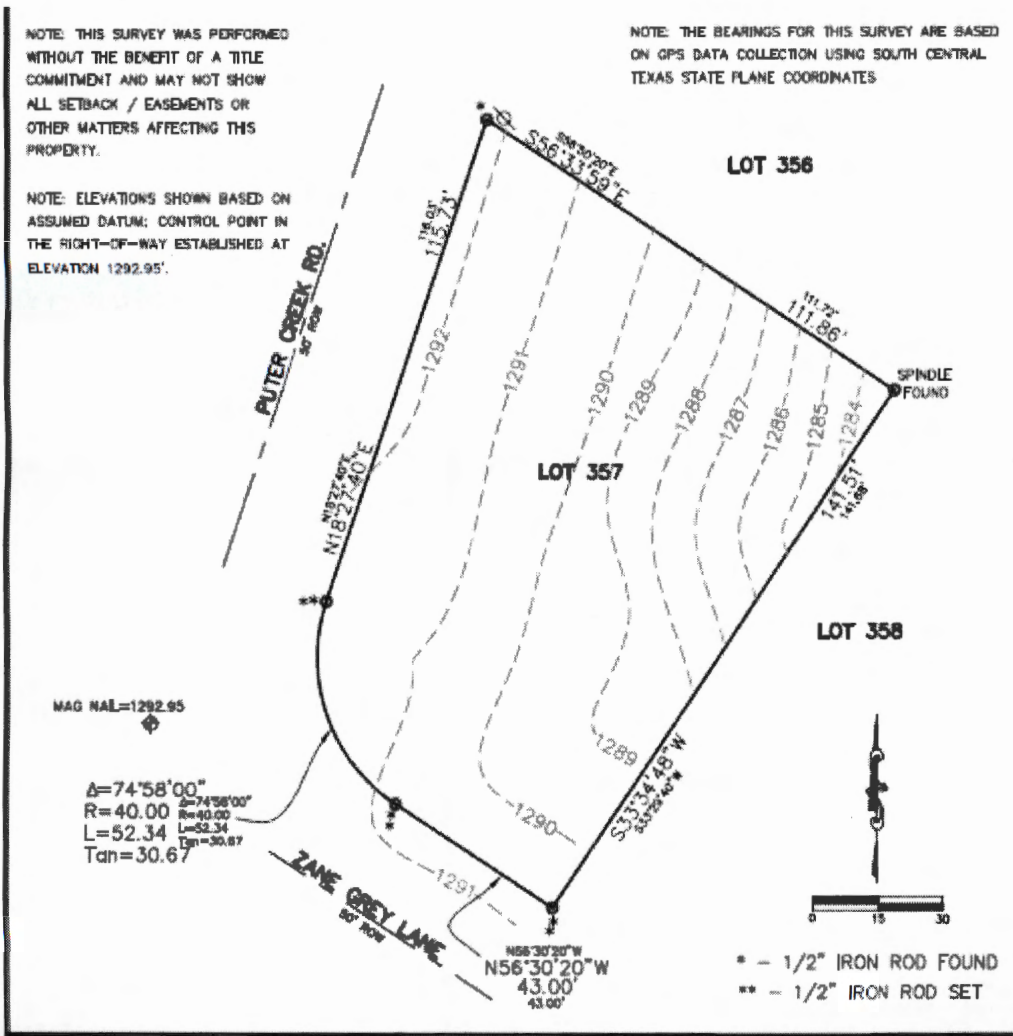
Location:



Flood zone/Aquifer map: *Sink Region*



Property plat: *Sink*



RECEIVED
 JUN 07 2019
 COUNTY ENGINEER

LOT(S) 357 BLOCK 1 N.C.B. - SUBDIVISION COMAL HILLS UNIT 1
 VOLUME 2 PAGE 53 DOC# - OF THE DEED & PLAT RECORDS OF COMAL COUNTY.
 WITNESS MY HAND AND SEAL THIS 28 DAY OF JUNE, 2018
 ADDRESS: 2820 PUTER CREEK
 BUYER: EVERVIEW HOMES

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN. COPYRIGHT © 2018 STEPHEN G. COOK ENGINEERING, INC. ALL RIGHTS RESERVED.

Stephen G. Cook
 STEPHEN G. COOK, R.P.L.S.

PRELIMINARY:
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSES.



180-235-001
 SGC JOB NO.
 G.S.I. J.P.A.
 DRAWN BY SURV. BY

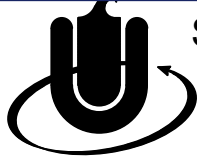
STEPHEN G. COOK ENGINEERING, INC. 12000 STARGREST, SUITE 107
 REGISTERED LAND SURVEYORS SAN ANTONIO, TEXAS 78247-5117
 TYPE FORM # 7-104 210/481-2533 * FAX: 210/481-2150
 RPLS # 10005400 WWW.SGCE.NET

Property deed: See attached

REVISED

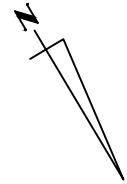
8:19 am, Apr 29, 2020

VOID

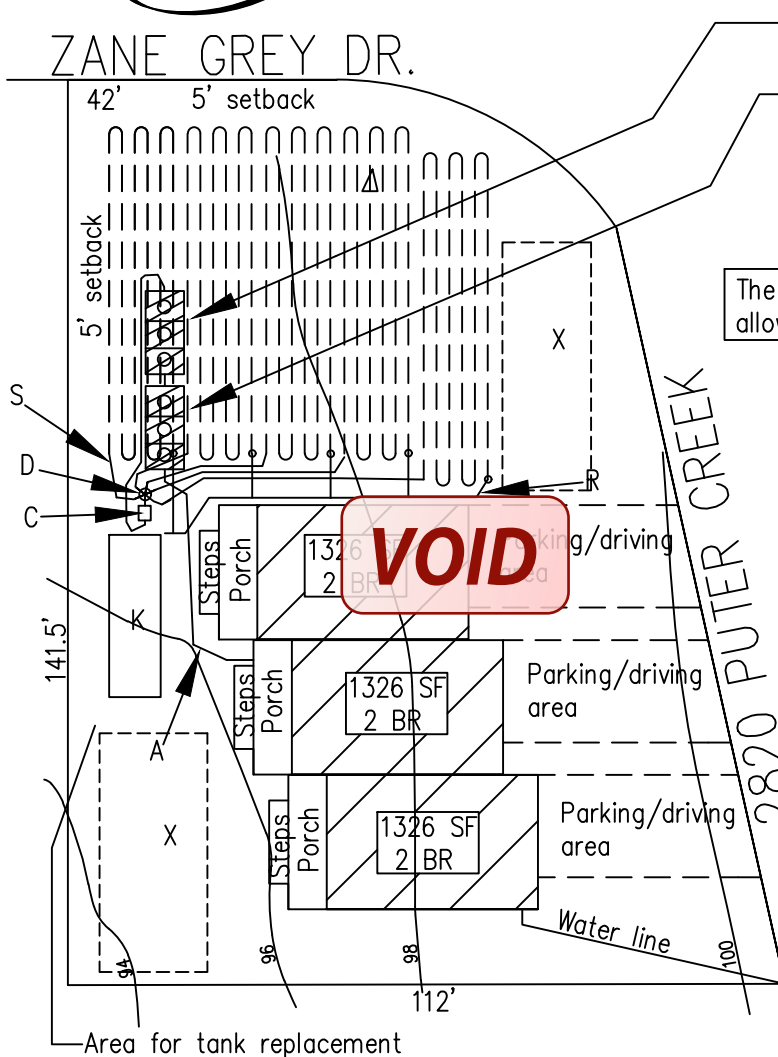


Septic Systems Express

DBA of Frank Aguirre and Associates, Inc.



1" = 30'



SMITH PROPERTY

20 May 2019

(Revision of 29 Apr 2020)

The soil over the tanks shall have enough depth to allow at least 6" of soil beneath the drip tubes.

- A = ± 35' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment tank, 750 gpd ATU, chlorinator and pump tank
- C = Dripfield management center including, 100 micron filter, pressure regulator set at 30 PSI, water meters and valving
- D = K-rain Indexing valve, Series 600, set to alternate between 5 zones
- S = 1" supply lines
- R = 1" return lines

Reserve drip 5' from staircase.

The entire dripfield area to consist of imported Class II or Class III soils so that all dripfields are underlain by at least 6" underneath them and 6" above them.

Area for tank replacement

- X = Area designated for a replacement dripfield (all portions at least 5' from any property line)
- K = Area designated for a replacement ATU (10' from property line)

DRIPFIELD:

Five zones, each to consists of 6 laterals of 50' each or 300' per zone for a total of 1500' of driptubing

- o = An air release valve to be placed at the high point of each drip zone, as well as a single check valve at the end of the zone to prevent backflow into it from other zones.

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

VOID

Frank Aguirre



RS 994
OS 10807
DR 30400

- A. This certifies that proper soil analysis procedures were followed.
- B. Soils at this site are Class IV and are unsuitable with respect to texture. [THE DRIPFIELD SHALL CONSIST OF IMPORTED CLASS I OR CLASS III SOILS.]
- C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

VOID

SYSTEM DESCRIPTION:

Collection: (It is crucial that all sewer drops exiting this home/building be as shallow as possible, still meeting elevation plumbing requirements in the slab. This design assumes a shallow sewer drop exit.) About 20' of 4" pvc, Sch. 40 tightline will extend from the house to the ATU with a cleanout within 3' of the house.

RECEIVED

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

JUN 07 2019

Treatment: [750] gpd ATU (aerobic treatment unit) with disinfection

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

Water pump requirements: Must overcome an elevation head of 8', a friction head of [2]' and a maximum head of [.35].

It shall operate the dripfield at [] application times (operated by a control box using a timer) with the recycling valve in the pump tank adjusted so that the output is at least gpm. Each cycle shall run for []

VOID

DRIPFIELD MANAGEMENT: A dripfield management system shall be set at the outlet of the pump tank and shall include a 100 micron filter, a water meter, pressure regulator set at 30 PSI, valving to facilitate backflow of the filter and an exit supply line to the dripfield. *Frank Quinn*

Supply line and return line size: 1"

K-rain indexing valve: An indexing valve shall be set at the outlet of the management center, this to alternate between [5] dripfield zones.

Dripfield: The dripfield shall consist of [5] zones, each with [300]' of drip tubing for a total of [1500]' lines.

A WATER REUSE LAWN IRRIGATION SYSTEM

While the aerobic treatment unit will treat the wastewater to a "Class I effluent," much higher quality than it was when it exited the home or business, the dripfield's purpose is to RETURN that treated wastewater to the environment within the confines of the owner's property and to do so without causing it harm

The DRIPFIELD is the only one of the many ways that treated effluent can be returned to the Texas environment that ACTUALLY HELPS FEED THE GROUND ON THE PROPERTY.

VOID

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Tuesday, April 28, 2020 9:06 AM
To: 'Frank Aguirre'
Cc: Olvera,Brandon
Subject: Permit 109258

RE: Comal Hills, Unit 1, Lot 357, Block 1

Frank,

Per phone conversation, the following information is still needed before we can proceed with the inspection process:

- 1 ✓ Revise the tank location and tank size within your planning materials.
- 2 ✓ Revise the tank location on your site plan.
- 3 ✓ Indicate that there is enough soil over the tank to bury the dripfield at least 6 inches deep.

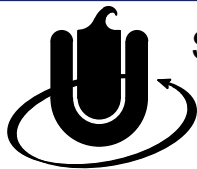
If you have any questions, you can email me or call the office.

Thank you,

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

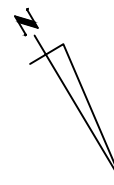
REVISED

2:52 pm, Dec 26, 2019



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

VOID

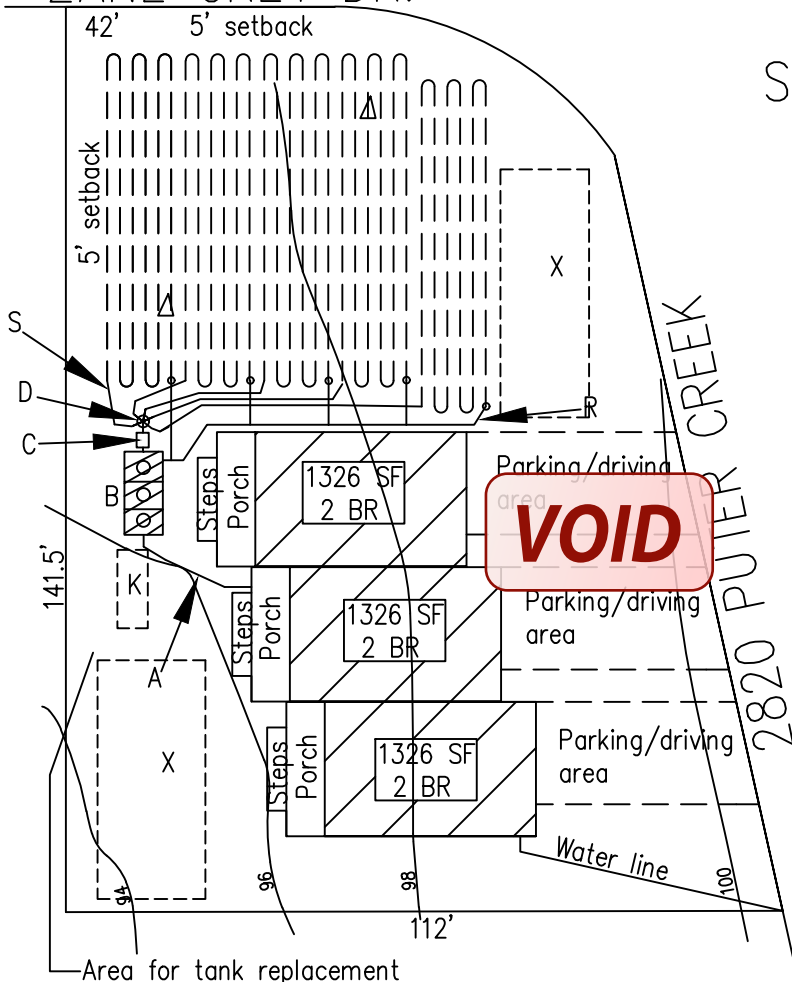


1" = 30'

Δ = Soil profile site

ZANE GREY DR.

SMITH PROPERTY
20 May 2019
(Revision of 26 Dec)



- A = ± 20' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment tank, 750 gpd ATU, chlorinator and pump tank
- C = Dripfield management center including, 100 micron filter, pressure regulator set at 30 PSI, water meters and valving
- D = K-rain Indexing valve, Series 600, set to alternate between 5 zones
- S = 1" supply lines
- R = 1" return lines

Reserve drip 5' from staircase.

The entire dripfield area to consist of imported Class II or Class III soils so that all dripfields are underlain by at least 6" underneath them and 6" above them.

X = Area designated for a replacement dripfield (all portions at least 5' from any property line)
 K = Area designated for a replacement ATU (10' from property line)

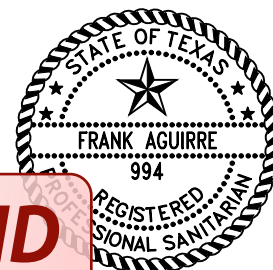
DRIPFIELD:

Five zones, each to consists of 6 laterals of 50' each or 300' per zone for a total of 1500' of driptubing

- o = An air release valve to be placed at the high point of each drip zone, as well as a single check valve at the end of the zone to prevent backflow into it from other zones.

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

Frank Aguirre

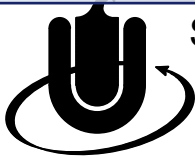


RS 994
OS 10807
DR 30400

VOID

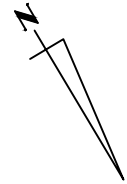
REVISED

11:53 am, Dec 17, 2019



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

VOID



1" = 30'

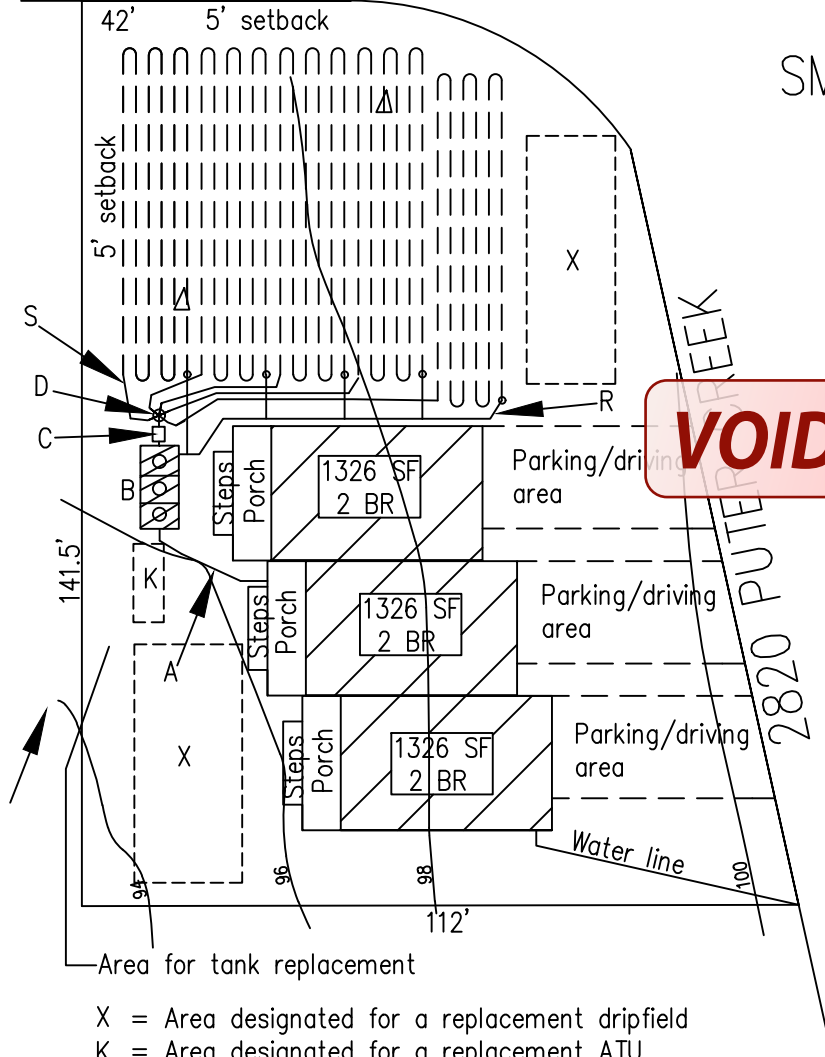
Δ = Soil profile site

ZANE GREY DR.

SMITH PROPERTY

20 May 2019

(Revision of 17 Dec)



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VOID

The entire dripfield area to consist of imported Class II or Class III soils so that all dripfields are underlain by at least 6" underneath them and 6" above them.

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

VOID

Frank Aguirre



RS 994
OS 10807
DR 30400

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Monday, November 18, 2019 2:39 PM
To: 'Frank Aguirre'
Subject: RE: Puter smuter!

RE: Comal Hills, Unit 1, Lot 357, Block 1

Frank,

We received revised planning materials today for the referenced property, but found those revisions to be deficient. The following information is still needed:

- ✓ Apartments are not considered a single family residence on the permit application. Revise application, and show the doubling of the treatment and disposal area on your planning materials.

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

Thank you,
Sandra

From: Frank Aguirre <frankseptic45@gmail.com>
Sent: Monday, November 18, 2019 2:01 PM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>; Amber Davalos <amber@everviewhomes.com>
Subject: Puter smuter!

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

18 November 2019

Re: 109258

Sandra:

Thank for your help, today!

Here are those items!

Please let me know if you need anything else!

Frank, cell 210.275.7866

--
I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD,
INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL. fa

REVISED
2:26 pm, Nov 18, 2019

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

Date 20 May 19 Permit # 109258
Owner Name ADAM SMITH Agent Name FRANK AGUIRRE, R.S.
Mailing Address SECTION 78154 Agent Address 16159 OLD STABLE RD.
City, State, Zip SUITE III, PHX 576 City, State, Zip SAN ANTONIO, TEXAS 78247
Phone # 619 456 7041 Phone # 210.275.7866
Email REBECCA@EVERVIEWHOMES.com Email FRANKSEPTIC45@GMAIL.COM

VOID

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

Subdivision Name Comanche Hills Unit 1 Lot 357 Block 1
Acreage/Legal _____
Street Name/Address 2820 PUTER CREEK Zip _____

Type of Development:

Single Family Residential

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

Number of Bedrooms

Indicate Sq Ft of Living Area

3 bpts
2 BR } = 6 BR } 1 BLDG.
6 x 13 } @ 100 sq ft - 600 sq ft

VOID

Non-Single Family Residential

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

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 300,000 (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 information associated with this permit application, as applicable.

[Signature]
Signature of Owner

VOID

20 May 19
Date

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Monday, June 17, 2019 1:12 PM
To: 'Frank Aguirre'
Subject: 109258 deficiency comments
Attachments: updated application form.pdf

RE: Comal Hills, Unit 1, Lot 357, Block 1

Frank,

We received planning materials for the referenced permit application on June 07, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

- 1 ✓ Please use our up-dated permit application form and resubmit to our office (see attachment).
- 2 ✓ Indicate how the gallons per day and treatment capacity were determined for the 3-2 bedroom houses.
3. It appears that there is a discrepancy on the type of construction being used within your planning materials (apartments/houses).
- 4 ✓ TCEQ rules and regulations requires a site and soil evaluation/test holes for all soil absorption drainfields. Show your test hole locations on your site plan, and indicate the site findings on your soil evaluation form.
5. Revise accordingly and resubmit to our office.

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

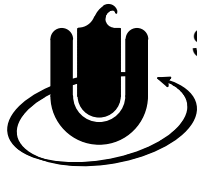
Thank you,

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

REVISED

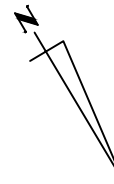
2:26 pm, Nov 18, 2019

VOID



Septic Systems Express

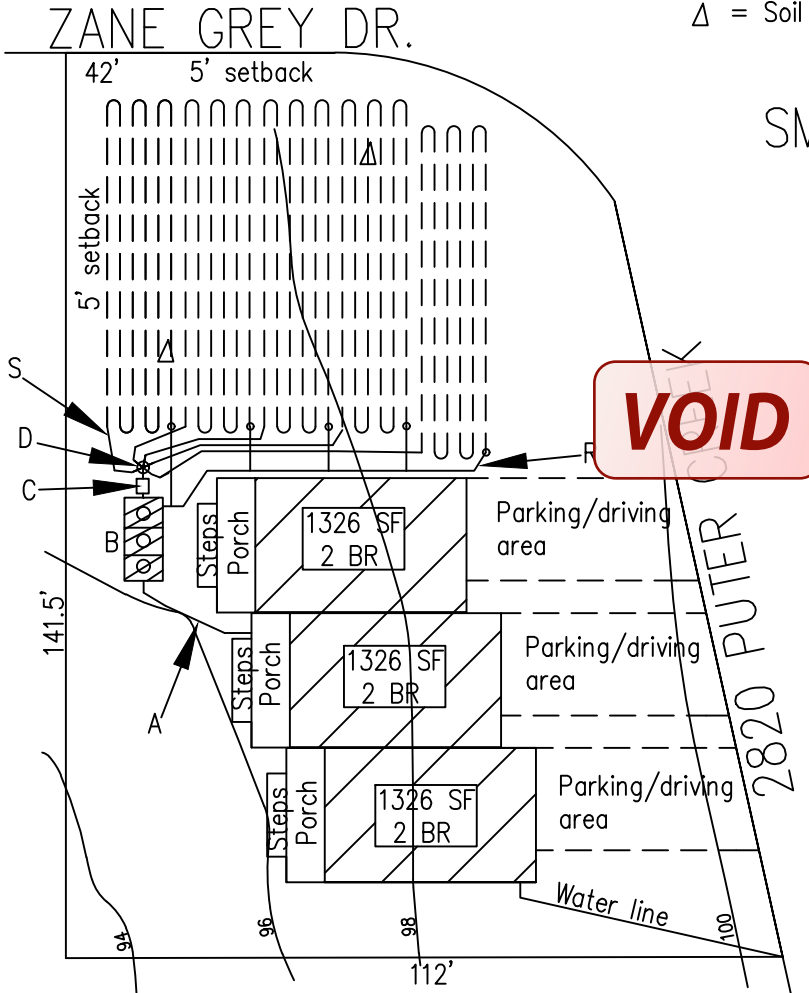
DBA of Frank Aguirre and Associates, Inc.



1" = 30'

Δ = Soil profile site

SMITH PROPERTY
20 May 2019



VOID

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- C = Dripfield management center including, 100 micron filter, pressure regulator set at 30 PSI, water meters and valving
- D = K-rain Indexing valve, Series 600, set to alternate between 5 zones
- S = 1" supply lines
- R = 1" return lines

The entire dripfield area to consist of imported Class II or Class III soils so that all dripfields are underlain by at least 6" underneath them and 6" above them.

DRIPFIELD:
Five zones, each to consists of 6 laterals of 50' each or 300' per zone for a total of 1500' of driptubing

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NOTE: The contractor may make field adjustments to the system so as to better fit specific site conditions encountered. All angles, lengths and locations shown are approximate and are adjusted for the actual system installation.

VOID

Frank Aguirre



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OS 10807
DR 30400

VOID



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DBA of Frank Aguirre and Associates, Inc.



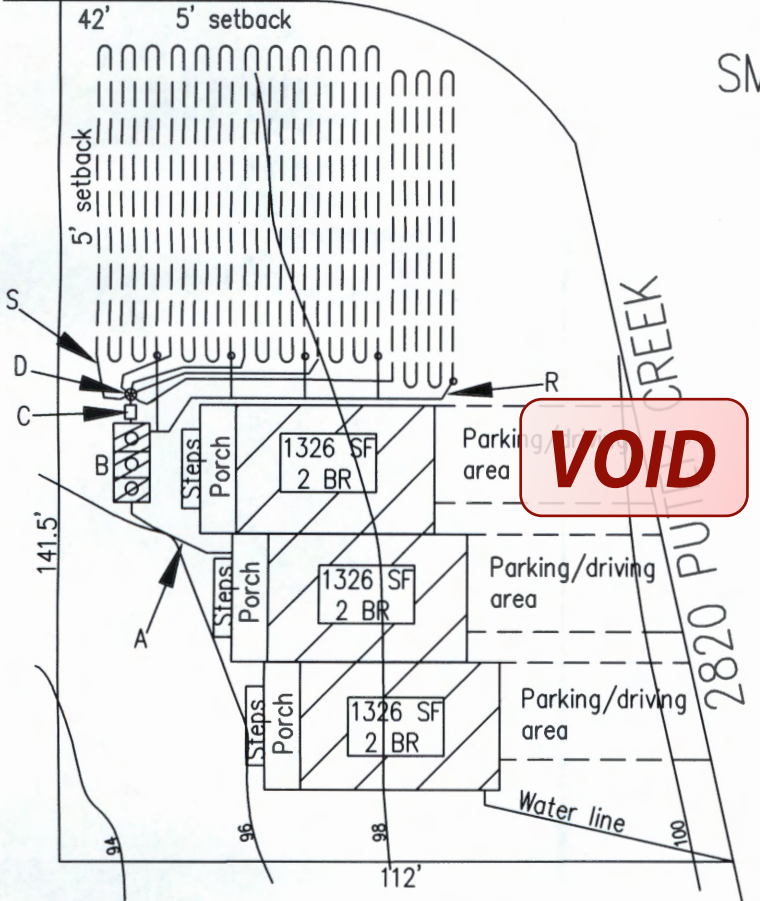
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COUNTY ENGINEER

ZANE GREY DR.

SMITH PROPERTY
20 May 2019



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VOID

Frank Aguirre



RS 994
OS 10807
DR 30400

L-357,B-,comalhills,U-1

1

VOID

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

Date 20 May 2019 ACS Books. Permit # 109258
Owner Name ADAM SMITH, CO Agent Name FRANK AGUIRRE
Mailing Address 8235 Aspen Pkwy Agent Address 16159 OLD STABLE RD
City, State, Zip SELMER TX 78154 City, State, Zip SPRINT TX 78247
Phone # 69456700 Phone # 2102757866
Email PERMITTING@EVERVIEWHOMES.COM Email FRANKSEPTIC45@GMAIL.COM

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

Subdivision Name COMAL/LISS Unit 1 Lot 357 Block 1

Acreage/Legal _____
Street Name/Address 2820 PUTER CREEK City _____ Zip _____

Type of Development:

Single Family Residential

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

Number of Bedrooms 6

Indicate Sq Ft of Living Area 36 x 1326 = 3978

VOID

RECEIVED
JUN 07 2019

Commercial or Institutional Facility

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

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 300,000 (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 information associated with this permit application, as applicable.

Adam Smith
Signature of Owner

20 May 19
Date

VOID



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

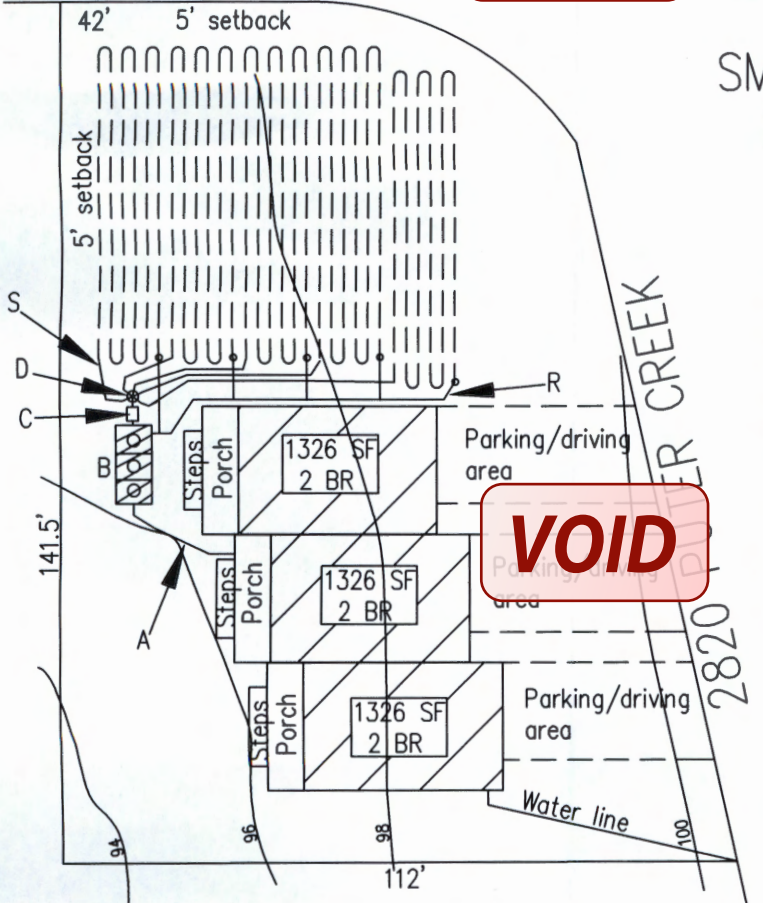


VOID

ZANE GREY DR.

SMITH PROPERTY
20 May 2019

RECEIVED
JUN 07 2019
COUNTY ENGINEER



- A = ± 20' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment tank, 750 gpd ATU, chlorinator and pump tank
- C = Dripfield management center including, 100 micron filter, pressure regulator set at 30 PSI, water meters and valving
- D = K-rain Indexing valve, Series 600, set to alternate between 5 zones
- S = 1" supply lines
- R = 1" return lines

VOID

The entire dripfield area to consist of imported Class II or Class III soils so that all dripfields are underlain by at least 6" underneath them and 6" above them.

DRIPFIELD:
Five zones, each to consists of 6 laterals of 50' each or 300' per zone for a total of 1500' of driptubing

◦ = An air release valve to be placed at the high point of each drip zone, as well as a single check valve at the end of the zone to prevent backflow into it from other zones.

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

VOID

Frank Aguirre



RS 994
OS 10807
DR 30400

L-357,B-1,comalhills,U-1

Recorded By:
Capital Title
GF No. 18-365422-SA

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.

GENERAL WARRANTY DEED

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

Date: August 31, 2018

Grantor: Lupe C. Vanwinkle a/k/a Lupe C. Arguello

RECEIVED

Grantee: Adam C. Smith

Grantee's Mailing Address:

8235 Azusa Pkwy #111, Selma TX 78154

JUN 07 2019

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

COUNTY ENGINEER

Property (including any improvements): All that certain property situated in Comal County, Texas, described as follows: Lot 357, Block 1, Comal Hills, Unit No. 1, situated in the Comal County, Texas, according to plat thereof recorded in Volume 2, Pages 53-54, of the Map and Plat Records of Comal County, Texas.

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

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

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

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

GRANTOR:

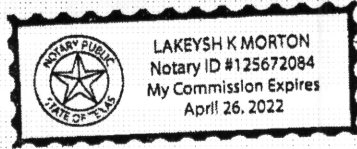
Lupe C Vanwinkle
a/k/a Lupe C Arguello
Lupe C. Vanwinkle a/k/a Lupe C Arguello

ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Atascosa

§
§

This instrument was ACKNOWLEDGED before me on this the 31 day of August 2018 by Lupe C. Vanwinkle a/k/a Lupe C. Arguello.



[Signature]
Notary Public, State of Texas
Lakesh K Morton

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

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

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/14/2018 04:14:00 PM
CHRISTY 2 Pages(s)
201806036484



Bobbie Koepf

**OSSF/FLOODPLAIN DEVELOPMENT
APPLICATION CHECKLIST**

Staff will complete shaded items

[Shaded box for Date Received]

Date Received

Initials

[Shaded box for Permit Number]

Permit Number

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF/Floodplain Development Application Checklist must accompany 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
- 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

Floodplain Development Permit

- Property in Incorporated City
- Completed Application
- Boundary Map Indicating Location of Proposed Improvements
- Copy of Recorded Deed
- Required Permit Fee

I affirm that I have provided all information required for my OSSF/Floodplain Development Application and that this application constitutes a completed OSSF/Floodplain Development Application.

[Signature]
Signature of Applicant

20 MAY 19
Date

RECEIVED
JUN 07 2019
COUNTY ENGINEER

COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

(Missing Items Circled, Application Refused)

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Thursday, January 30, 2020 9:47 AM
To: 'Frank Aguirre'
Subject: RE: VR on Puter

Frank,

Please remove note in variance request that indicates the system is existing (unlicensed systems are not considered existing). Also, reference the samples to be taken, which include the BOD5 and TSS Grab Samples. Revise accordingly and resubmit.

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

Thank you,
Sandra

From: Frank Aguirre <frankseptic45@gmail.com>
Sent: Thursday, January 30, 2020 9:03 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>; Hernandez, Sandra <rabsah@co.comal.tx.us>; ADAM SMITH <c21acs@yahoo.com>
Subject: VR on Puter

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

30 Jan - 109258

Brenda:

Here is a variance request for your review and consideration.

THANK YOU FOR CALLING ME AND HELPING ME OUT WITH THIS!!

Frank Aguirre

--
I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL. **fa**

RECEIVED

By rabsah at 10:01 am, Jan 30, 2020

30 Jan 2020

Brenda Ritzen or Sandra Hernandez

Comal County

Re: Smith property, 2820 Puter Creek, Comal County, Permit 109258

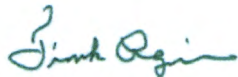
With respect to the captioned on-site sewage facility that comes under the jurisdiction of the order and regulations of TCEQ, a variance from these regulations is hereby requested. In accordance with TCEQ OSSF Regulations, Section 285.3 (h), VARIANCES, the following is submitted for your consideration:

VARIANCE: That this EXISTING SYSTEM be allowed to continue and be placed on-line.

REASON: EQUAL PROTECTION SHALL BE ACHIEVED BY ACTUAL SAMPLES OF THE SYSTEM'S EFFLUENT TO BE TAKEN AT THE TIME OF EACH MAINTENANCE VISIT (EVERY 4 MONTHS) FOR ONE FULL YEAR AND SUBMITTED TO COMAL FOR REVIEW. THIS WILL ENSURE THAT THE SYSTEM IS, IN FACT, OPERATING PROPERLY AND WITHOUT CAUSING A NUISANCE OR PUBLIC HEALTH HAZARD.

Your concurrence with this variance is respectfully requested. Should you desire additional information, please let me know.

Sincerely,



Frank Aguirre, Professional Sanitarian

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Thursday, January 16, 2020 9:06 AM
To: 'Frank Aguirre'
Subject: 109258 deficiency comment

RE: Comal Hills, Unit 1, Lot 357, Block 1

Frank,

It has come to our attention that the minimum aerobic treatment capacity for the proposed septic tank on the referenced property is not large enough. The treatment capacity required for 3-2 bedroom apartments is 900 gallon per day. Please revise your planning materials accordingly and resubmit. Be advised that the tank inspection that is scheduled today will be cancelled until we receive, and approve the revisions needed to proceed with the inspection process.

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)*

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Friday, January 17, 2020 4:25 PM
To: 'Frank Aguirre'
Subject: RE: 109258 deficiency comment

For apartments, the ratio that is used to determine ATU capacity is 150, so for 3-2 bedrooms apartments the treatment capacity that is required is, 900 gpd (6 bedrooms x 150 = 900). Also, the inspector went to check the site and noted that there is an 800 gallon ATU and a 1000 gallon tank on site. He also noted that the tanks are not as shown on the site plan. Please revise this as well, and resubmit to our office.

Thanks,
Sandra

From: Frank Aguirre <frankseptic45@gmail.com>
Sent: Friday, January 17, 2020 3:34 PM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: Re: 109258 deficiency comment

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

thanx, sweet Sandra.
Please show me how you calculate this.
I get $3 \times 180 = 540$ gpd.
thanx,
frank

On Thu, Jan 16, 2020 at 9:06 AM Hernandez, Sandra <rabsah@co.comal.tx.us> wrote:

RE: Comal Hills, Unit 1, Lot 357, Block 1

Frank,

It has come to our attention that the minimum aerobic treatment capacity for the proposed septic tank on the referenced property is not large enough. The treatment capacity required for 3-2 bedroom apartments is 900 gallon per day. Please revise your planning materials accordingly and resubmit. Be advised that the tank inspection that is scheduled today will be cancelled until we receive, and approve the revisions needed to proceed with the inspection process.

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)

--

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INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL. **fa**

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Tuesday, January 21, 2020 10:51 AM
To: 'Frank Aguirre'
Cc: 'ADAM SMITH'
Subject: RE: 109258; 2820 Puter Creek
Attachments: Table II & III.pdf

Frank,

Please note that TCEQ rules and regulations, Table III requires the same minimum aerobic tank treatment capacity for single-family dwellings as it does for apartments, mobile homes, etc. (see attachments). After further discussion with James McCaine at TCEQ, it was decided that the ratio of 1.50 would be used to determine the treatment capacity for apartments. This justification was determined by dividing the treatment capacity of a three bedroom home (360) by the usage rate of 240 gallons per day, which equals 1.50 gallons per day. Therefore, for 3- 2 bedroom apartments, the minimum aerobic tank treatment capacity is 900 gpd with a usage rate of 600 gpd. I hope this helps.

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

Thank you,
Sandra

From: Frank Aguirre <frankseptic45@gmail.com>
Sent: Saturday, January 18, 2020 3:33 PM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: 109258; 2820 Puter Creek

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- Comal IT

18 Jan

Dear Sandra:

You said,

For apartments, the ratio that is used to determine ATU capacity is 150, so for 3-2 bedrooms apartments the treatment capacity that is required is, 900 gpd (6 bedrooms x 150 = 900). Also, the inspector went to check the site and noted that there is an 800 gallon ATU and a 1000 gallon tank on site. He also noted that the tanks are not as shown on the site plan. Please revise this as well, and resubmit to our office.

Thanks,
Sandra

*Would you give me the regulation paragraph number of where that is written?
I simply can't find it!*

thanx,
frank

--

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INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL. **fa**

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Tuesday, January 21, 2020 12:35 PM
To: 'Frank Aguirre'; ADAM SMITH
Subject: RE: 109258. 2820 Puter creek

Frank,

Regardless of whether the permit was approved or not, the rules and regulations still apply and must be met. Please keep in mind that the 1.50 ratio is a more reasonable amount for apartments compared to the 360 gallons per unit that is required (3 units X 360 = 1080).

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

Thank you,
Sandra

From: Frank Aguirre <frankseptic45@gmail.com>
Sent: Tuesday, January 21, 2020 11:15 AM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>; ADAM SMITH <c21acs@yahoo.com>
Subject: 109258. 2820 Puter creek

This email originated from outside of the organization.

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- Comal IT

21 jan

Sandra:

Regardless of the "new way" to calculate these, the FACT remains that the permit was approved and the system was installed.

Will you accept THIS ONE as-is?

thanx,

frank

--

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Hernandez, Sandra

From: Hernandez, Sandra
Sent: Monday, January 27, 2020 10:46 AM
To: 'Frank Aguirre'
Subject: RE: thanx!

RE: Permit 109258 – 2820 Puter Creek Road

Frank,

The permit was issued, but since then found that the proposed minimum aerobic tank treatment capacity did not meet the rules and regulations. This permit will be on hold until we receive and approve the revisions needed for the minimum aerobic treatment capacity, and location of tank placement.

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

Thank you,
Sandra

From: Frank Aguirre <frankseptic45@gmail.com>
Sent: Monday, January 27, 2020 10:23 AM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>; Hernandez, Sandra <rabsah@co.comal.tx.us>
Subject: thanx!

This email originated from outside of the organization.

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- Comal IT

Expressing gratitude of your approval o 2820 Puter.
I'll stop in soon to visit and say "thank you" in person...
frank and maggie

--

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INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL. fa

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Monday, January 27, 2020 10:52 AM
To: 'Frank Aguirre'
Subject: FW: 109258. 2820 Puter creek

Frank,
Below is the last email that was sent regarding 2820 Puter Road.

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

Sandra

From: Hernandez, Sandra
Sent: Tuesday, January 21, 2020 12:35 PM
To: 'Frank Aguirre' <frankseptic45@gmail.com>; ADAM SMITH <c21acs@yahoo.com>
Subject: RE: 109258. 2820 Puter creek

Frank,
Regardless of whether the permit was approved or not, the rules and regulations still apply and must be met. Please keep in mind that the 1.50 ratio is a more reasonable amount for apartments compared to the 360 gallons per unit that is required (3 units X 360 = 1080).

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

Thank you,
Sandra

From: Frank Aguirre <frankseptic45@gmail.com>
Sent: Tuesday, January 21, 2020 11:15 AM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>; ADAM SMITH <c21acs@yahoo.com>
Subject: 109258. 2820 Puter creek

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

21 jan

Sandra:

Regardless of the "new way" to calculate these, the FACT remains that the permit was approved and the system was installed.

Will you accept THIS ONE as-is?

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Adam Smith - Duplex**
8235 Agora Parkway, Ste 111, PMB 576
Selma, TX 78154

Printed: 10/16/2020
Site: 2820 Puter Creek
Spring Branch, TX 78070

Permit #: **109258**

Agency: Comal County Environmental Health

County: Comal

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

Treatment Type: Aerobic

Disposal: Drip Emitters

Customer ID: 5666

Contract Dates: 6/25/2020 - 6/25/2022

Scheduled Date: 10/25/2020

Inspection 1 of 6

Installed: 6/25/2020

Warranty End: 6/25/2022

Service Type: Scheduled Inspection

Visit Date: 10/15/2020

Time In: 2:57 PM

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Hannah Graham

Copy emailed to Customer

Customer Emailed: 10/16/2020

Copy emailed to the Agency

Agency Emailed: 10/16/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 0-1

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Bad

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 10/16/2020.

Owner signature: _____

Insp ID #:34367

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: **Adam Smith - Duplex**
8235 Agora Parkway, Ste 111, PMB 576
Selma, TX 78154

Printed: 4/5/2021
Site: 2820 Puter Creek
Spring Branch, TX 78070

Permit #: **109258**

Agency: Comal County Environmental Health
County: Comal

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic
Disposal: Drip Emitters

Customer ID: 5666

Contract Dates: 6/25/2020 - 6/25/2022

Scheduled Date: 2/25/2021 Inspection 2 of 6

Installed: 6/25/2020

Warranty End: 6/25/2022

Service Type: Scheduled Inspection

Visit Date: 2/12/2021

Time In: 3:30

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

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: 2/22/2021
- Copy emailed to the Agency
Agency Emailed: 4/5/2021

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 2/22/2021.

Insp ID #36419

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: Adam Smith - Duplex
8235 Agora Parkway, Ste 111, PMB 576
Selma, TX 78154

Printed: 7/30/2021
Site: 2820 Puter Creek
Spring Branch, TX 78070

Permit #: **109258**

Agency: Comal County Environmental Health
County: Comal

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic
Disposal: Drip Emitters

Customer ID: 5666

Contract Dates: 6/25/2020 - 6/25/2022

Scheduled Date: 6/25/2021 Inspection 3 of 6

Installed: 6/25/2020

Warranty End: 6/25/2022

Service Type: Scheduled Inspection

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

Time In: 11:50 AM

Method: **Grab**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 4"

This counts as a type of "Scheduled Inspection"

Entered By: Catherine Jefferson

Copy emailed to Customer

Customer Emailed: 6/15/2021

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 cleaned drip filter and set timer at 2 hours - 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 6/15/2021.

Insp ID #:38415

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: Adam Smith - Duplex
8235 Agora Parkway, Ste 111, PMB 576
Selma, TX 78154

Printed:10/22/2021
Site: 2820 Puter Creek
Spring Branch, TX 78070

Permit #: 109258	Customer ID: 5666
Agency: Comal County Environmental Health	Contract Dates: 6/25/2020 - 6/25/2022
County: Comal	Scheduled Date: 10/25/2021 Inspection 4 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP	Installed: 6/25/2020
Treatment Type: Aerobic	Warranty End: 6/25/2022
Disposal: Drip Emitters	

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 10/19/2021 Time In: 11:39AM

Entered By: Catherine Jefferson

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

Sludge Levels

For Tank 1: n/a

**Problem
Indicated**

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Plant Notice! Client needs to trim/landscape overgrown plants, shrubs, weeds, etc. from the septic tank area. We were unable to complete your routine inspection. Please call us back to schedule your inspection once the area is free and clear!

- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 10/19/2021. - Customer Declined technician request to secure the tank lid. - Copy emailed to the customer on 10/19/2021. - Customer Declined technician request to secure the tank lid.

Insp ID #:40873

Provider: *Michael J. Long*

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Adam Smith - Duplex
8235 Agora Parkway
Selma, TX 78154

Printed:2/18/2022
Site: 2820 Puter Creek Rd
Spring Branch, TX 78070
(832) 880-9170

Permit #: **109258**

Agency: Comal County Environmental Health

County: Comal

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

Treatment Type: Aerobic

Disposal: Drip Emitters

Customer ID: 5666

Contract Dates: 6/25/2020 - 6/25/2022

Scheduled Date: 2/25/2022

Inspection 5 of 6

Installed: 6/25/2020

Warranty End: 6/25/2022

Service Type: Scheduled Inspection

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

Time In: 9:18 am

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Tracy Murphy

Copy emailed to Customer

Customer Emailed: 2/14/2022

Copy emailed to the Agency

Agency Emailed: 2/18/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 1"

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

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

Insp ID #:42970

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

MJ Central Texas Septic, LLC - DBA MJ SEPTIC



1328 W Borgfeld Drive
San Antonio, Texas 78260
(210) 875-3625
mjseptic@mjseptic.com (email)
www.mjseptic.com (website)

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

The Texas Commission on Environmental Quality (TCEQ) requires 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 the homeowner(s). Please note our business hours are Monday - Friday 8am to 5pm

- **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(s) 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.
- **REPAIRS:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the homeowner(s) for approval to make onsite repairs. If we are unable to repair/replace parts onsite, the 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.**
- **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**

MJ Central Texas Septic, LLC - DBA MJ SEPTIC



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Residential Aerobic Maintenance Contract

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

- **CHLORINE SUPPLY:** *The homeowner(s) 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, property/business owner(s) 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 transferable to the homeowner(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 the transfer contract is signed (by the new homeowner(s)) and returned to us. The new homeowner(s) will be emailed a copy of the powerpoint orientation, if it was an MJ Septic installation, once the signed contract is received on file with our office.
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 a 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. Homeowners 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 tanks, 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.



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

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

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

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

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

Property Address: 2820 Puter Creek Dr, Spring Branch, TX 78070

Client Name: Adam Smith Contract Start and End Date: (06/25/2022-06/25/2024)

Total Fee Paid: \$430 paid 06/13/2022 Permitting Authority: Comal 109258 Subdivision Gate Code: n/a

Property Gate Code: n/a Special Access Instructions: Call 210-716-1653 for questions/concerns.

Subdivision: n/a Number in Household: 4 Aggressive Dogs: 0

Email Address: vanessa@everviewhomes.com Email Address: n/a

Cell Phone: 210-716-1653 Cell Phone: 832-880-9170 Home Phone: n/a

Client Approval Signature: Date of Client Acceptance: 06 / 13 / 2022

MJ Central Texas Septic, LLC Authorized Signature: *Tracy Murphy* Date of MJ Approval: 06 / 13 / 2022



Maintenance Tips/Septic Guide

1328 W Borgfeld Drive
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, 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 so 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 killers can be used to treat if mounds occur. Ants will ruin electrical components 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 electricity. 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 a 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 (you must space out 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 combs, 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/pumped 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.

TITLE	2820 Puter Creek Dr, Spring Branch, TX 78070 (Adam Smith ...
FILE NAME	HelloSign Residen...ract Template.pdf
DOCUMENT ID	d908a26e6291713538d69a77710d8abb58c6f201
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Signed

Document History



SENT

06 / 13 / 2022

16:26:54 UTC

Sent for signature to Adam Smith (vanessa@everviewhomes.com) and MJ Septic (tracy@mjseptic.com) from tracy@mjseptic.com
IP: 216.177.186.101



VIEWED

06 / 13 / 2022

16:27:11 UTC

Viewed by Adam Smith (vanessa@everviewhomes.com)
IP: 162.251.241.12



SIGNED

06 / 13 / 2022

16:33:04 UTC

Signed by Adam Smith (vanessa@everviewhomes.com)
IP: 162.251.241.12



VIEWED

06 / 13 / 2022

17:20:22 UTC

Viewed by MJ Septic (tracy@mjseptic.com)
IP: 216.177.186.101



SIGNED

06 / 13 / 2022

17:21:00 UTC

Signed by MJ Septic (tracy@mjseptic.com)
IP: 216.177.186.101



COMPLETED

06 / 13 / 2022

17:21:00 UTC

The document has been completed.

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Adam Smith - Duplex**
8235 Agora Parkway
Selma, TX 78154

Printed: 11/2/2022
Site: 2820 Puter Creek Rd
Spring Branch, TX 78070

Permit #: 109258	Customer ID: 5666
Agency: Comal County Environmental Health	Contract Dates: 6/25/2022 - 6/25/2024
County: Comal	Scheduled Date: 10/25/2022 Inspection 1 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP	Installed: 6/25/2020
Treatment Type: Aerobic	Warranty End: 6/25/2022
Disposal: Drip Emitters	

Service Type: Scheduled Inspection

Visit Date: 10/14/2022 Time In: 2:24PM

Method: Other

Technician: Colton Lewis

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Catherine Jefferson

Copy emailed to Customer
Customer Emailed: 10/14/2022

Copy emailed to the Agency
Agency Emailed: 11/2/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Levels

For Tank 1: 6"

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech cleaned drip filter and set timer at 2 hours. - 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 10/14/2022.

Insp ID #:47536

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: Adam Smith - Duplex
8235 Agora Parkway
Selma, TX 78154

Printed:6/24/2022
Site: 2820 Puter Creek Rd
Spring Branch, TX 78070

Permit #: 109258	Customer ID: 5666
Agency: Comal County Environmental Health	Contract Dates: 6/25/2022 - 6/25/2024
County: Comal	Scheduled Date: 6/25/2022 Inspection 6 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP	Installed: 6/25/2020
Treatment Type: Aerobic	Warranty End: 6/25/2022
Disposal: Drip Emitters	

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **6/10/2022**

Time In: 1015 am

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer
Customer Emailed: 6/13/2022

Technician: Deandrae Ross

Copy emailed to the Agency
Agency Emailed: 6/17/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 4"

Irrigation Pumps: Operational

Disinfection Device: Operational

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech cleaned drip filter and set timer at 2 hours

- 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 6/13/2022.

Insp ID #:45200

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Adam Smith - Duplex
8235 Agora Parkway
Selma, TX 78154

Printed: 7/28/2023
Site: 2820 Puter Creek Rd
Spring Branch, TX 78070

Permit #: **109258** Customer ID: 5666
Agency: Comal County Environmental Health Contract Dates: 6/25/2022 - 6/25/2024
County: Comal Scheduled Date: 6/25/2023 Inspection 3 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 6/25/2020
Treatment Type: Aerobic Warranty End: 6/25/2022
Disposal: Drip Emitters

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **6/13/2023** Time In: 5:31PM Out: 6:04PM

Entered By: Catherine Jefferson

Method: Other

Copy emailed to Customer
Customer Emailed: 6/15/2023

Technician: Colton Lewis

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

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: High Water

Irrigation Pumps: Corrected on site

Disinfection Device: Operational

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech cleaned clogged drip filter and set timer at 2 hours. - Tech replaced sprinkler pump. - 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 6/15/2023.

Insp ID #:52811

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025

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

Phone: (210) 875-3625

www.mjseptic.com info@mjseptic.com

To: Adam Smith - Duplex
8235 Agora Parkway
Selma, TX 78154

Printed:10/27/2023
Site: 2820 Puter Creek Rd
Spring Branch, TX 78070

Permit #: **109258** Customer ID: 5666
Agency: Comal County Environmental Health Contract Dates: 6/25/2022 - 6/25/2024
County: Comal Scheduled Date: 10/25/2023 Inspection 4 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 6/25/2020
Treatment Type: Aerobic Warranty End: 6/25/2022
Disposal: Drip Emitters

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 10/18/2023

Time In: 9:50 am

Out: 9:17 am

Entered By: Brianna Perez

Method: Other

Copy emailed to Customer

Customer Emailed: 10/27/2023

Technician: Austin Ledford

Copy emailed to the Agency

Agency Emailed: 10/27/2023

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 8-9"

Irrigation Pumps: Operational

Disinfection Device: Operational

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech cleaned drip filter and set timer at 2 hours. - 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 10/27/2023.

Insp ID #:55618

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025