



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 04/22/2020 Permit Number: 109729

Location Description: 131 GLADIOLA ST
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 4
Lot: 460
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Everview Homes

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

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

Alterations to this permit including, but not limited to:


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

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

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

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

Licensing Authority
Comal County Environmental Health


OS0034792

ENVIRONMENTAL HEALTH INSPECTOR



ENVIRONMENTAL HEALTH COORDINATOR
OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: M.J Septic OSSF Installer #: OS0023596

1st Inspection Date: 01-21-2020 2nd Inspection Date: 1/28/2020 3rd Inspection Date: 04-22-2020

Inspector Name: B.Olvera Inspector Name: CONNOR Inspector Name: B. Olvera

Permit#: 109729 Address: 131 Gladiola St. / Mystic Shores

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

01-21-2020 BMO 1/28/2020 JC TANK SET. LEVEL. NO LEAKS. NEEDS OP. COVER.

Re-level Tank
Do Not Cover

04-22-2020 BMO: Operational, Covered

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used	01-21-20	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		10-21-20		
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			500			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			ProFlo			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	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.	01-21-20	285.32(c)(1)		01-21-20		
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?	01-21-20	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)		01-21-20		
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				04-22-20
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

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

Permit Number: 109729
Issued This Date: 10/02/2019
This permit is hereby given to: Everview Homes

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

131 GLADIOLA ST
SPRING BRANCH, TX 78070

Subdivision: Mystic Shores
Unit: 4
Lot: 460
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

Table with 2 columns: items, Date Received

Initials

Permit Number

Instructions:

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

OSSF Permit

[X] Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate

[X] Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer

[X] 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.

[X] Required Permit Fee

[X] Copy of Recorded Deed

[X] Surface Application/Aerobic Treatment System

[X] Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

[X] Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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

Ada S... (Handwritten Signature)

Signature of Applicant

9/12/2019

Date

COMPLETE APPLICATION
Check No. Receipt No.

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

REVISED
4:17 pm, Oct 02, 2019

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

Date 9/12/2019 **Everview Homes, c/o** Permit # 109729
Owner Name Adam Smith Agent Name Frank Aguirre
Mailing Address 8235 Agora Pkwy suite 111 PMB 578 Agent Address 16159 Old Stable Rd
City, State, Zip Selma, TX 78154 City, State, Zip San Antonio, TX 78247
Phone # (619) 456-7041 Phone # 210.275.7866
Email rebecca@everviewhomes.com Email franksept645@gmail.com

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

Subdivision Name Mystic Shores Unit 4 Lot 460 Block _____
Acreage/Legal Lot 460, Mystic Shores Unit Four
Street Name/Address 131 Gladiola City Spring Branch Zip 78070

Type of Development:

Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2350

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Commercial or Institutional Facility

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 100,000 (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]
Signature of Owner

9/12/2019
Date

*** 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 F. Aguirre

System Description 1 TU w/ SPRAY

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

Tank Size(s) (Gallons) 500 Absorption/Application Area (Sq Ft) 3768

Gallons Per Day (As Per TCEQ Table III) 240

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

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.))

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

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

COUNTY ENGINEER

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

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

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

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

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

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

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

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

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

Signature of Designer [Signature]

Date 13 Sep 19

Page 2 of 2

Property deed: See attached
Maintenance agreement: See attached

ATU affidavit:

Link Regier

201906032600 09/13/2019 08:40:37 AM 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: 131 Gladiola
Subdivisor: Mystic Shores Lot: 460 Blk. Unit: 4

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.

WITNES MY FOUR HAND[S] ON THIS 12 day of September 2019

[Signature]
Owner's signature

Everview Homes
Deeded name (if different from owner's name)

Adam Smith
Owner's printed name
SWORN TO AND SUBSCRIBED BEFORE ME on this 12 day of September 2019



Rebecca Schouten
Notary Public, State of Texas
Notary's printed name: Rebecca Schouten
My commission expires: 8/12/2022

DO NOT WRITE BELOW THIS LINE

Filed and Recorded
Official Public Records
Bobbie Koopp, County Clerk
Comal County, Texas
09/13/2019 08:40:37 AM
LATA 1 Page(s)
201906032600



Bobbie Koopp

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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
 miseptic@satx.rr.com (email)
 www.miseptic.com

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

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

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COUNTY ENGINEER

PROPERTY ADDRESS: 131 Gladiola

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: AS _____ (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: Everview Homes Email: rebecca@everviewhomes.com
 Phone Numbers: (Home) 210-663-2326 (Mr. Cell) _____ (Mrs. Cell) _____ (Work) _____

Subdivision: Mystic Shores # 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: _____

Site evaluation:

Name: Everview Homes

Location: 131 Gladiola

Date: 13 Sep 2019

Site Evaluator:

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

SOIL BORING NUMBER 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-Blocky, platy or massive)	Drainage (Adequate/Water Table)	Restrictive Horizons	Observations
0 1 2 3 4 5		4" Limestone			Class IV	

SOIL BORING NUMBER 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-Blocky, platy or massive)	Drainage (Adequate/Water Table)	Restrictive Horizons	Observations
0 1 2 3 4 5		1X E				



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*

RECEIVED

SEP 19 2019

DATE: 13 Sep 2019

COUNTY ENGINEER

THE PLAYERS:

Property owner: Everview Homes, Adam Smith, 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: Stephanie Perez, 210.875.3625

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

THE PROPERTY:

Street numerical address: 131 Gladiola

Legal description: Lot 460, Unit 4, Mystic Shores

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:

A single family residence, 3 BR, 2350 SF

THE ESTIMATED SEWAGE PRODUCTION CHARACTERISTICS:

Hydraulic loading estimated at 240 gpd, sized, by regulations, to a 3 BR home.

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:

- 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.
 C. The overall site suitability is not appropriate for a Standard on-site wastewater system.

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OVERALL SEPTIC SYSTEM COMPONENTS:

COUNTY ENGINEER

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 10' of tightline from the house to the ATU with a cleanout within 3' of the house. *Jim Ogien*

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

Treatment: 500 gpd ATU (aerobic treatment unit) 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 6', a friction head of 8' and a maximum head at the spray head of 45' for a total head of 59'. It shall operate the spray heads at two application times (operated by a control box using a timer) - 12 midnight and 4 am cycles of 120 gal. each cycle. At 12 gpm, each cycle shall run for 10 minutes.

Supply line size: 1"

Sprayheads: K-rain 1303 RCW or equal

Recycling: The required spray area for this size of residence is 3750 SF.

The actual spray shall be 3768 SF and shall consist of three 20' full circle sprays at 4 gpm for a total of 12 gpm.

The spray area shall be covered with grasses, evergreen shrubs, bushes, trees or landscaped beds containing mixed vegetation.

Float Switch Placements

Actual liquid measurements:

60" depth, 60" length, 60" width, dividing by 12 to go to "feet":

5' depth, 5' length, 5' width

Capacity, in CF, = 5' x 5' x 5' = 125 CF X 7.48 gal/CF = 935 gal (Actual tank capacity)

935 gal = 15.58 gal/inch *Jim Ogien*
 60" depth

Volume needed for a single dose = 240 gal/2 = 120 gal.

120 gal = 8" needed between the "Off" and "On" switches

15.58 gal/in

Volume needed between the "On" and "Alarm" switches = 1 day's volume = 240 gal

240 gal = 15" needed between the "On" and "Alarm" switches
15.58 gal/in

Volume required above the "alarm" switch = 1/3 day's volume = 80 gal.

80 gal. = 6" needed above the "alarm" switch
15.58 gal/in

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Locations of float switches:

Distance between the OFF and ON switches = 8"

+ Distance between the ON and Alarm switches = 15"

+ Distance between the Alarm switch and Inlet = 6"

Minimum working depth required = 29"


Actual working depth available = 60"

+Min. height needed above floor of tank for the OFF switch = 8"

Minimum tank depth from Inlet to bottom of tank = 37"

CODE COMPLIANCE

Everyone realizes that the QUALITY of sewage from a restaurant is more to treat than that from a residence, because of the presence of FOG - fats, oils and greases. But not enough attention is given to the fact that HOME sewage can also include high FOG contents from cosmetics, bath oils, suntan lotion, etc. in addition to cooking greases and food scraps. Medications taken by persons living in the home, bleaches and non-eaten plastics and paper can also play havoc with the septic system.

Technical note: Home sewage should have no higher than 60 mg/l in Total Suspended Solids, 20 mg/l in FOG and 300 mg/l in BOD. Exceeding any of these limits can cause serious damage and malfunction to the septic system, in addition to that causes my more VOLUME of sewage than that for which the system was designed. 

Aerobic Treatment Units (ATU's) must be approved by the TCEQ and installed, managed, monitored and maintained in accordance with manufacturer's recommendations. All wiring and piping must be in accordance with Ch. 285, septic system regulations, as a MINIMUM.

It is not within the scope of this document to cite all the engineering and construction standards that apply to this project. This is a PERFORMANCE design that is modeled to meet...

- 1. All septic regulations of the Texas Commission On Environment Quality, Chap. 285, version of 28 Dec 2012, and*
- 2. All construction standards that are generally accepted with the septic system industry, and*
- 3. All requirements as stated by the local inspection jurisdiction in which the property sits.*

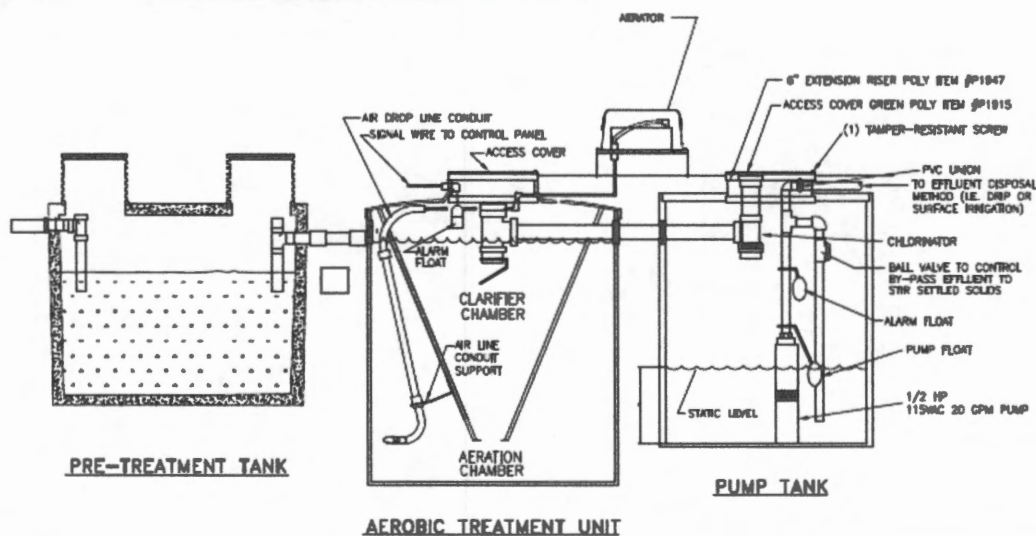
BEST PRACTICES

It is the opinion of this designer that both state and local jurisdiction requirements represent MINIMUM government regulations that may or may not result in a septic system that meets the property owner's EXPECTATIONS of it providing dependable, long-lasting service. Therefore, the property owner should consider some of the many UPGRADES that are available from the INDUSTRY and the MANUFACTURER'S side of the project. As part of the "best practices" thrust, ALL septic systems of all types can deliver long-lasting, dependable service IF and ONLY IF the owner of the system includes these three items:

- Management - The sewage that is sent to the system must be within both its quantitative and qualitative design limits.
- Monitoring - Every system must be closely watched for any signs of failure. The best monitoring includes specific measurements of its various characteristics.
- Maintenance - The system must be properly maintained on a regularly scheduled basis by a qualified and licensed person.

Chemical characteristics: The parameters of typical residential-strength sewage are: BOD-140, TSS - 75, FOG - 15, DO - .5, pH - 7 and temp 59.

Generic cross-section of a typical ATU: *Frank Aguirre*



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SEP 19 2019

COUNTY ENGINEER

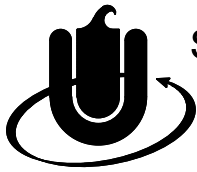
It is the owner's responsibility to ensure that the aerobic treatment unit is under a PAID contract with a licensed "maintenance provider. The unit must be checked and tested ONCE EVERY 4 MONTHS [Regulation #285.91 (4)] for the life of the unit and test results shall be submitted to the local septic inspector.

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

Frank Aguirre, Registered Sanitarian, Lic. 994, SE 10807, DR 30400



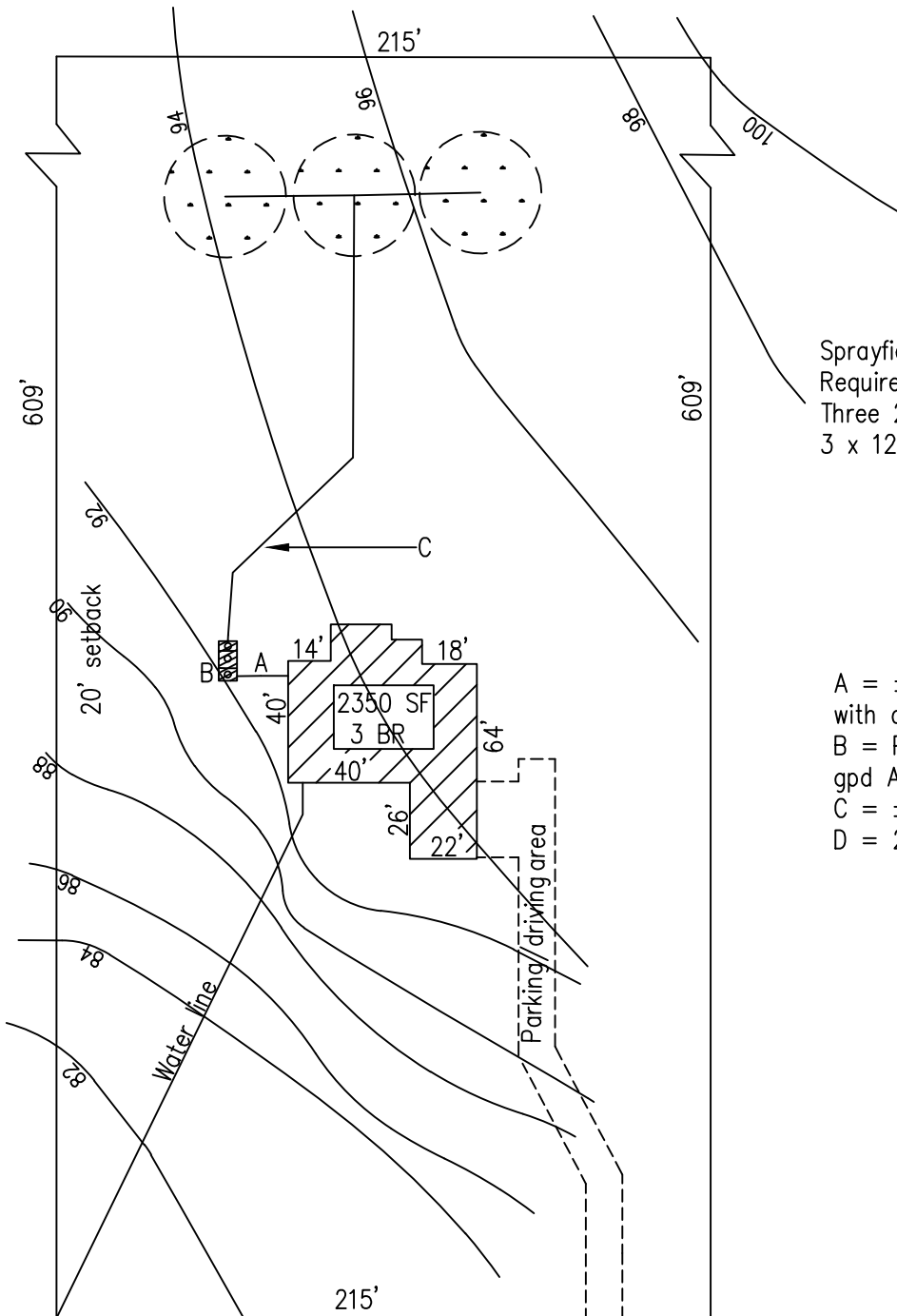
Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

REVISED

12:30 pm, Apr 21, 2020



EVERVIEW HOMES
13 SEP 2019
(Revision of 21 Apr 2020)



Sprayfield:
Required: 3750 SF
Three 20' radius full circle sprays =
3 x 1256 SF = 3768 SF

- A = ± 10' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment tank, at least a 500 gpd ATU, chlorinator and pump tank
- C = ± 150' of 1" supply line
- D = 20' radius full circle sprayk

Frank Aguirre

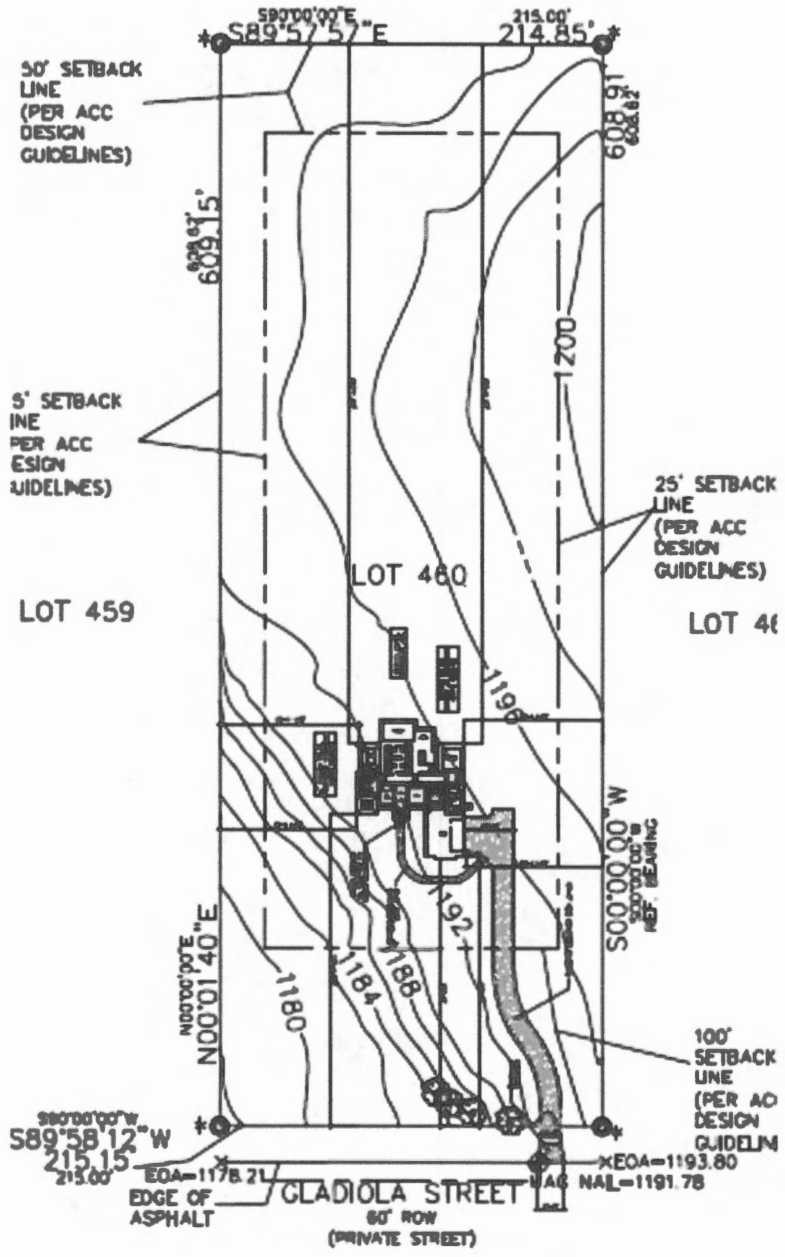


131 GLADIOLA

RS 994
OS10807
DR 30400
L-460,U-4,MysticShores

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

Property: *Sind Regim*



Location: *Sink Basin*



COUNTY ENGINEER

Flood zone/Aquifer map: *Sink Basin*



REVISED
12:27 pm, Jan 21, 2020

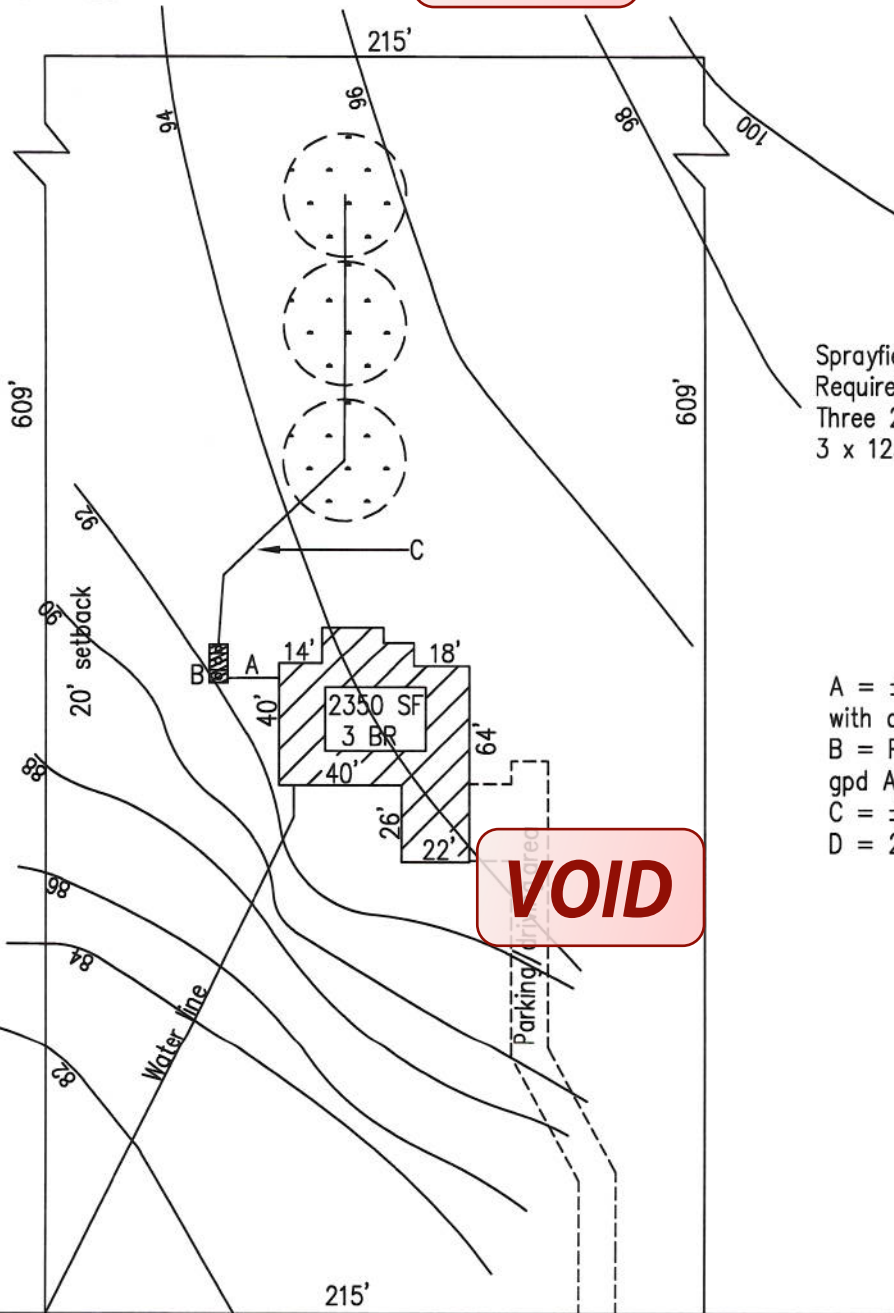


Septic Systems Express
DBA of Frank Aguirre and Associates, Inc.

VOID



EVERVIEW HOMES
13 SEP 2019
(Revision of 21 Jan 2020)



Sprayfield:
Required: 3750 SF
Three 20' radius full circle sprays =
3 x 1256 SF = 3768 SF

- A = ± 10' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment tank, at least a 500 gpd ATU, chlorinator and pump tank
- C = ± 150' of 1" supply line
- D = 20' radius full circle sprayk

VOID

Frank Aguirre



RS 994
OS10807
DR 30400
L-460,U-4,MysticShores

131 GLADIOLA

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

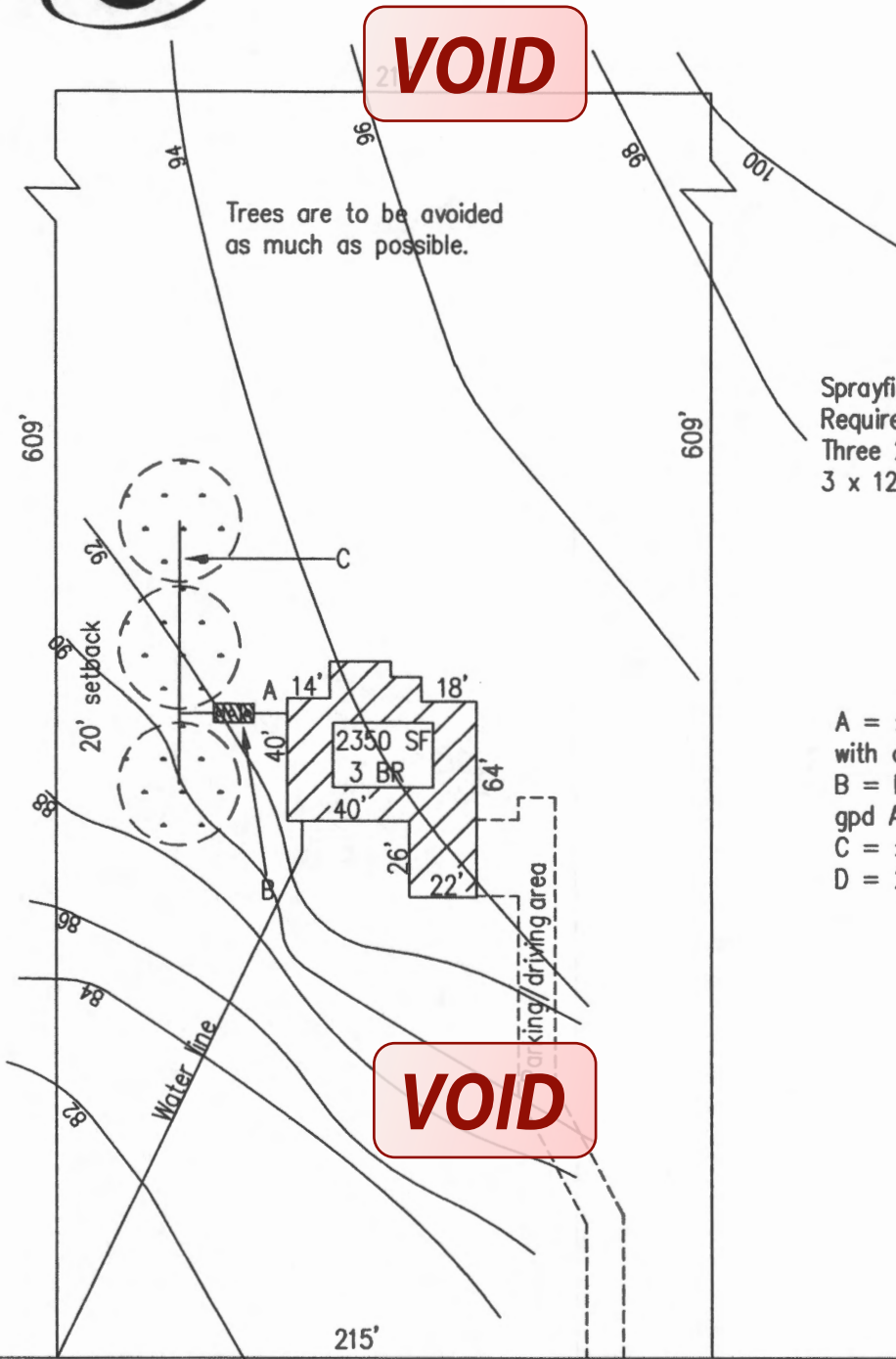
#109729



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



EVERVIEW HOMES
13 SEP 2019



Sprayfield:
Required: 3750 SF
Three 20' radius full circle sprays = RECEIVED
3 x 1256 SF = 3768 SF

SEP 19 2019

COUNTY ENGINEER

- A = ± 10' of 4" pvc, Sch. 40, tightline with a cleanout within 3' of the house
- B = Pre-treatment tank, at least a 500 gpd ATU, chlorinator and pump tank
- C = ± 110' of 1" supply line
- D = 20' radius full circle sprayk

Frank Aguirre



RS 994
OS10807
DR 30400
L-460,U-4,MysticShores

131 GLADIOLA

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



Ritzen, Brenda

From: Ritzen, Brenda
Sent: Thursday, September 26, 2019 12:58 PM
To: 'Frank Aguirre'
Subject: Permit 109729

Re: Everview Homes
Mystic Shores Unit 4 Lot 460
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Frank,

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

1.  The owner name on the permit application does not match the owner name as described on the recorded warranty deed.
2.  The permit application indicates that water saving devices will not be utilized, but the gpd within the planning materials is based on the use of water saving devices.
3. Revise as needed and resubmit.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWER SYSTEM AND LICENSE TO OPERATE

VOID

Date 9/12/2019

Permit # 109729

Owner Name Adam Smith
Mailing Address 8235 Agora Pkwy suite 111 PMB 576
City, State, Zip Selma, TX 78154
Phone # (619) 456-7041
Email rebecca@everviewhomes.com

Agent Name Frank Aguirre
Agent Address 16159 Old Stable Rd
City, State, Zip San Antonio, TX 78247
Phone # 210.275.7866
Email frankseptic45@gmail.com

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

Subdivision Name Mystic Shores Unit 4 Lot 460 Block
Acreage/Legal Lot 460, Mystic Shores Unit Four
Street Name/Address 131 Gladiola City Spring Branch Zip 78070

Type of Development:

[X] Single Family Residential

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

Number of Bedrooms 3

SEP 19 2019

Indicate Sq Ft of Living Area 2350

COUNTY ENGINEER

[] Commercial or Institutional Facility

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

Type of Facility

VOID

Offices, Factories, Churches, Schools, Parks, Etc. 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: \$ 100,000 (Structure Only)

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

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

Source of Water [X] Public [] Private Well

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

By signing this application, I certify that:

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

Signature of Owner

Date 9/12/2019

Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 6, 2019

Grantor: Donald Mark Wilson and wife, Stephanie H. Wilson

GF# 190308-COL-DD
Succession Title Company

Grantor's Mailing Address:

Grantee: **Everview Homes**

Grantee's Mailing Address: 9822-2 Colonnade, San Antonio, Bexar County, Texas 78230

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): **Lot 460, MYSTIC SHORES UNIT FOUR**, Comal County, Texas, according to plat thereof recorded in Volume 13, Pages 393-397, Map and Plat Records of Comal County, Texas.

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

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

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

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

Donald Mark Wilson

Donald Mark Wilson

Stephanie H. Wilson

Stephanie H. Wilson

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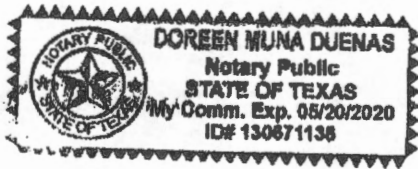
STATE OF TEXAS

COUNTY OF Brewer

This instrument was acknowledged before me on this 6 day of September 2019, by Donald Mark Wilson and Stephanie H. Wilson.

[Signature]

Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Everview Homes
9822-2 Colonnade
San Antonio, Texas 78230

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
09/06/2019 03:05:00 PM
JESSICA 2 Pages(s)
201906031563



Bobbie Koepf

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Derek & Diane Hierholzer**
131 Gladiola
Spring Branch, TX 78070

Printed: 8/14/2020
Site: 131 Gladiola
Spring Branch, TX 78070
(210) 414-4401

Permit #: **109729**

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

Customer ID: 5703
Contract Dates: 4/22/2020 - 4/22/2022
Scheduled Date: 8/22/2020 Inspection 1 of 6
Installed: 4/22/2020
Warranty End: 4/22/2022

Service Type: Scheduled Inspection

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

Time In: 11:17 AM

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: 8/13/2020
- Copy emailed to the Agency
Agency Emailed: 8/14/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 2

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 8/13/2020.

Service Completed

Insp ID #: 33321

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: **Derek & Diane Hierholzer**
131 Gladiola
Spring Branch, TX 78070

Printed: 12/18/2020
Site: 131 Gladiola
Spring Branch, TX 78070
(210) 414-4401

Permit #: **109729**

Customer ID: 5703

Agency: Comal County Environmental Health

Contract Dates: 4/22/2020 - 4/22/2022

County: Comal

Sub: Mystic Shores

Scheduled Date: 12/22/2020

Inspection 2 of 6

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

Installed: 4/22/2020

Treatment Type: Aerobic

Warranty End: 4/22/2022

Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

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

Time In: 11:00am

Entered By: Ashley Nicole Larcom

Method: **Other**

Copy emailed to Customer

Customer Emailed: 12/15/2020

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 12/18/2020

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 1

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Comments

Service Completed

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

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

- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 12/15/2020.

Insp ID #:35404

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: **Derek & Diane Hierholzer**
131 Gladiola
Spring Branch, TX 78070

Printed: 4/23/2021
Site: 131 Gladiola
Spring Branch, TX 78070
(210) 414-4401

Permit #: **109729**

Agency: Comal County Environmental Health

County: Comal

Sub: Mystic Shores

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 5703

Contract Dates: 4/22/2020 - 4/22/2022

Scheduled Date: 4/22/2021

Inspection 3 of 6

Installed: 4/22/2020

Warranty End: 4/22/2022

Service Type: Scheduled Inspection

Visit Date: **4/15/2021**

Time In: 4:07PM

Method: **Other**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Catherine Jefferson

Copy emailed to Customer

Customer Emailed: 4/23/2021

Copy emailed to the Agency

Agency Emailed: 4/23/2021

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 1"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 4/23/2021.

Insp ID #:37518

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: **Derek & Diane Hierholzer**
131 Gladiola
Spring Branch, TX 78070

Printed: 9/2/2021
Site: 131 Gladiola
Spring Branch, TX 78070
(210) 414-4401

Permit #: **109729**

Customer ID: 5703

Agency: Comal County Environmental Health

Contract Dates: 4/22/2020 - 4/22/2022

County: Comal

Sub: Mystic Shores

Scheduled Date: 8/2/2021

Inspection 4 of 6

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

Installed: 4/22/2020

Treatment Type: Aerobic

Warranty End: 4/22/2022

Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 8/13/2021

Time In: 10:53 am

Entered By: Hailey Long

Method: Other

Copy emailed to Customer

Customer Emailed: 8/16/2021

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 9/2/2021

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 4"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- 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* - Tech reset your timer. - Copy emailed to the customer on 8/16/2021.

Insp ID #: 39667

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: **Derek & Diane Hierholzer**
131 Gladiola
Spring Branch, TX 78070

Printed:12/17/2021
Site: 131 Gladiola
Spring Branch, TX 78070
(210) 414-4401

Permit #: **109729**

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

Customer ID: 5703
Contract Dates: 4/22/2020 - 4/22/2022
Scheduled Date: 12/2/2021 Inspection 5 of 6
Installed: 4/22/2020
Warranty End: 4/22/2022

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

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

Time In: 9:43 AM

Entered By: Tracy Murphy

Method: Other

- Copy emailed to Customer
Customer Emailed: 12/15/2021
- Copy emailed to the Agency
Agency Emailed: 12/17/2021

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 5"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

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

Insp ID #:41860

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: **Derek & Diane Hierholzer**
131 Gladiola St
Spring Branch, TX 78070

Printed: 4/15/2022
Site: 131 Gladiola St
Spring Branch, TX 78070
(210) 414-4401

Permit #: **109729**

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

Customer ID: 5703
Contract Dates: 4/22/2022 - 4/22/2023
Scheduled Date: 4/2/2022 Inspection 6 of 6
Installed: 4/22/2020
Warranty End: 4/22/2022

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

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

Time In: 11:3 pm

Entered By: Tracy Murphy

Method: Other

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

Technician: Manuel Guerrero

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

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 4"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

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

- ***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 4/13/2022.

Insp ID #:44068

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: **Derek & Diane Hierholzer**
131 Gladiola St
Spring Branch, TX 78070

Printed:8/19/2022
Site: 131 Gladiola St
Spring Branch, TX 78070
(210) 414-4401

Permit #: **109729** Customer ID: 5703
Agency: Comal County Environmental Health Contract Dates: 4/22/2022 - 4/22/2023
County: Comal Sub: Mystic Shores Scheduled Date: 8/22/2022 Inspection 1 of 3
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 4/22/2020
Treatment Type: Aerobic Warranty End: 4/22/2022
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 8/9/2022

Time In: 3:57 pm

Entered By: Audrey Miller

Method: Other

Copy emailed to Customer
Customer Emailed: 8/11/2022

Technician: Manuel Guerrero

Copy emailed to the Agency
Agency Emailed: 8/19/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 4"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*

- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 8/11/2022.

Insp ID #:46380

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: **Derek & Diane Hierholzer**
131 Gladiola St
Spring Branch, TX 78070

Printed: 9/9/2022
Site: 131 Gladiola St
Spring Branch, TX 78070
(210) 414-4401

Permit #: **109729**

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

Customer ID: 5703
Contract Dates: 4/22/2022 - 4/22/2023
Scheduled Date: 8/22/2022 Inspection 1 of 3
Installed: 4/22/2020
Warranty End: 4/22/2022

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 8/9/2022

Time In: 3:57 pm

Entered By: Audrey Miller

Method: Other

Copy emailed to Customer
Customer Emailed: 8/11/2022

Technician: Manuel Guerrero

Copy emailed to the Agency
Agency Emailed: 8/19/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 4"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*

- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 8/11/2022.

Insp ID #: 46380

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: **Derek & Diane Hierholzer**
131 Gladiola St
Spring Branch, TX 78070

Printed: 12/9/2022
Site: 131 Gladiola St
Spring Branch, TX 78070
(210) 307-6272

Permit #: **109729**

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

Customer ID: 5703
Contract Dates: 4/22/2022 - 4/22/2023
Scheduled Date: 12/22/2022 Inspection 2 of 3
Installed: 4/22/2020
Warranty End: 4/22/2022

Service Type: Scheduled Inspection

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

Time In: 1:44 pm

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Audrey Miller

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

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 3"

Chlorinator: Op

Tank Lid / Riser: Secured

Problem Indicated

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Ants on or around your tank lids.
- Please treat for ants, they will mound inside/around the air compressor and will ruin the electrical and void any warranties.

- Tech reset your timer.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 12/8/2022.

Insp ID #:48875

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: **Derek & Diane Hierholzer**
131 Gladiola St
Spring Branch, TX 78070

Printed: 1/20/2023
Site: 131 Gladiola St
Spring Branch, TX 78070
(210) 307-6272

Permit #: **109729**

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

Customer ID: 5703
Contract Dates: 4/22/2022 - 4/22/2023
Scheduled Date: 12/22/2022 Inspection 2 of 3
Installed: 4/22/2020
Warranty End: 4/22/2022

Service Type: Scheduled Inspection

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

Time In: 1:44 pm

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Audrey Miller

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

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 3"

Chlorinator: Op

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Ants on or around your tank lids.
- Please treat for ants, they will mound inside/around the air compressor and will ruin the electrical and void any warranties.

- Tech reset your timer.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 12/8/2022.

Insp ID #:48875

Provider: *Michael J. Long*

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

License Info: MP0001294 Expires: 8/31/2025

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Derek & Diane Hierholzer**
131 Gladiola St
Spring Branch, TX 78070

Printed: 7/28/2023
Site: 131 Gladiola St
Spring Branch, TX 78070
(210) 307-6272

Permit #: **109729**

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

Customer ID: 5703
Contract Dates: 4/22/2023 - 4/22/2026
Scheduled Date: 4/22/2023 Inspection 3 of 3
Installed: 4/22/2020
Warranty End: 4/22/2022

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

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

Time In: 1:00PM

Out: 1:22PM

Entered By: Catherine Jefferson

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

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

Method: Other

Technician: Steve Chavarria

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 7"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted root infiltration. Recommend a pump out and root removal. An estimate has been separately emailed. Please call the office at (210) 875-3625 to schedule service.

- ***This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance***

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 4/10/2023.

Insp ID #:51375

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Derek & Diane Hierholzer**
131 Gladiola St
Spring Branch, TX 78070

Printed: 9/8/2023
Site: 131 Gladiola St
Spring Branch, TX 78070
(210) 307-6272

Permit #: **109729**

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

Customer ID: 5703
Contract Dates: 4/22/2023 - 4/22/2026
Scheduled Date: 8/22/2023 Inspection 1 of 9
Aerator: HP80 HiBlow Air Com Installed: 4/22/2020
Aerator S/N: 60HP20502P, 072 Warranty End: 4/22/2022

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **8/10/2023**

Time In: 6:02 PM

Out: 6:24 PM

Entered By: Brianna Perez

Method: Other

Copy emailed to Customer
Customer Emailed: 8/16/2023

Technician: Marcos Rubio

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

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 0-1"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Tank Lid / Riser: Secured

Problem Indicated

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection. We recommend your diffuser bar have an acid treatment to help aid with the lifespan of your air compressor. A separate emailed proposal will follow.

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 8/16/2023.

Insp ID #: 54014

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025