



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 06/19/2020 Permit Number: 110602

Location Description: 8175 BRACKEN CREEK DR
SAN ANTONIO, TX 78266

Subdivision: Bracken Industrial Park
Unit: 3
Lot: 8 & 9R
Block: 1
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Cactus & Brush, LP

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

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

Alterations to this permit including, but not limited to:

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

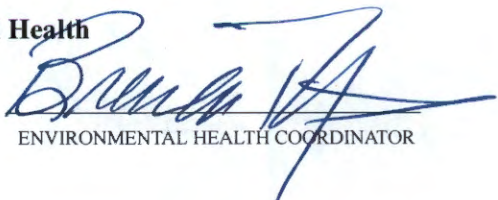
may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

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

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

Licensing Authority
Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR OS8497


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: M.J. Septic / Mike Langd J. Pate OSSF Installer #: _____
 1st Inspection Date: 6/5/20 2nd Inspection Date: 6/19/20 3rd Inspection Date: 6/19/20
 Inspector Name: Mike T. Inspector Name: Mike T. Inspector Name: Mike T.
 Permit#: 110602 Address: Bracken Industrial Park / 8175 Bracken

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.	Che.
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)		6/5/20	6/19/20	6/19/20	
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)					

MT- 6/5/20
 Tanks set, only, leveled
 Pump tank Leaking on
 both side of tank.

MT- 6/19/20
 Tank patched
 good to cover
 no operational ✓

MT- 6/19/20
 covered &
 operational ✓

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed	✓		1000 gal. Pump	6/5/20		6/19/20
14	AEROBIC TREATMENT UNIT Size Installed	✓		800			
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)(4) 285.33(a)(1) 285.33(a)(2)				

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20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

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OSSF Inspection Sheet**

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	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
32	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)				6/19/20
33	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided						
34	AEROBIC TREATMENT UNIT Secondary restraint system provided	✓					
35	AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank	✓					
36	AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
37	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.	✓					
38	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction						
39	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						
	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						
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OSSF Inspection Sheet**

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

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: M.J. Septic / Mike Langd J. Perez OSSF Installer #: _____

1st Inspection Date: 6/5/20 2nd Inspection Date: 6/9/20 3rd Inspection Date: _____

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

Permit#: 110602 Address: Bracken Industrial Park / 8175 Bracken

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3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	/	285.32(a)(1)					
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	/	285.32(a)(3)					
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	/	285.32(a)(5)					
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)					
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)					

MT 6/5/20

Tanks set, only, leveled
Pump tank leaking on
both side of tank.

MT 6/9/20

Tank patched
good to cover
no operational ✓

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9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
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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.
	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
32	AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
33	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
34	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
35	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
36	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
37	PUMP TANK Secondary restraint system provided						
38	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

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



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: 110602
Issued This Date: 05/18/2020
This permit is hereby given to: Cactus & Brush, LP

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

8175 BRACKEN CREEK DR
SAN ANTONIO, TX 78266

Subdivision: Bracken Industrial Park
Unit: 3
Lot: 8 & 9R
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.

REVISED

8:11 am, May 18, 2020

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

Date March 6, 2020

Permit # 110602
~~85001~~

Owner Name Cactus and Brush, L.P.
Mailing Address 18985 Goll St.
City, State, Zip San Antonio, TX, 78266
Phone # 210-651-5011
Email billmorris@arrowall.com

Agent Name Hoyt Seidersticker
Agent Address 22115 Bent Trail
City, State, Zip Boerne TX 78006
Phone # 210 4146603
Email hoyt@gvtc.com

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name Bracken Industrial Park Unit 3 Lot 9R+8 Block 1

Acreage/Legal _____
Street Name/Address 8175 Bracken Creek Dr. City San Antonio TX Zip 78266

Type of Development:

Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

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 Warehouse / Shop 20 employees @ 12 sq/employee 240 GPD

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: \$ _____ (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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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

March 19, 2020
Date

5-17-2020 HF

HF 4-14-2020

REVISED

4:20 pm, Apr 14, 2020

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

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenthal

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 800 GPD Unit Absorption/Application Area (Sq Ft) 3752.65

Gallons Per Day (As Per TCEQ Table III) 240 HR 4-14-2020

(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: _____

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 Hoyt Seidenthal

Date 3-28-2020

RECEIVED

By rabsah at 7:54 am, May 18, 2020



202006017060 05/08/2020 04:28:31 PM 1/1

1/m

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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

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

Lot 8 + Lot 9B, Block 1, Bracken Industrial Park, U-3

The property is owned by (insert owner's full name): Cactus and Brush, L.P.

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

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

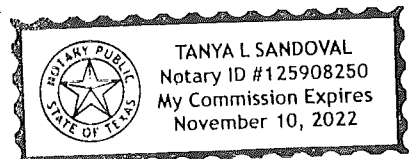
WITNESS BY HAND(S) ON THIS 1st DAY OF May, 2020

Cactus and Brush, LP
a Texas limited Partnership Cactus and Brush MGT. LLC
a Texas limited liability company

Its Gen Partner
[Signature]
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1st DAY OF May, 2020

Tanya L. Sandoval
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/08/2020 04:28:31 PM
LAURA 1 Page(s)
202006017060

Bobbie Koepf

RECEIVED

By rabsah at 7:54 am, May 18, 2020



202006017061 05/08/2020 04:28:32 PM 1/1

llm

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Bill Morrison, who after being duly sworn, upon oath states that he/she is the owner of record of those certain tracts or parcels of land lying and being situated in Comal County, Texas, and being more particularly described as follows:
Lot 8 & Lot 9R, Block 1, Bracken Industrial Park, U-3

The undersigned further states that the on-site sewage facility for the referenced properties crosses the boundary between the described properties. These properties cannot be sold separately and must be sold as one. Any buyer or transferee is hereby notified of this requirement.

WITNESS BY HAND(S) ON THE 1st DAY OF May
20 20 Cactus and Brush, LP a Texas Limited Partnership
By Cactus and Brush Meat, LLC a Texas limited liability company
its general partner

[Signature]
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS
DAY OF May 1st, 20 20

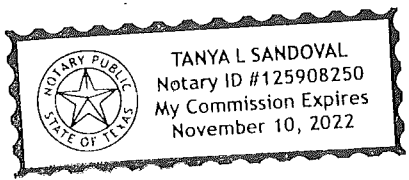
Tanya L. Sandoval
Notary Public, State of Texas

Notary's Printed Name: Tanya L. Sandoval
My Commission Expires: 11-10-2022

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/08/2020 04:28:32 PM
LAURA 1 Page(s)
202006017061



Bobbie Koepf



ted and Property Owner(s) signature(s) notarized,
nt in the Comal County Clerk's Office,
ocument to the Comal County Office of Environmental Health



MJ Central Texas Septic, LLC - DBA MJ SEPTIC

27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625

miseptic@mjseptic.com (email)

www.miseptic.com (website)

Residential Aerobic Maintenance Contract

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

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APR 02 2020

COUNTY ENGINEER

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). Please note our business hours are Monday - Friday 8am to 5pm

PROPERTY ADDRESS:

8175 Bracken Creek Drive

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

27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625

mjseptic@mjseptic.com (email)
www.mjseptic.com (website)

RECEIVED
Residential Aerobic Maintenance Contract
APR 02 2020
Licensed by T.C.E.Q. Michael J. Long, MP 0002294

COUNTY ENGINEER

PROPERTY ADDRESS:

8175 Bracken Creek Drive

- **CHLORINE SUPPLY:** *The property owner is responsible for maintaining their own chlorine supply.* TCEQ regulation requires proper chlorination. For liquid chlorinators, homeowners are to add 2-3 gallons of liquid chlorine/bleach per month. (if the chlorinator is completely empty, DO NOT add more than 3 ½-4 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets typically purchased at a local Home Depot or Lowe's. **DO NOT USE POOL TABLETS** (this can cause a dangerous volatile chemical reaction)
- **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new homeowner(s) information is provided before repairs are made and transfer contract is signed (by new homeowner) and returned to us. The new homeowner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract. Only one walk through orientation is included, shall the homeowner need an additional walk through, there will be a \$75 service call fee. **RENTAL HOMES:** *The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.*
- **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county/code compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.
- **WARRANTY VIOLATIONS:** Violations of the warranty include but are not limited to the following: turning off your system at any time, disconnecting the alarm; restricting airflow to the air compressor, overloading the system above its daily rated capacity, introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system or any other harmful usage of your OSSF/ATU. Refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowner must keep grass, weeds and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tank, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.



MJ Central Texas Septic, LLC - DBA MJ SEPTIC

27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625

mjseptic@mjseptic.com (email)

www.mjseptic.com (website)

Residential Aerobic Maintenance Contract

Licensed by T.C.E.Q. Michael J. Long, MPP 01294

RECEIVED

APR 02 2020

COUNTY ENGINEER

PROPERTY ADDRESS: 8175 Bracken Creek Drive

• **TERMS OF PAYMENT:** *Payment is due in full for the maintenance contract at time of signing. Payment for parts, repairs, cleaning/pumping, service calls, etc. are due prior to or at time of service, unless otherwise specifically noted. MJ will not perform any repairs or pumping unless we have payment in full prior to scheduling service or you, the homeowner will be onsite at time of services to pay the technician directly. We no longer offer billing for future payments, this is a strict office policy.*

Please circle one of the following plans below ↻

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

- **MAINTENANCE TIPS/SEPTIC GUIDE:** Please 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!
- MJ Septic has a part time answering service some Saturday's from 9am-1pm to help schedule with emergency calls for the next available business day! If you are unable to reach us during business hours, you can leave a voicemail 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 agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the homeowner will be responsible for signing an updated version for office and county records.

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

PROPERTY ADDRESS: _____

Accepted and Approved by (printed full name): David Harkins Digitally signed by David Harkins
DN: cn=David Harkins
Date: 2020.03.09 14:17:38-0500 Date of Acceptance: 03 09 20

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

Subdivision: _____ Number in Household: _____ Aggressive Dogs: _____

Email Address(es): davidharkins@arrowall.com

Cell Phone (his/hers): _____ Cell Phone (his/hers): _____ Home Phone: _____

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

Office Approved Date: _____

COMAL COUNTY
ON-SITE SEWERAGE FACILITY Site Evaluation Report Information

REVISED
8:11 am, May 18, 2020

Date: 2/5/2020

Site Evaluator Information:

Applicant Information:

Name: Hoyt Seidensticker

Name: Cactus and Brush L.P.

License # OS0008771 Expires 8/31/2020

Address: 18985 Goll Street

Company: Land Stewardship Services, LLC

City: SA State: Texas Zip: 78266

Address: 27115 Bent Trail

Phone: (210) 651-5011

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: _____

Property Location:

Installer information:

Lot: 8 & 9R Block: 1 Sub: Bracken Industrial Park, Unit 3 Name: Michael Long

Street/Road Address: 8175 Bracken Creek Drive License OS0023596

City: Garden Ridge State: Texas Zip: 78266 Company: MJ Central Texas Septic

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

Additional information _____ City: SA State: Texas Zip: 78260

Phone: (210) 387-0025 Fax: _____

Schematic of Lot or Tract

Show:

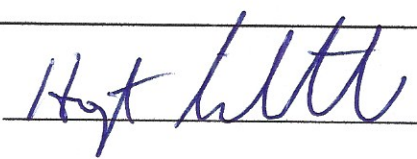
- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: _____ acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No: OS0008771

COMAL COUNTY

ON-SITE SEWERAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 2/5/2020
 Site Location: 8175 Bracken Creek Drive
 Name of Site Evaluator: Hoyt Seidensticker Registration Number: OS0008771
 Proposed Excavation Depth: n/a County: Comal

Requirements:

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

RECEIVED
 APR 02 2020
 COUNTY ENGINEER

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	IV	Clay	<30%	None	yes, clay	Brown
1						
2						
3						
4 <u>48 in</u>						
5						
Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	IV	Clay	<30%	none	yes, clay	Brown
1						
2						
3						
4 <u>48 in</u>						
5						

Features of Site Area

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

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

According to table XIII, the site is suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
 Signature of Site Evaluator

3/28/2020
 Date

6/13/2020
 5:57 AM
 Aerobic with Spray
 Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Cactus and Brush L.P.

REVISED
 8:11 am, Jun 15, 2020

Property Information:

St. Address: 8175 Bracken Creek Drive
 City: San Antonio State: Texas
 Zip code: 78266

Predicted Quantity of Sewage (Q)

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

Rate of Adsorption (Ra)

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

Aerobic Unit

Required size of aerobic unit: 360 gpd
 Pretreatment Tank (gallons): 771
 Class 1 Aerobic Unit: Pro Flo 800 PTSL
 Pump tank total capacity (gal): 1000
 Chlorination: Liquid installed in Tank
 Pump Switch operation: Float system
 Dosing cycle quantity (gals): Varied
 Cycling time: night time
 Pump size and capacity: Sta-rite plus D series 20 gpm

building Information

No. of employees: 20
 gallons per employee: 12
 Water Supply: public

Supply Line from building

Length of supply line (approx. ft.): 9
 Type of supply line: SCH 40 PVC
 Size of Supply line (in): 3 or 4

Supply Line For Spray Irrigation System

Length of supply line (approx. ft.): 236
 Type of supply line: SCH 40 PVC
 Size of supply line (in): 1

Disposal Area per this System

$\pi (23)^2/2$	=	<u>830.53</u>
$\pi (23)^2/2$	=	<u>830.53</u>
$\pi (23)^2/2$	=	<u>830.53</u>
$\pi (23)^2/2$	=	<u>830.53</u>
$\pi (23)^2/2$	=	<u>830.53</u>
minus overlap		<u>400</u>
Total irrigated area (sq. ft.):		<u>3752.65</u>

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006

Cell (210) 414-6603,

B-13-2020

Date



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

6/13/2020
5:57 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Cactus and Brush L.P.

REVISED
8:11 am, Jun 15, 2020

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 9.44
Total head: 105.4

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle
No. 3 @40psi GPM: 3.1
Number of sprinkler heads: 5
Gallons per minute: 15.5

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the building will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by chlorination in the pump tank before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit.

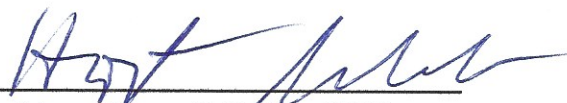
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of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

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

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

6-13-2020
Date



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

6/13/2020

5:57 AM

Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Cactus and Brush L.P.

REVISED

8:11 am, Jun 15, 2020

It is in my professional opinion that since the sprinkler heads will be totally buried it will not increase the height of the flood.

It is in my professional opinion that the system will not create contamination during a flood, because the effluent will have gone through an aerobic treatment unit and disinfected by a Liquid Bleach Chlorinator and exposed to sunlight further disinfecting the effluent. All sprinkler heads of the distribution system will capped, sealed and also be totally buried.

It is in my professional opinion that flooding will not damage the system or erode the system. The system will be installed as far away from the creek as possible and not in the direct flow of floodwaters. All components will be buried and grass must be established and maintained over the entire spray area.

The aerobic treatment unit will be installed outside of the 100 year flood plain and will not need to be to be anchored down.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

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

Date

6-13-2020



permit 110602

LOT 9R

PL 288.10'

scale 1" = 50'

REVISED

8:11 am, Jun 15, 2020

This design lies in the Edwards Aquifer Transition zone and there is not a recharge feature within 150' of the proposed septic system.



Site Map

Aerobic with spray Distribution System

Cactus and Brush L.P

Lot 8 and 9R, Block 1

Bracken Industrial Park, Unit 3

8175 Bracken Creek Drive

San Antonio, Texas 78266

Comal County

The sprinkler heads and piping will be installed in the variable drainage easement and will be buried so that during a rainfall event and overland flow of runoff water the sprinkler heads and piping will not be damaged. the sprinkler heads will not cause any seeps because it is a closed system controlled by a timer and pumps.

warehouse building

20 employees

12 g/employee

240 gpd

Install a new 800 gpd aerobic unit that has a bigger trash tank and Pump and remove, permit **85001**, old fiberglass clearstream aerobic unit.

two-way c/o

Pro Flo 800 PTSL,
800 gpd Aerobic Unit with a
Chlorination Station 200-1500

1000 gallon pump tank

6-13-2020



[Handwritten signature]

PL 151.25'
PL 289.74'
bracken Creek Drive

PL 158.22'
PL 216.79'

All external electrical lines must be in gray conduit

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

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

Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

approx. limits of 100 year flood plain

30' wide variable width drainage easement new head r=23'

asphalt parking lot

limits of asphalt parking lot
limits of variable width drainage easement

location of sprinkler heads may be adjusted in field to avoid obstacles
100 yr flood plain does exist on this tract

area for doubling the treatment tank
14' utility easement
new head to be installed 15' from property line to meet 1' buffer from 14' utility easement r=23'
existing head to be moved 15' from property line to meet 1' buffer from 14' utility easement r=23'
225 sq.ft.
175 sq.ft.
existing head to be moved 15' from property line to meet 1' buffer from 14' utility easement r=23'

Lot 8

permit 110602

LOT 9R

PL 288.10'

REVISED
8:11 am, Jun 15, 2020

Site Map
Aerobic with spray
Distribution System
Cactus and Brush L.P.
Lot 8 and 9R Block 1
Bracken Industrial Park, Unit 3
8175 Bracken Creek Drive
San Antonio, Texas 78266
Comal County

no to scale
This design lies in the Edwards Aquifer Transition zone
and their is not a
recharge feature within 150' of the proposed septic system.

The sprinkler heads and piping will be installed in the variable drainage easement
and will be buried so that during a rainfall event and overland flow of runoff water
the sprinkler heads and piping will not be damaged. the sprinkler heads
will not cause any seeps because it is a closed system controlled by a timer and pumps.

warehouse building
20 employees
12 g/employee
240 gpd

Install a new 800 gpd aerobic unit
that has a bigger trash tank and
Pump and remove, permit 85001,
old fiberglass clearstream aerobic unif.

Pro Flo 800 PTSL,
800 gpd Aerobic Unit with a
Chlorination Station 200-1500
1000 gallon pump tank

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or other grass species prior to system operation.

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a flat terrain (less than 15% slope). Sloped
land (with greater than 15% slope) may be acceptable
if it is properly landscaped and terraced to minimize runoff.

30' wide variable
width drainage
easement new head r=23'
asphalt
parking lot

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

100 yr flood plain does
exist on this tract

Lot 8

6-13-2020



Hoyt Seidensticker

PL 148.53'

PL 140.81'

Marbach Road

PL 151.25'
PL 289.74'
Bracken Creek Drive

PL 158.22'

PL 216.79'

PL 293.67'

approx. limits of 100 year flood plain
PL 316.45'

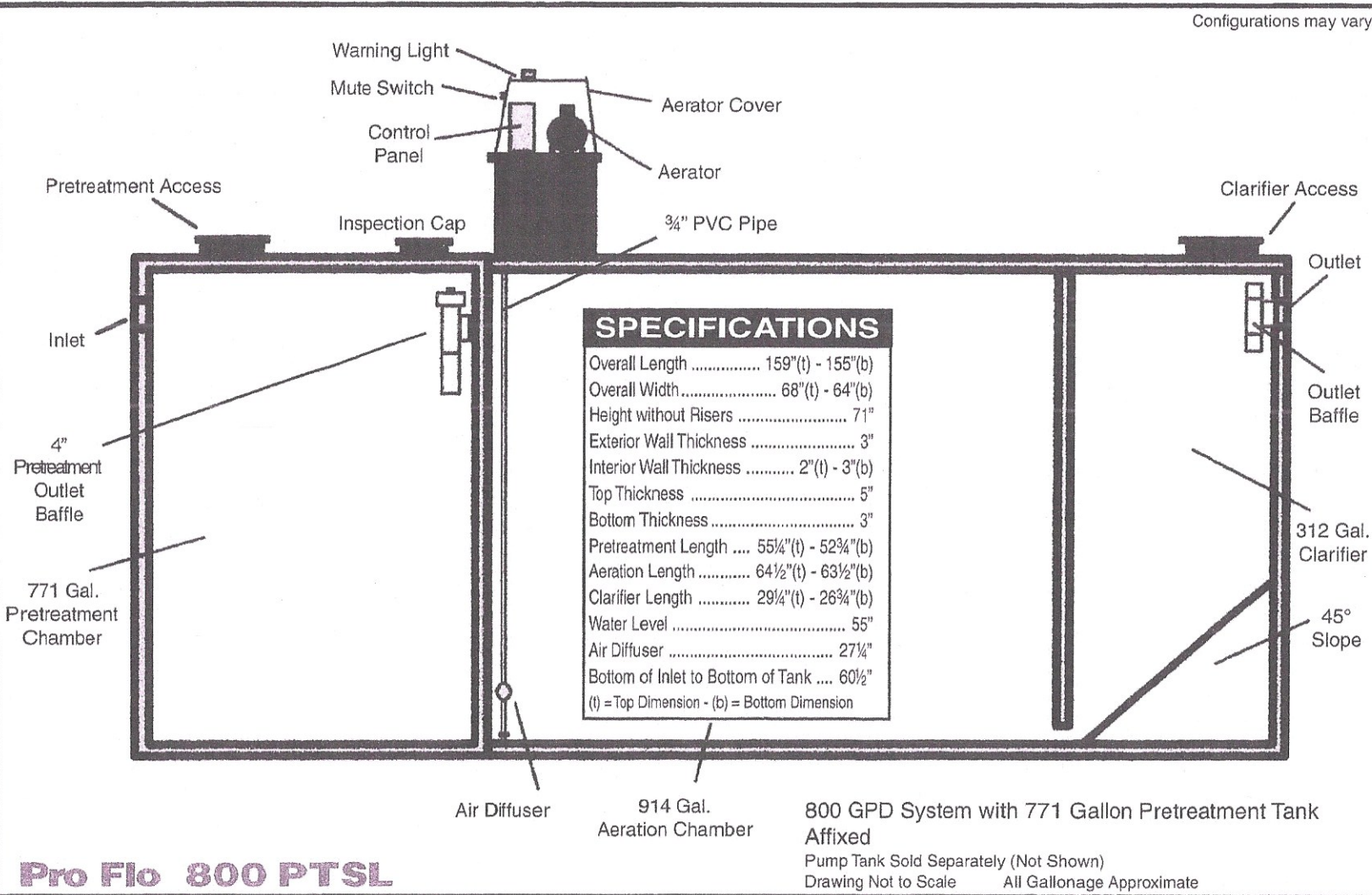
limits of asphalt parking lot
limits of variable width drainage easement



REVISED

8:11 am, Jun 15, 2020

Configurations may vary.



SYSTEM OWNER'S MANUAL

Pro Flo 800 PTSL System Diagram

Pro Flo 800 PTSL

PROPLUS™

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

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

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

MODELS

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

OTHER OPTIONS: ADD TO PART NUMBER

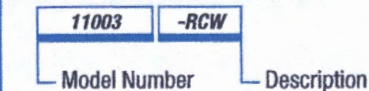
- CV** Check Valve
- LA** Low Angle Nozzle
- NN** No Nozzle
- RCW** ProPlus for Reclaimed Water w/Low Angle Nozzle

EASY ARC SETTING

Arc Selection 40° to Continuous 360°
Adjust From Left Start



HOW TO SPECIFY



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493

1.800.735.7246 | www.krain.com

SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range: 40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- ▶ Overall Height (Popped Down): 7 1/2" / 17" for High Pop
- ▶ Recommended Spacing: 28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle Nozzle: Included
- ▶ Riser Height: 5"

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PERFORMANCE DATA

PERFORMANCE				METRIC			
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE KPA	RADIUS METERS	FLOW L/M
#0.5	30	28'	.5	#0.5	206	2.0	8.5
	40	29'	.6		275	3.0	8.8
	50	29'	.7		345	3.5	8.8
	60	30'	.8		413	4.0	9.1
#0.75	30	29'	.7	#0.75	206	2.0	8.8
	40	30'	.8		275	3.0	9.1
	50	31'	.9		345	3.5	9.4
	60	32'	1.0		413	4.0	9.8
#1	30	32'	1.3	#1	206	2.0	9.8
	40	33'	1.5		275	3.0	10.1
	50	34'	1.6		345	3.5	10.4
	60	35'	1.8		413	4.0	10.7
#2	30	37'	2.4	#2	206	2.0	11.3
	40	40'	2.5		275	3.0	12.2
	50	42'	3.0		345	3.5	12.8
	60	43'	3.3		413	4.0	13.1
#2.5	30	38'	2.5	#2.5	206	2.04	11.6
	PRE-INSTALLED	39'	2.8		275	2.72	11.9
	50	40'	3.2		345	3.40	12.2
	60	41'	3.5		413	4.08	12.5
#3	30	38'	3.6	#3	206	2.0	11.6
	40	39'	4.2		275	3.0	11.9
	50	41'	4.6		345	3.5	12.5
	60	42'	5.0		413	4.0	12.8
#4	30	43'	4.4	#4	206	2.0	13.1
	40	44'	5.1		275	3.0	13.4
	50	46'	5.6		345	3.5	14.0
	60	49'	5.9		413	4.0	14.9
#6	40	45'	5.9	#6	206	3.0	13.7
	50	46'	6.0		275	3.5	14.0
	60	48'	6.3		345	4.0	14.6
	70	49'	6.7		413	5.0	14.9
#8	40	42'	8.0	#8	206	3.0	12.8
	50	45'	8.5		275	3.5	13.7
	60	49'	9.5		345	4.0	14.8
	70	50'	10.0		413	5.0	15.3

LOW ANGLE DATA				METRIC			
NOZZLES	PRESSURE PSI	RADIUS FT.	FLOW GPM	NOZZLES	PRESSURE KPA	RADIUS METERS	FLOW L/M
#1	30	22'	1.2	#1	207	2.04	6.71
	40	24'	1.7		275	2.72	7.32
	50	26'	1.8		344	3.40	7.92
	60	28'	2.0		413	4.08	8.53
#3	30	29'	3.0	#3	207	2.04	8.84
	40	32'	3.1		275	2.72	9.75
	50	35'	3.5		344	3.40	10.67
	60	37'	3.8		413	4.08	11.58
#4	30	31'	3.4	#4	207	2.04	9.45
	40	34'	3.9		275	2.72	10.36
	50	37'	4.4		344	3.40	11.28
	60	38'	4.7		413	4.08	11.58
#6	40	38'	6.5	#6	275	2.72	11.58
	50	40'	7.3		344	3.40	12.19
	60	42'	8.0		413	4.08	12.80
	70	44'	8.6		482	4.76	13.41

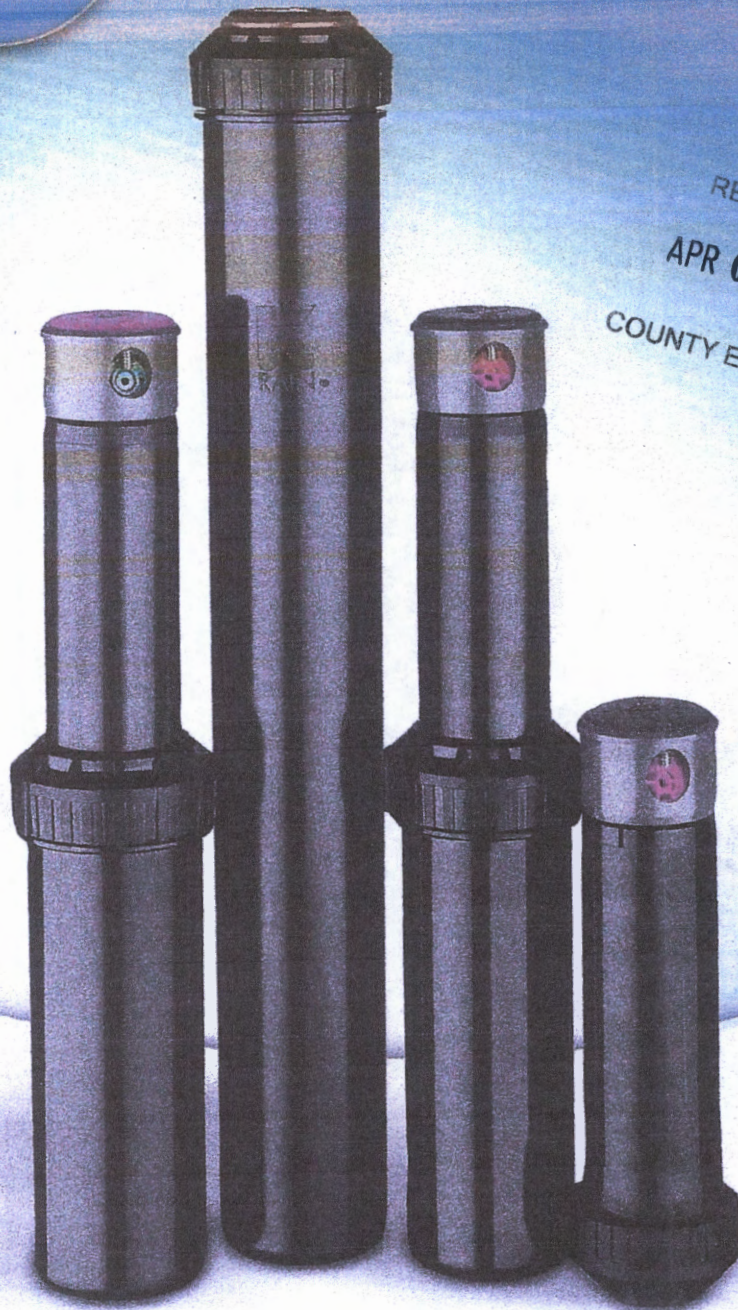
Data represents test results in zero wind. Adjust for local conditions.
Radius may be reduced with nozzle retention screw.

PROPLUS™



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

- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- ▶ **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.



- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Seals out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.

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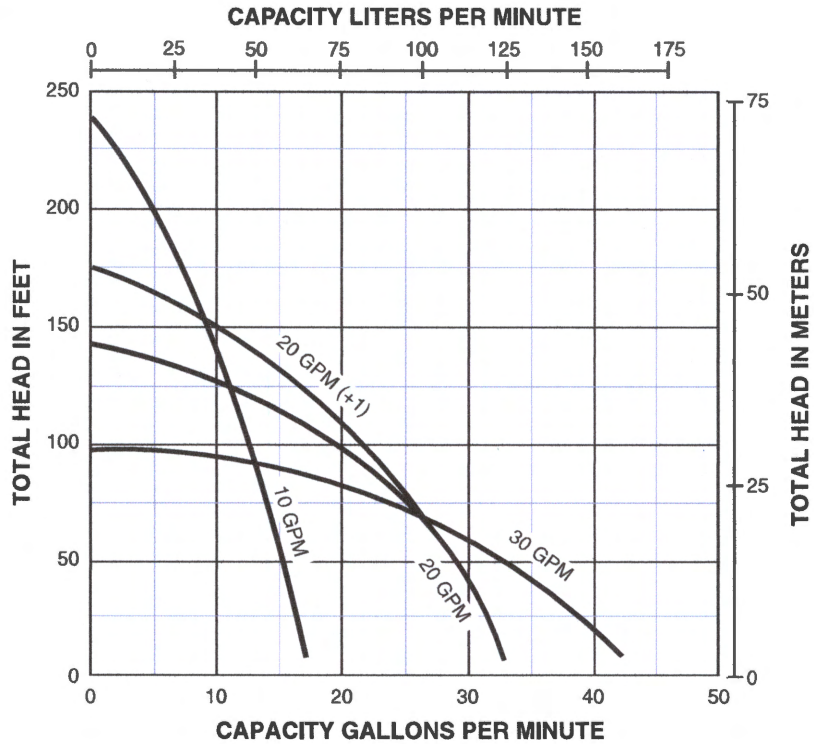
K RAIN®

IRRIGATION SOLUTIONS
WORLDWIDE™



4" multi-stage submersible pump

PUMP PERFORMANCE



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PUMP PERFORMANCE (Capacity in Gallons per Minute)

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

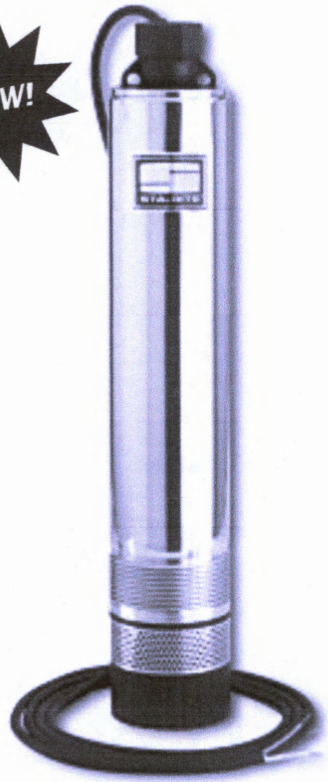
PUMP PERFORMANCE (Capacity in Liters per Minute)

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



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4" multi-stage submersible pump



This product is Listed to UL Standards for Safety by Underwriters Laboratories Inc. (UL).



The STEP Plus™ D Series 4" submersible pump in 10, 20 and 30 GPM models dominate with superior "DRAW-DOWN" capability.

The STEP Plus™ D Series 4" submersible pump dominates with reduced AMP DRAW.
The STEP Plus™ D Series 4" submersible pump dominates with COOLER and QUIETER operation.

APPLICATIONS

- **Clean and Gray Water...** for residential, commercial, and agricultural use.

SPECIFICATIONS

- Motor** – Available in 115 or 230 volt versions. Dry-wound, double ball-bearing, double-seal and thermal overload protected, UL and CSA approved.
- Shell** – Stainless steel (300 grade)
- Discharge** – Fiberglass-reinforced thermoplastic
- Discharge Bearing** – Nylatron®
- Impellers** – Acetel
- Diffusers** – Polycarbonate
- Suction Caps** – Polycarbonate with stainless steel wear ring
- Thrust Pads** – Proprietary spec.
- Shaft and Coupling** – Stainless steel 300 grade
- Intake** – Fiberglass-reinforced thermoplastic
- Intake Screen** – Stainless steel
- Jacketed Cord** – 600 Volt "SJOW" jacketed 10' leads, 2-wire with ground
- Agency Listing** – UL and CSA

STEP Plus™ D SERIES

FEATURES

STEP Plus DOMINATES with a...

Patented Stage System – The proven SignaSeal™ staging system utilizes a patented ceramic wear surface. When incorporated with STA-RITE's "true" independent floating impellers, dominates with 1st-in-class performance, superior sand handling, and a thrust management staging system with industry exclusive "dry-run" capabilities.

Superior "draw-down" capability – The STEP Plus Dominates in this class with the lowest draw-down of 4-1/2" (a standard 4" NEMA submersible only draws-down to 13-1/2").

Reduced amp draw – The STEP Plus Dominates in this class with less energy consumption – over 25% less amp draw (9.5 amps vs. 12.7 amps, 115 volt) than a 4" NEMA submersible, reducing operating costs and extending the service life of float switch contacts.

Cooler and quieter operation – The STEP Plus Dominates by using the pumped liquid to cool the motor as it passes over the motor. The water passing over the motor dampens the motor noise, eliminating expensive "flow-inducer sleeves" required when using a standard 4" NEMA submersible.

Impellers – Precision molded for perfect balance... ultra smooth for the highest performance and efficiency. Allows for .080" solids.

Shaft – Positive drive, hexagonal 7/16" – 300-grade stainless steel shaft offers generous impeller drive surfaces.

Shaft bearing – Exclusive self-lubricating Nylatron® bearing resists wear surface from sand and abrasives.

Shell – Heavy-walled, corrosion resistant 300-grade stainless steel.

ORDERING INFORMATION

Catalog Number	HP	Max. Load Amps	Volts	Phase/Cycles	Cord Length	Pallet Quantity	Weight (Lbs.)
10DOM05221	1/2	5.5	230	1/60	10'	80	16
10DOM05121	1/2	11.0	115	1/60	10'	80	16
20DOM05221	1/2	4.6	230	1/60	10'	80	16
20DOM05121	1/2	9.5	115	1/60	10'	80	16
30DOM05221	1/2	4.6	230	1/60	10'	80	16
30DOM05121	1/2	9.5	115	1/60	10'	80	16
20DOM05221+1	1/2	5.3	230	1/60	10'	80	16
20DOM05121+1	1/2	10.6	115	1/60	10'	80	16

Nylatron® is a registered trademark of Polymer Corp. SignaSeal™ and STEP Plus™ are trademarks of WICOR Industries. In order to provide the best products possible, specifications are subject to change.

COMAL COUNTY FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

PERMIT NO 81617

DATE: _____

81617

APPLICANT: The Prosser Group

PHONE #: (210) 651-5288

MAILING ADDRESS: 8154 Bracken Creek Drive
San Antonio, TX 78266

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LEGAL DESCRIPTION OF PROPERTY LOCATION: (ATTACH RECORDED DOCUMENT & VICINITY MAP)
Block 1, Lots 8, 9 & 10 of Bracken Industrial Park 3

APR 02 2020

NATURE OF PROPOSED CONSTRUCTION: 520 B-1

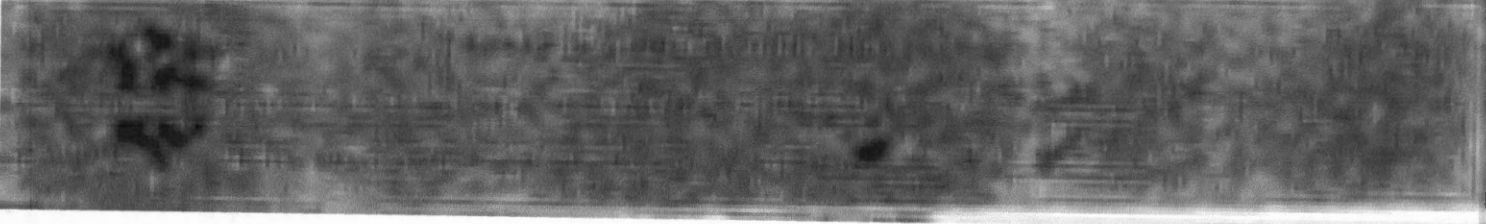
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RESIDENTIAL NON-RESIDENTIAL _____ PLACEMENT OF FILL _____
ALTERATION OF NATURAL WATERWAY OR WATER COURSE _____
OTHER (SPECIFY) _____ ENVIRONMENTAL HEALTH

SEP 14 2000

<u>COST OF NEW CONSTRUCTION</u>		<u>COST OF SUBSTANTIAL IMPROVEMENTS</u>	
HOUSE \$ _____	<u>O</u>	RESIDENTIAL \$ _____	_____
MOBILE \$ _____	<u>R</u>	NON-RESIDENTIAL \$ _____	_____
COMMERCIAL \$ _____	_____	COMMERCIAL \$ <u>712,970.00</u>	_____
OTHER \$ _____	_____	OTHER \$ _____	_____

APPLICANT WILL PROVIDE PLANS AND SPECIFICATIONS OF THE PROPOSED CONSTRUCTION



EXEMPTION CERTIFICATE

THE ABOVE NAMED APPLICANT HAS APPLIED FOR A DEVELOPMENT PERMIT.

THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS NOT WITHIN AN IDENTIFIED FLOOD PLAIN OF COMAL COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY COMAL COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE ABOVE.

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

** As per attached drawing, improved structures will not be located within the special flood hazard area zone A / Floodway.*

...WARNING... THE FLOOD HAZARD BOUNDARY MAPS AND OTHER FLOOD DATA USED BY THE COUNTY ADMINISTRATOR IN EVALUATING FLOOD HAZARDS TO PROPOSED DEVELOPMENTS ARE CONSIDERED REASONABLE AND ACCURATE FOR REGULATORY PURPOSES AND ARE BASED ON THE BEST SCIENTIFIC AND ENGINEERING DATA. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS EXEMPTION CERTIFICATE DOES NOT IMPLY THAT DEVELOPMENTS OUTSIDE THE IDENTIFIED AREAS OF SPECIAL FLOOD HAZARD WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ISSUANCE OF THIS EXEMPTION CERTIFICATE SHALL NOT CREATE LIABILITY ON THE PART OF COMAL COUNTY IN THE EVENT FLOODING OR FLOOD DAMAGE DOES OCCUR.

Sergio Camarena, CFO
ACKNOWLEDGEMENT OF WARNING BY APPLICANT/AGENT

Jamie E. Ellington, CFO
COUNTY ADMINISTRATOR

DATE:

DATE:

9-22-00

4/14/2020
3:54 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Cactus Brush L.P.

REVISED
4:20 pm, Apr 14, 2020

110602

VOID

Property Information:

St. Address: 8175 Bracken Creek Drive
City: San Antonio State: Texas
Zip code: 78266

building Information

No. of employees: 20
gallons per employee: 12
Water Supply: public

Predicted Quantity of Sewage (Q)

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

Supply Line from building

Length of supply line (approx. ft): 9
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

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

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 246
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

VOID

Aerobic Unit

Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 461
Class 1 Aerobic Unit: Solar Air SAITX-800 -854PT
Pump tank total capacity (gal): 854
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Schaefer E-Series 20 GPM

Disposal Area per this System

$\pi (23)^2/2$	=	<u>830.53</u>
$\pi (23)^2/2$	=	<u>830.53</u>
$\pi (23)^2/2$	=	<u>830.53</u>
$\pi (23)^2/2$	=	<u>830.53</u>
$\pi (23)^2/2$	=	<u>830.53</u>
minus overlap		<u>400</u>
Total irrigated area (sq. ft.):		<u>3752.65</u>

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

VOID

4-14-2020

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



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

4/14/2020
3:54 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY

REVISED
4:20 pm, Apr 14, 2020

DESIGN CRITERIA Cactus and Brush L.P.

VOID

Head Pressure

Elevation Head:	4
Pressure Head:	92
Friction Head:	9.84
Total head:	105.8

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle

No. 3 @40psi	GPM:	3.1
Number of sprinkler heads:		5
Gallons per minute:		15.5

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the building will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by chlorination in the pump tank before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit.

VOID

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

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

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

VOID

4-14-2020

Hoyt Seidensticker, R.S. No. 3588

Date

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006

Cell (210) 414-6603,



4/14/2020
3:54 PM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY
VOID
DESIGN CRITERIA
Cactus and Brush L.P.

REVISED
4:20 pm, Apr 14, 2020

It is in my professional opinion that since the sprinkler heads will be totally buried it will not increase the height of the flood.


It is in my professional opinion that the system will not create contamination during a flood, because the effluent will have gone through an aerobic treatment unit and disinfected by a Liquid Bleach Chlorinator and exposed to sunlight further disinfecting the effluent. All sprinkler heads of the distribution system will capped, sealed and also be totally buried.

It is in my professional opinion that flooding will not damage the system or erode the system. The system will be installed as far away from the creek as possible and not in the direct flow of floodwaters. All components will be buried and grass must be established and maintained over the entire spray area.

The aerobic treatment unit will be installed outside of the 100 year flood plain and will not need to be to be anchored down.

VOID

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



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

Date 4-14-2020



VOID

REVISED

8:11 am, May 18, 2020

VOID

Permit 110602

Spec sheet
Aerobic with spray
Distribution System
Cactus and Brush L.P
Lot 8 and Lot 9R, Block 1
Bracken Industrial Park, Unit 3
8175 Bracken Creek Drive
San Antonio, Texas 78266
Comal County

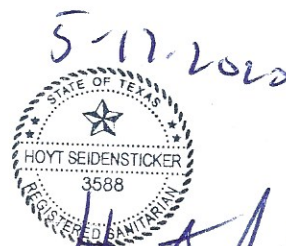
VOID

Risers must be permanently fastened to the tank lid or cast into the tank
The connection between the riser and the tank lid must be watertight.
Risers must be fitted with removable watertight caps and protected
against unauthorized intrusions by either a padlock, a cover that can be
removed with specialized tools, a cover having a minimum net weight of
29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other
means approved by the executive director.

In lieu of identifying area to double the spray disposal field, in the event that the spray disposal field fails, I am proposing to install drip irrigation tubing in the current area of the spray field and the disposal area will be sized according to the soil evaluation, identifying the soil type. The drip system will be installed according to the revised septic system design.

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

VOID



permit 110602

REVISED

8:11 am, May 18, 2020

Site Map

Aerobic with spray Distribution System

Cactus and Brush L.P

Lot 8 and 9R, Block 1

Bracken Industrial Park, Unit 3

8175 Bracken Creek Drive

San Antonio, Texas 78266

Comal County

5-17-2020



[Handwritten Signature]

All external electrical lines must be in gray conduit

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

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

Land acceptable for surface application shall be a flat terrain (less than to equal to 15% slope) land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

LOT 9R

PL 288.10'

VOID

scale 1" = 50'

This design lies in the Edwards Aquifer Transition zone and their is not a recharge feature within 150' of the proposed septic system.



The sprinkler heads and piping will be installed in the variable drainage easement and will be buried so that during a rainfall event and overland flow of runoff water the sprinkler heads and piping will not be damaged. the sprinkler heads will not cause any seeps because it is a closed system controlled by a timer and pumps.

warehouse building
20 employees
12 g/employee
240 gpd

Install a new 800 gpd aerobic unit that is bigger trash tank and Pump and remove, permit **85001**, old fiberglass clearstream aerobic unit.

VOID

Solar-Air SAIITX-800 854PT,
800 gpd Aerobic Unit with a
Chlorination Station 200-1500

approx. limits of 100 year flood plain
PL 316.45'

30' wide variable width drainage easement new head r=23'

asphalt parking lot

limits of asphalt parking lot
limits of variable width drainage easement

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

100 yr flood plain does exist on this tract

Lot 8

PL 158.22'

PL 151.25'

PL 128.97'

Bracken Creek Drive

area for doubling the treatment tank

14' utility easement

new head to be installed 15' from property line to meet 1' buffer from 14' utility easement r=23'

existing head to be moved 15' from property line to meet 1' buffer from 14' utility easement r=23'

225 sq.ft.

existing head to be moved 15' from property line to meet 1' buffer from 14' utility easement r=23'

PL 216.79'

176'

permit 110602

LOT 9R

PL 288.10'

VOID

not to scale

REVISED

8:11 am, May 18, 2020

Site Map
Aerobic with spray
Distribution System
Cactus and Brush L.P.
Lot 8 and 9R, Block 1
Bracken Industrial Park, Unit 3
8175 Bracken Creek Drive
San Antonio, Texas 78266
Comal County

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warehouse building
20 employees
12 g/employee
240 gpd

Install a new 800 gpd aerobic unit that has a bigger trash tank and Pump and remove, permit 85001, old fiberglass clearstream aerobic unit.

Solar-Air SAIITX-800 854PT,
800 gpd Aerobic Unit with a
Chlorination Station 200-1500

VOID

All external electrical lines must be in gray conduit

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

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

Land acceptable for surface application shall have a flat terrain (less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

30' wide variable width drainage easement
new head r=23'
asphalt parking lot

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

100 yr flood plain does exist on this tract

Lot 8

VOID

5-17-2020



Hoyt Seidensticker

Marbach Road

PL 151.25'
PL 158.22'
PL 216.79'
PL 293.67'
PL 148.53'
PL 140.81'

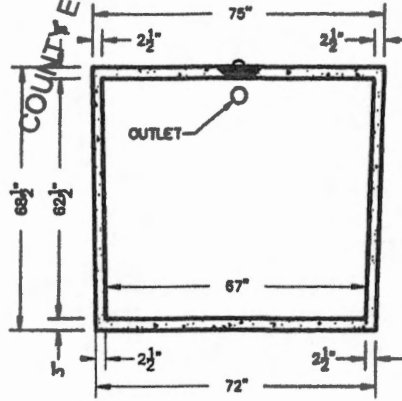
Bracken Creek Drive

RECEIVED

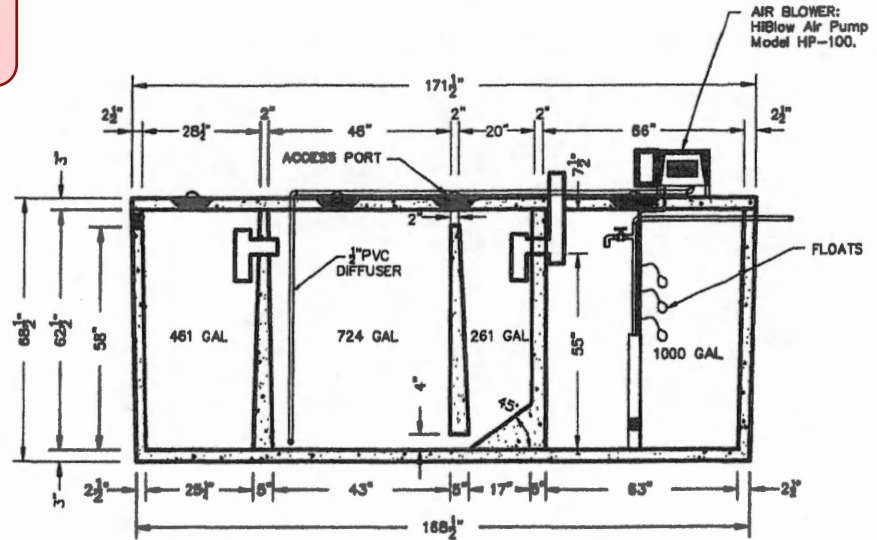
APR 02 2020

COUNTY ENGINEER

VOID

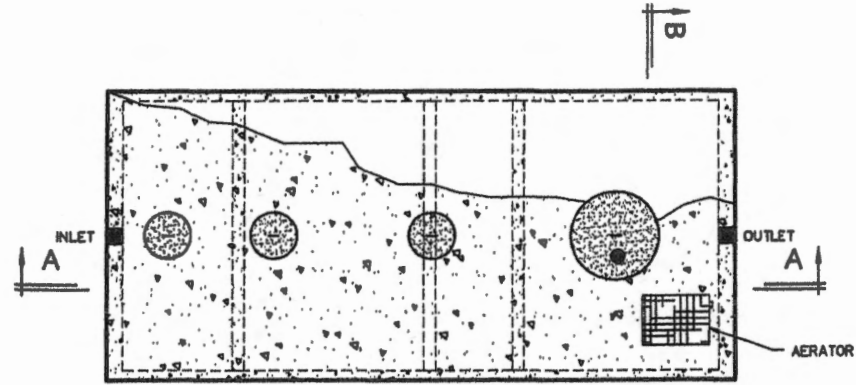


SECTION B-B



SECTION A-A

VOID



PLAN VIEW

VOID

DESIGNER: ESC	DATE: 07/11/11
DRAWN: ESC	SCALE: AS SHOWN
CHECKED: ESC	PROJECT: SA-5
DATE: 07/11/11	BY: ESC

MODEL SA800-1000PT

SEWER TREATMENT SYSTEM

SOLAR AEROBIC
 6754 HWY 90 EAST
 LAKE CHARLES, LA 70615
 PHONE: (337) 439-0680

TREATMENT PLANT	SA-5
DATE: JULY 2011	PROJECT: SA-5
BY: ESC	SCALE: NONE

REVISED

4:20 pm, Apr 14, 2020

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

VOID

Date March 6, 2020

Permit # 85001

Owner Name Cactus and Brush, L.P.

Agent Name Hoyt Seiderfick

Mailing Address 18985 Goll St.

Agent Address 27165 Bent Trail

City, State, Zip San Antonio, TX, 78266

City, State, Zip Boerne TX 78006

Phone # 210-651-5011

Phone # 210 414 6603

Email billmorris@arrowall.com

Email hoyt@gvtc.com

All correspondence should be sent to: Owner Agent Both

Method: Mail Email

Subdivision Name Bracken Industrial Park Unit 3 Lot 9R Block 1

Acreage/Legal _____

Street Name/Address 8175 Bracken Creek Dr. City San Antonio TX Zip 78266

Type of Development:

VOID

Single Family Residential

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

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

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 Warehouse / Shop 20 employees @ 12 sq/employee 240 GPD

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: \$ _____ (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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.

- 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 notice at the email address associated with this permit application, as applicable.

VOID

Signature of Owner

March 19, 2020
Date

VOID

Doc# 200206008470

81617

~~83079~~

RECEIVED

MAR 13 2002

COUNTY ENGINEER

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Natural Resource Conservation Commission Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas.

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

VOID

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (legal description as shown on recorded warranty deed): BRACEN INDUSTRIAL PARK U-3 P.U.D.
LOT NUMBER 9R

The property is owned by (owner's full name as shown on recorded warranty deed): STEPHEN J. ZOLDEY

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

The owner will, upon sale or transfer of the above described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNES BY HAND(S) ON THIS 11 DAY OF MARCH, 2002
This is to certify that this document was FILED and RECORDED in the Official Public Records of Comal County, Texas on the date and time stamped thereon.
Doc# 200206008470
Pages 1
03/12/2002 03:07:40 PM
Filed & Recorded in Official Records of COMAL COUNTY JOY STREATER COUNTY CLERK Fees \$9.00

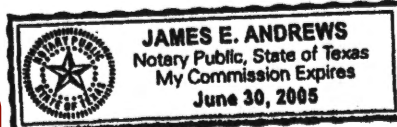
Stephen J Zoldey
Owner(s) signature(s)



Joy Streater
COUNTY CLERK

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF March, 2002

James E. Andrews
Notary Public, State of Texas



VOID

Doc# 200206008470

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APR 02 2020

VOID

Date: _____ **Site Evaluator Information:**

Applicant Information: Name: Hoyt Seidensticker

Name: Cactus and Brush L.P. License # OS0008771 Expires 03/31/2020

Address: 18985 Goll Street Company: Land Stewardship Services, LLC

City: SA State: Texas Zip: 78266 Address: 27115 Bent Trail

Phone: (210) 651-5011 City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: _____

Property Location: **Installer information:**

Lot: 9R Block: 1 Sub: Bracken Industrial Park, Unit 3 Name: Michael Long

Street/Road Address: 8175 Bracken Creek Drive License OS0023596

City: Garden Ridge State: Texas Zip: 78266 Company: MJ Central Texas Septic

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

Additional information _____ City: SA State: Texas Zip: 78260

Phone: (210) 387-0025 Fax: _____

Schedule or Tract

VOID

Show:

- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING Lot Size: _____ acres

SEE ATTACHED

VOID

Signature of Site Evaluator *Hoyt Seidensticker* Site Evaluator License No: OS0008771

Site Map
 Aerobic with spray
 Distribution System
 Cactus and Brush L.P
 Lot 9R, Block 1
 Bracken Industrial Park, Unit 3
 8175 Bracken Creek Drive
 San Antonio, Texas 78266
 Comal County

VOID

PL 288.10'

not to scale

This design lies in the Edwards Aquifer Transition zone and there is not a recharge feature within 150' of the proposed septic system.

REVISED
 4:20 pm, Apr 14, 2020

warehouse building
 20 employees
 12 g/employee
 240 gpd

Install a new 800 gpd aerobic unit that has a bigger trash tank and remove, permit **85001**, old fiberglass clearstream aerobic unit.

VOID

Solar-Air SAITX-800-854PT, 800 gpd Aerobic Unit with a Chlorination Station 200-1500

PL 171.28971d
 Bracken Creek Drive

PL 158.22'

PL 216.79'

PL 293.67'

All external electrical lines must be in gray conduit

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

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

Land acceptable for surface application shall have a flat terrain (less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

asphalt parking lot

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

100 yr flood plain does exist on this tract

VOID

PL 148.53'

PL 140.81'

Marbach Road



4-14-2020
[Handwritten Signature]

VOID

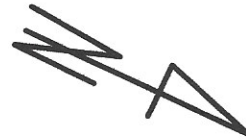
REVISED

4:20 pm, Apr 14, 2020

PL 288.10'

scale 1" = 50'

This design lies in the Edwards Aquifer Transition zone and there is not a recharge feature within 150' of the proposed septic system.



Site Map
Aerobic with spray
Distribution System
Cactus and Brush L.P
Lot 9R, Block 1
Bracken Industrial Park, Unit 3
8175 Bracken Creek Drive
San Antonio, Texas 78266
Comal County

warehouse building
20 employees
12 g/employee
240 gpd

Install a new 800 gpd aerobic unit
VOID as a bigger trash tank and
remove, permit 85001, old fiberglass
clearstream aerobic unit.

Solar-Air SAIITX-800 854PT,
800 gpd Aerobic Unit with a
Chlorination Station 200-1500

approx. limits of 100 year flood plain



asphalt
parking lot

All external electrical lines must be in gray conduit

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

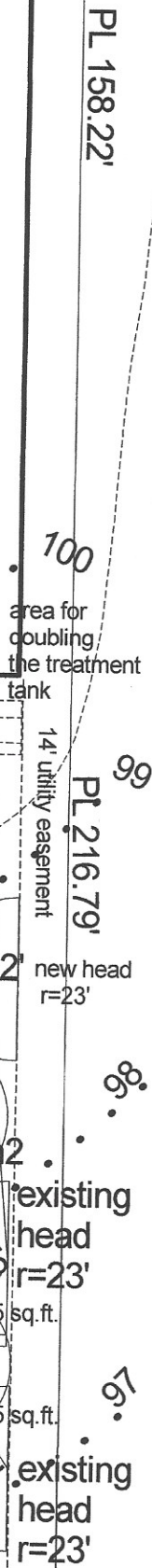
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Land acceptable for surface application shall have a flat terrain (less than to equal to 15% slope). Land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff.

VOID

100 yr flood plain does exist on this tract



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

APPLICATION FOR PERMIT OF AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE TREATMENT SYSTEM AND LICENSE TO OPERATE

VOID

Date March 6, 2020

Permit # 110602

Owner Name Cactus and Brush, L.P.
Mailing Address 18985 Goll St.
City, State, Zip San Antonio, TX, 78266
Phone # 210-651-5011
Email billmorris@arrowall.com

Agent Name Hoyt Seiderfick
Agent Address 27115 Bent Trail
City, State, Zip Boerne TX 78006
Phone # 210 414 6603
Email hoyt@gvte.com

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

Subdivision Name Bracken Industrial Park Unit 3 Lot 9R Block 1

Acreage/Legal _____

Street Name/Address ~~8175~~ 8175 Bracken Creek Dr. City San Antonio TX Zip 78266

Type of Development:

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

VOID

RECEIVED
APR 02 2020
COUNTY ENGINEER

- 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 Warehouse / Shop 50 employees @ 4g/employee 200 GPD
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: \$ _____ (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. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- 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.

VOID

[Signature]
Signature of Owner

March 9, 2020
Date

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

VOID

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenthal

System Description Aerobic with Spray Distribution

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

Tank Size(s) (Gallons) 800 GPD Unit Absorption/Application Area (Sq Ft) 3752.65

Gallons Per Day (As Per TCEQ Table III) 200

(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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COUNTY ENGINEER

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.)

VOID

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: _____

VOID

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 Hoyt Seidenthal

Date 3-28-2020

3/28/2020
9:07 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Cactus and Brush L.P.

VOID

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Property Information:

St. Address: 8175 Bracken Creek Drive
City: San Antonio State: Texas
Zip code: 78266

building Information

No. of employees: 50
gallons per employee: 4
Water Supply: public

Predicted Quantity of Sewage (Q)

Water Saving Devices in bldg (y/n): yes
Gallons/day (Q): 200
Greywater included (yes/no): no

Supply Line from building

Length of supply line (approx. ft): 9
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 3125

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 246
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

VOID

Aerobic Unit


Required size of aerobic unit: 360 gpd
Pretreatment Tank (gallons): 461
Class 1 Aerobic Unit:: Solar Air SAIITX-800 -854PT
Pump tank total capacity (gal): 854
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Schaefer E-Series 20 GPM

Disposal Area per this System

$\pi (23)^2/2 = 830.53$
 $\pi (23)^2/2 = 830.53$
 $\pi (23)^2/2 = 830.53$
 $\pi (23)^2/2 = 830.53$
 $\pi (23)^2/2 = 830.53$
minus overlap 400
Total irrigated area (sq. ft.): 3752.65

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions.

All changes or modifications made to design must be approved by the below signed designer.



Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 27115 Bernice Lane, Texas 78006

Cell (210) 414-6603,

3-28-2020

Date

VOID



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

3/28/2020
9:07 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Cactus and Brush L.P.

VOID

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Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>9.84</u>
Total head:	<u>105.8</u>

Sprinkler Head Information

K-Rain sprinkler head	PROPLUS,	
low angle nozzle		
No. 3 @40psi	GPM:	<u>3.1</u>
Number of sprinkler heads:		<u>5</u>
Gallons per minute:		<u>15.5</u>

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by chlorination in the pump tank before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit.

VOID

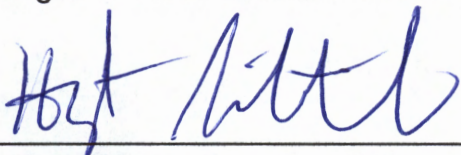
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of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

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

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

At every inspection a Total Chlorine Residual test must be conducted and must be a minimum acceptable test of .1 mg/l residual in Pump Tank.

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



VOID

Date

3/28/2020

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, LLC, 27115 Bent Trail, Boerne, Texas 78006

Cell (210) 414-6603,



3/28/2020
9:11 AM
Aerobic with Spray
Distribution System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA Cactus and Brush L.P.

VOID

It is in my professional opinion that since the sprinkler heads will be totally buried it will not increase the height of the flood.

It is in my professional opinion that the system will not create contamination during a flood, because the effluent will have gone through an aerobic treatment unit and disinfected by a Liquid Bleach Chlorinator and exposed to sunlight further disinfecting the effluent. All sprinkler heads of the distribution system will capped, sealed and also be totally buried.

It is in my professional opinion that flooding will not damage the system or erode the system. The system will be installed as far away from the creek as possible and not in the direct flow of floodwaters. All components will be buried and grass must be established and maintained over the entire spray area.

VOID

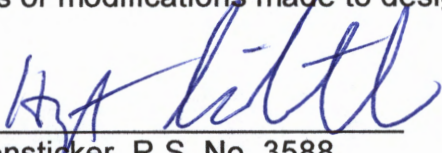
The aerobic treatment unit will be installed outside the 100 year flood plain and will not need to be to be anchored down.

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All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.



VOID

3/28/2020

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



Site Map

Aerobic with spray
Distribution System
Cactus and Brush L.P
Lot 9R, Block 1
Bracken Industrial Park, Unit 3
8175 Bracken Creek Drive
San Antonio, Texas 78266
Comal County

PL 288.10'

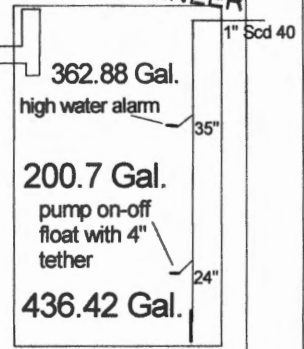
VOID

scale 1" = 50'

This design lies in the Edwards Aquifer Transition zone and their is not a recharge feature within 150' of the proposed septic system.

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building
50 employees
4 g/employee
200 gpd

VOID

Install a new 800 gpd aerobic unit that has a bigger trash tank and remove old fiberglass clearstream aerobic unit.

Solar-Air SAIITX-800 854PT,
800 gpd Aerobic Unit with a
Chlorination Station 200-1500

area for doubling the treatment tank

10' buffer

approx. limits of 100 year flood plain

All external electrical lines must be in gray conduit

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

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

VOID

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

100 yr flood plain does exist on this tract

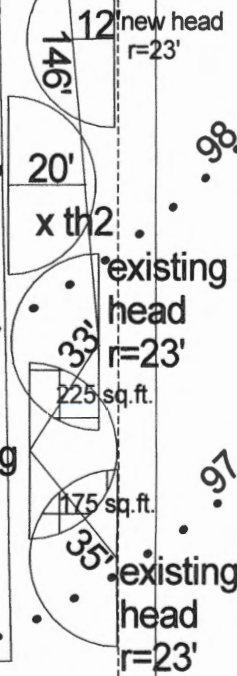
PL 377.90'
bracken Creek Drive

PL 518.01'



PL 316.34'

asphalt parking lot



98'

97'

Spec sheet
Aerobic with spray
Distribution System
Cactus and Brush L.P
Lot 9R, Block 1
Bracken Industrial Park, Unit 3
8175 Bracken Creek Drive
San Antonio, Texas 78266
Comal County

VOID

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Risers must be permanently fastened to the tank lid or cast into the tank lid. The connection between the riser and the tank lid must be watertight. Risers must be fitted with removable watertight covers that can be removed against unauthorized intrusions by either a padlock or a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

VOID

In lieu of identifying area to double the spray disposal field, in the event that the spray disposal field fails, I am proposing to install drip irrigation tubing in the current area of the spray field and the disposal area will be sized according to the soil evaluation, identifying the soil type. The drip system will be installed according to the revised septic system design.

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

VOID

3-28-2020

Hoyt Seidensticker

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Wednesday, April 15, 2020 9:43 AM
To: 'hoyt@gvtc.com'
Cc: billmorris@arrowall.com; 'David Harkins'; Ritzen, Brenda
Subject: RE: 110602 deficiency comments
Attachments: InkedCapture_LL.jpg; BIP.pdf

Hoyt,

We received revised planning materials in our office yesterday, but found those revisions to be deficient. The following information is still needed:

1. ✓ The recorded plat indicates that there is also a 30' variable width drainage easement on the referenced property that is not shown on the design.
2. ✓ Show the dimensions of the amended lot (9R) on your site plan.
3. ✓ Submit a copy of the recorded deed and/or amendment to plat for this property (lot 9R).
4. ✓ Indicate that the tank will be pumped before it is removed.

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

Thank you,
Sandra

From: hoyt@gvtc.com <hoyt@gvtc.com>
Sent: Tuesday, April 14, 2020 4:06 PM
To: Hernandez, Sandra <rabsah@co.comal.tx.us>
Cc: billmorris@arrowall.com; 'David Harkins' <davidharkins@arrowall.com>; Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: RE: 110602 deficiency comments

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

Here are my revisions addressing items 1-3 and 5-8.

Bill and David can you email Sandra the deed that corresponds to the survey and metes and bounds that you sent me to correct item 4 below.

Hoyt

From: Hernandez, Sandra <rabsah@co.comal.tx.us>
Sent: Tuesday, April 7, 2020 1:27 PM
To: hoyt@gvtc.com
Cc: billmorris@arrowall.com
Subject: 110602 deficiency comments





RE: Bracken Industrial Park, Unit 3, Lot 9R, Block 1

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Tuesday, April 7, 2020 1:27 PM
To: 'hoyt@gvtc.com'
Cc: 'billmorris@arrowall.com'
Subject: 110602 deficiency comments
Attachments: InkedCapture_Ll.jpg

RE: Bracken Industrial Park, Unit 3, Lot 9R, Block 1

We received planning materials for the referenced permit application on April 02, 2020 and found those planning materials to be deficient. In order to continue processing this permit, we need the following:

1.  Show the driveway and parking location on the site plan.
2. The recorded plat indicates that there is a 14 foot electrical, telephone, gas and cavtv easement on the referenced property that is not shown on the design.
3. The site plan does not appear to match the dimensions shown on the recorded plat.
4. It appears that the recorded deed that was submitted to our office is for a different property. Submit a copy of the correct deed and/or copy of recorded amendment to plat.
5.  Permit application indicates a warehouse/shop, but planning materials indicate a residence.
6. It appears that there may be an existing OSSF system on the property. Indicate the existing permit number and indicate how the existing septic tank will be abandoned.
7.  Indicate how the warehouse/shop will utilized. It appears to be more appropriate to use the usage rate for a factory (12 gpd).
8.  Indicate the distance from the tank to the structure.
9. Revise accordingly and resubmit.

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

Thank you,

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

81617

T.B.M.
SQUARE CUT ON CONC. DRIVEWAY
FB. 109, PG. 59, 9-11-2000
ELEV. = 794.73' (NGVD '29)

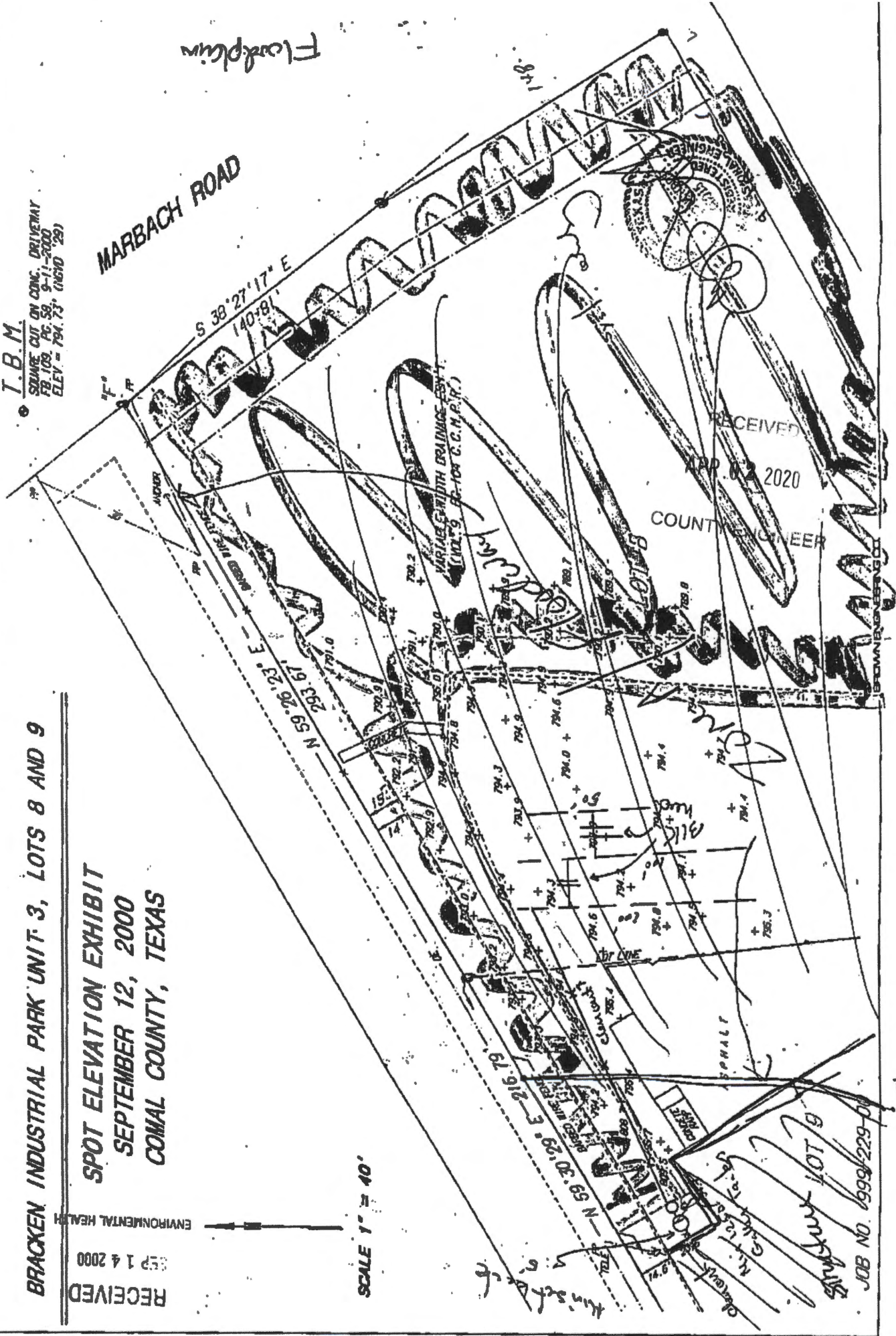
MARBACH ROAD

Floodplain

BRACKEN INDUSTRIAL PARK UNIT 3, LOTS 8 AND 9
SPOT ELEVATION EXHIBIT
SEPTEMBER 12, 2000
COMAL COUNTY, TEXAS

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SEP 14 2000
ENVIRONMENTAL HEALTH

SCALE 1" = 40'



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SEP 14 2000
COUNTY ENGINEER

Handwritten signatures and notes including 'G. L. O. J.', 'S. Bracken', and 'JOB NO. 9999/229-01'.



8165 - 8175 Bracken Creek Drive,
Bracken, Texas 78266

3

**SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN**

5
TM

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: August 9, 2012, to be effective August 3, 2012

Grantor: Patricia J. Zoldey, Individually and as Independent Executor of the Estate of Stephen J. Zoldey, Deceased

Grantor's Mailing Address (including county):

20711 FM 3009
Garden Ridge, Comal County, Texas 78266

Grantee: Cactus and Brush, LP

Grantee's Mailing Address:

18864 FM 2252
San Antonio, Bexar County, Texas 78266

Consideration:

The sum of \$10.00 and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged and a note of even date, in the principal amount of ONE MILLION SEVEN HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,700,000.00), executed by Grantee, payable to the order of BROADWAY NATIONAL BANK. The note is secured by a vendor's lien retained in favor of BROADWAY NATIONAL BANK in this deed and by a deed of trust of even date from Grantee to D'LAYNE RHYNSBURGER, Trustee.

Property (Including any Improvements):

The real property more particularly described in Exhibit "A," attached hereto and made a part hereof for all purposes, together with the following:

- a. All easements and rights of egress and any other similar rights, if any, benefiting the

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CHICAGO TITLE GF# 4211004900-TR

8165 – 8175 Bracken Creek Drive,
Bracken, Texas 78266

forgoing Property;

b. All rights and appurtenances pertaining to the Property including, but not limited to (i) any right, title and interest of Grantor in and to adjacent streets, roadways, alleys or rights of way, (ii) any sewer, water or other utility rights or capacity relating to the Property, (iii) any oil, gas or other minerals owned by Grantor in, on or under or that may be produced from the Property, and (iv) any reversionary rights or rights of limitation or prescription.

c. All improvements in and on the Property.

Exceptions to Conveyance:

This conveyance is made and accepted subject to the matters described on Exhibit "B," attached hereto.

Ad Valorem taxes for the year 2012 having been prorated, Grantee assumes the payment of Ad Valorem taxes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the land, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and/or assigns forever. Grantor binds Grantor and Grantor's successors and/or assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but no otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty..

The vendor's lien against and superior title to the Property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute. BROADWAY NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note described. The vendor's lien and superior title to the Property are retained for the benefit of BROADWAY NATIONAL BANK and are transferred to that party without recourse on Grantor.

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

[The remainder of this page is intentionally left blank. Signatures appear on the following signatures pages, attached hereto and made a part hereof for all purposes.]

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8165 – 8175 Bracken Creek Drive,
Bracken, Texas 78266

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN

GRANTOR:

Patricia J. Zoldey
PATRICIA J. ZOLDEY

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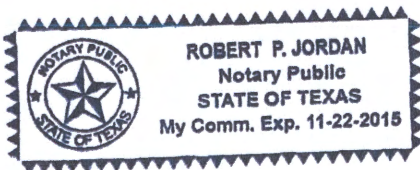
THE ESTATE OF STEPHEN J. ZOLDEY, DECEASED

By: *Patricia J. Zoldey*
PATRICIA J. ZOLDEY, EXECUTRIX

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on the 9th day of August, 2012, by PATRICIA J. ZOLDEY, individually and as Executrix of THE ESTATE OF STEPHEN J. ZOLDEY, DECEASED, in the capacity therein stated and on behalf of said estate.



Robert P. Jordan
Notary Public State of Texas

AFTER RECORDING RETURN TO:

S. Carl Friedsam, Esq.
Martin & Drought, P.C.
Bank of America Plaza, 25th Floor
300 Convent Street
San Antonio, Texas 78205-3789

8165 – 8175 Bracken Creek Drive,
Bracken, Texas 78266

EXHIBIT "A"

PROPERTY DESCRIPTION

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN COMAL COUNTY, TEXAS, BEING KNOWN AND DESIGNATED AS **LOTS 8 AND 11, BLOCK 1, BRACKEN INDUSTRIAL PARK, U-3** PUD, ACCORDING TO MAP OR PLAT RECORDED IN VOL. 9, PAGE 104, COMAL COUNTY, TEXAS MAP AND PLAT RECORDS, **AND LOT 9R, BLOCK 1, BRACKEN INDUSTRIAL PARK, U-3** PUD, ACCORDING TO AMENDMENT TO PLAT RECORDED IN DOCUMENT #20010610093, COMAL COUNTY TEXAS OFFICIAL RECORDS.

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8165 – 8175 Bracken Creek Drive,
Bracken, Texas 78266

EXHIBIT "B"

EXCEPTIONS

1. Restrictive covenants of record itemized below:

Volume 9, Page 104, Map and Plat Records of Comal County, Texas; Document No. 327723, being Volume 632, Page 192, Official Records of Comal County, Texas.

2. 14 ft. rear electric, telephone, gas and CA TV Easement as reflected on Plat recorded in Volume 9, Page 104, Map and Plat Records of Comal County, Texas.
3. Variable width Drainage easements as reflected on Plat recorded in Volume 9, Page 104, Map and Plat Records of Comal County, Texas.
4. 20 ft. building set-back line per Plat recorded in Volume 9, Page 104, Map and Plat Records of Comal County, Texas and 35 ft. building set-back line as recited in Volume 632, Page 192, Official Records of Comal County, Texas.
5. Easement and enjoyment regarding common area, maintenance assessments, right of way frontage, building set-back lines, blanket easement along all common areas for utilities, perpetual ingress and egress easement over and upon exterior portions of properties to City Public Service Board for maintenance, service, etc., along with all other restrictions, conditions, covenants, etc. as recited in Volume 632, Page 192, Official Records of Comal County, Texas.
6. 35 ft. building set-back line along Bracken Creek Drive, 25 ft. building set-back line along the side property lines and 15 ft. building set-back line along the rear lot line, as recited in Volume 632, Page 192, Official Records of Comal County, Texas.
7. Notice of On-Site Sewage Facility requiring maintenance as stated in instrument recorded May 12, 2002, under Document No. 200206008470, Official Records, Comal County, Texas.

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COUNTY ENGINEER

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
08/10/2012 01:17:46 PM
TAMMY 5 Page(s)
201206027562



Joy Streater



COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received	Initials	Permit Number

Instructions:

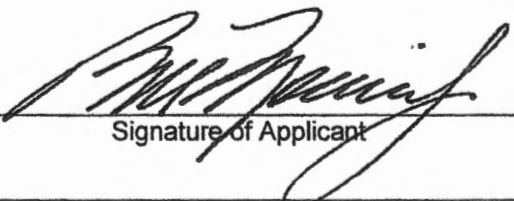
Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- Required Permit Fee - See Attached Fee Schedule
- Copy of Recorded Deed
- Surface Application/Aerobic Treatment System
- Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
- Signed Maintenance Contract with Effective Date as Issuance of License to Operate

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COUNTY ENGINEER'S OFFICE

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



Signature of Applicant

March 19, 2020

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Cactus and Brush LP**
8175 Bracken Creek Dr
Garden Ridge, TX 78266

Printed: 10/23/2020
Site: 8175 Bracken Creek Dr
Garden Ridge, TX 78266

Permit #: **110602**

Agency: Comal County Environmental Health
County: Comal

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic System S/N: 12-19-0230
Disposal: Surface Application

Customer ID: 2893

Contract Dates: 6/19/2020 - 6/19/2022

Scheduled Date: 10/19/2020

Inspection 1 of 6

Installed: 6/19/2020

Aerator S/N: 0120000314

Warranty End: 6/19/2022

Service Type: Scheduled Inspection

Visit Date: **10/20/2020**

Time In: 1:43 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: 10/20/2020

Copy emailed to the Agency

Agency Emailed: 10/23/2020

Chlorine Residual: 0.1mg/L

Tank Lid / Riser: Secured

Comments

- Please call the office at (210) 875-3625 to schedule your missed inspection. - Copy emailed to the customer on 10/20/2020.

Service Completed

Insp ID #:34426

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: **Cactus and Brush LP**
8175 Bracken Creek Dr
Garden Ridge, TX 78266

Printed: 10/23/2020
Site: 8175 Bracken Creek Dr
Garden Ridge, TX 78266

Permit #: **110602**

Agency: Comal County Environmental Health
County: Comal

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic System S/N: 12-19-0230
Disposal: Surface Application

Customer ID: 2893

Contract Dates: 6/19/2020 - 6/19/2022

Scheduled Date: 10/19/2020 Inspection 2 of 6

Installed: 6/19/2020

Aerator S/N: 0120000314 Warranty End: 6/19/2022

Service Type: Scheduled Inspection

Visit Date: 10/20/2020

Time In: 4:38 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: 10/20/2020

Copy emailed to the Agency

Agency Emailed: 10/23/2020

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0mg/L

Sludge Levels

For Tank 1: 5

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Problem Indicated

Odor: Good

Alarm: Operational

Service Completed

Comments

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

- Technician noted that there was a problem or issue with this Scheduled Inspection. - Attention: Chlorine Residual reading was ZERO - Copy emailed to the customer on 10/20/2020.

Insp ID #:34434

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: **Cactus and Brush LP**
8175 Bracken Creek Dr
Garden Ridge, TX 78266

Printed: 4/5/2021
Site: 8175 Bracken Creek Dr
Garden Ridge, TX 78266
(210) 651-5011

Permit #: **110602**

Agency: Comal County Environmental Health
County: Comal

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic System S/N: 12-19-0230
Disposal: Surface Application

Customer ID: 2893

Contract Dates: 6/19/2020 - 6/19/2022

Scheduled Date: 2/19/2021

Inspection 3 of 6

Installed: 6/19/2020

Warranty End: 6/19/2022

Aerator S/N: 0120000314

Service Type: Scheduled Inspection

Visit Date: **3/2/2021**

Time In: 5:18PM

Method: **Other**

Technician: Colton Lewis

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 4"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

- Technician noted that there was a problem or issue with this .
- Please treat for ants, they will mound inside/around the air compressor and will ruin the electrical and void any warranties.
- 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 3/3/2021.

Service Completed

Problem Indicated

Insp ID #:36663

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: **Cactus and Brush LP**
8175 Bracken Creek Dr
Garden Ridge, TX 78266

Printed: 7/30/2021
Site: 8175 Bracken Creek Dr
Garden Ridge, TX 78266
(210) 651-5011

Permit #: **110602**

Agency: Comal County Environmental Health
County: Comal

Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic System S/N: 12-19-0230
Disposal: Surface Application

Customer ID: 2893

Contract Dates: 6/19/2020 - 6/19/2022

Scheduled Date: 6/19/2021 Inspection 4 of 6

Installed: 6/19/2020

Aerator S/N: 0120000314 Warranty End: 6/19/2022

Service Type: Scheduled Inspection

Visit Date: **6/17/2021**

Time In: 1:53PM

Method: **Grab**

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 1"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

- Technician noted that there was a problem or issue with this Scheduled Inspection.
- ** Our technician indicated that you have a sprinkler line break. Please call the office at (210) 875-3625 if you have any questions or to schedule repairs. Estimate 4367 has been emailed to you regarding this. **

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 6/18/2021.

This counts as a type of "Scheduled Inspection"

Entered By: Catherine Jefferson

- Copy emailed to Customer
Customer Emailed: 6/18/2021
- Copy emailed to the Agency
Agency Emailed: 7/30/2021

Problem Indicated

Service Completed

Insp ID #: 38456

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: **Cactus and Brush LP**
8175 Bracken Creek Dr
Garden Ridge, TX 78266

Printed: 10/29/2021
Site: 8175 Bracken Creek Dr
Garden Ridge, TX 78266
(210) 651-5011

Permit #: **110602** Customer ID: 2893
Agency: Comal County Environmental Health Contract Dates: 6/19/2020 - 6/19/2022
County: Comal Scheduled Date: 10/19/2021 Inspection 5 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 6/19/2020
Treatment Type: Aerobic System S/N: 12-19-0230 Aerator S/N: 0120000314 Warranty End: 6/19/2022
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **10/22/2021** Time In: 2:53PM

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer
Customer Emailed: 10/25/2021

Technician: Manuel Guerrero

Copy emailed to the Agency
Agency Emailed: 10/29/2021

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

Chlorinator: Op

Tank Lid / Riser: Secured

Problem Indicated

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Service Completed

Comments

- Technician noted that there was a problem or issue with this Scheduled Inspection.
- Please treat for ants, they will mound inside/around the air compressor and will ruin the electrical and void any warranties.
- 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 10/25/2021.

Insp ID #:40964

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: **Cactus and Brush LP**
8175 Bracken Creek Dr
Garden Ridge, TX 78266

Printed:2/25/2022
Site: 8175 Bracken Creek Dr
Garden Ridge, TX 78266
(210) 651-5011

Permit #: **110602** Customer ID: 2893
Agency: Comal County Environmental Health Contract Dates: 6/19/2020 - 6/19/2022
County: Comal Scheduled Date: 2/19/2022 Inspection 6 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 6/19/2020
Treatment Type: Aerobic System S/N: 12-19-0230 Aerator S/N: 0120000314 Warranty End: 6/19/2022
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 2/18/2022

Time In: 4:17 PM

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer

Customer Emailed: 2/21/2022

Technician: Deaundrae Ross

Copy emailed to the Agency

Agency Emailed: 2/25/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

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 2/21/2022.

Insp ID #:43147

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: **Cactus and Brush LP**
8175 Bracken Creek Dr
Garden Ridge, TX 78266

Printed:6/17/2022
Site: 8175 Bracken Creek Dr
Garden Ridge, TX 78266
(210) 651-5011

Permit #: **110602** Customer ID: 2893
Agency: Comal County Environmental Health Contract Dates: 6/19/2020 - 6/19/2022
County: Comal Scheduled Date: 6/19/2022 Inspection 6 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 6/19/2020
Treatment Type: Aerobic System S/N: 12-19-0230 Aerator S/N: 0120000314 Warranty End: 6/19/2022
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **6/15/2022**

Time In: 9:18 am

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer

Customer Emailed: 6/17/2022

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 6/17/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 2"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

**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.

- Please treat for ants, they will mound inside/around the air compressor and will ruin the electrical and void any warranties.

- 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 6/17/2022.

Insp ID #:45268

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: **Cactus and Brush LP**
8175 Bracken Creek Dr
Garden Ridge, TX 78266

Printed:6/24/2022
Site: 8175 Bracken Creek Dr
Garden Ridge, TX 78266
(210) 651-5011

Permit #: **110602** Customer ID: 2893
Agency: Comal County Environmental Health Contract Dates: 6/19/2020 - 6/19/2022
County: Comal Scheduled Date: 6/19/2022 Inspection 6 of 6
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 6/19/2020
Treatment Type: Aerobic System S/N: 12-19-0230 Aerator S/N: 0120000314 Warranty End: 6/19/2022
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 6/15/2022

Time In: 9:18 am

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer

Customer Emailed: 6/17/2022

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 6/17/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 2"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

**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.

- Please treat for ants, they will mound inside/around the air compressor and will ruin the electrical and void any warranties.

- 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 6/17/2022.

Insp ID #:45268

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: **Cactus and Brush LP**
8175 Bracken Creek Dr
Garden Ridge, TX 78266

Printed: 7/28/2023
Site: 8175 Bracken Creek Dr
Garden Ridge, TX 78266
(210) 651-5011

Permit #: **110602** Customer ID: 2893
Agency: Comal County Environmental Health Contract Dates: 2/14/2023 - 2/14/2024
County: Comal Scheduled Date: 6/14/2023 Inspection 1 of 3
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP Installed: 6/19/2020
Treatment Type: Aerobic System S/N: 12-19-0230 Aerator S/N: 0120000314 Warranty End: 6/19/2022
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 6/24/2023

Time In: 3:05 pm

Out: 3:13 pm

Entered By: Brianna Perez

Method: Other

Copy emailed to Customer

Customer Emailed: 7/12/2023

Technician: Steve Chavarria

Copy emailed to the Agency

Agency Emailed: 7/28/2023

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

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 7/12/2023.

Insp ID #:53210

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2025