



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 05/11/2021

Permit Number: 111699

Location Description: 2240 GRANADA HILLS
NEW BRAUNFELS, TX 78132

Subdivision: River Chase
Unit: 10
Lot: 1667
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Bespoke Builders, LLC

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

Licensing Authority
Comal County Environmental Health

OS0034792

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

OS0035605

Comal County Environmental Health OSSF Inspection Sheet

FINAL

Installer Name: MJ Septic OSSF Installer #: OS0023596
 1st Inspection Date: 12-17-2020 2nd Inspection Date: 4/6/21 3rd Inspection Date: 04-21-2021
 Inspector Name: B. Olvera Inspector Name: Wes Magley Inspector Name: B. Olvera

Permit#: 111699

Address: 2240 Granada Hills / River Chase

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	12-17-20	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		12-17-20		
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)	<u>05-11-2021 BMO</u>			
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

12-17-2020 BMO: Tank Set Level No Leaks, Cover Tank

4/6/21 WAM - Operational, cover or remove rocks in spray areas, remove firewood from spray area.

04-21-2021 BMO: Rocks in Spray, Need Reinspection Fee before final

05-10-2021 BMO: Reinspection Paid

05-11-2021 BMO: Covered

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 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	12-17-20	285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		12-17-20		
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed			5060			
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number			ProFlo			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

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

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	12-17-20	285.32(c)(1)		12-17-20		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

FINAL

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		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)			04-06-21 	
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)			 05-11-21	
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: 111699
Issued This Date: 12/02/2020
This permit is hereby given to: Bespoke Builders, LLC

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

2240 GRANADA HILLS
NEW BRAUNFELS, TX 78132

Subdivision: River Chase
Unit: 10
Lot: 1667
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

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

Date October 30, 2020

Permit # 111699

Owner Name	<u>BESPOKE BUILDERS, LLC</u>	Agent Name	<u>GREG W. JOHNSON, P.E.</u>
Mailing Address	<u>301 MAIN PLAZA # 385</u>	Agent Address	<u>170 HOLLOW OAK</u>
City, State, Zip	<u>NEW BRAUNFELS TEXAS 78130</u>	City, State, Zip	<u>NEW BRAUNFELS, TX 78132</u>
Phone#	<u>830-643-0501</u>	Phone #	<u>(830) 905-2778</u>
Email	<u>tapostolo2020@gmail.com</u>	Email	<u>gregjohnsonpe@yahoo.com</u>

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

Subdivision Name RIVER CHASE Unit/Phase/Section 10 Lot 1667 Block _____
Acreage/Legal _____
Street Name/Address 2240 GRANADA HILLS City NEW BRAUNFELS Zip 78132

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2195

☐ Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 350,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater Collection

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 also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

11-5-2020

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

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATEPlanning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) PRO-FLO 500 SLPT Absorption/Application Area (Sq Ft) 4825Gallons Per Day (As Per TCEQ Table III) 240

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

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

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

DEC 01 2020

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

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

COUNTY ENGINEER

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

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

Is the property located over the Edwards Contributing Zone? ☐ Yes ☒ NoIs 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 P.E. or R.S. 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: _____



FIRM #2585

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

 A handwritten signature in black ink, appearing to read "Greg W. Johnson", written over a horizontal line.

Signature of Designer

November 5, 2020
Date

AFFIDAVIT

THE COUNTY OF COMAL
STATE OF TEXAS



202006053959 12/01/2020 12:04:29 PM 1/1

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.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the 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.

II

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):

DEC 01 2020

COUNTY ENGINEER
SUBDIVISION

10 UNIT/PHASE/SECTION BLOCK 1667 LOT RIVER CHASE

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name): BESPOKE BUILDERS, LLC

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 5th DAY OF November, 20 20

Owner(s) signature(s)

Owner (s) Printed name (s)

Lee Baker, III
November 20 20

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5th DAY OF

Theresa L. Apostolo
Notary Public Signature



(Notary Seal Here)

THI' Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/01/2020 12:04:29 PM
TERRI 1 Page(s)
202006053959

COPIES ONLY



Bobbie Koepp



MJ Central Texas Septic, LLC - DBA MJ SEPTIC

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

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

Residential Aerobic Maintenance Contract

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

RECEIVED

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: 2240 GRANADA HILLS / RIVER CHASE, UNIT 10, LOT 1667

- 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

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PROPERTY ADDRESS: 2240 GRANADA HILLS / RIVER CHASE, UNIT 10, LOT 1667

- **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

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Residential Aerobic Maintenance Contract

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

PROPERTY ADDRESS: 2240 GRANADA HILLS / RIVER CHASE, UNIT 10, LOT 1667

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

DEC 01 2020

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/mailed 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!
- 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: 2240 GRANADA HILLS / RIVER CHASE, UNIT 10, LOT 1667

Accepted and Approved by (printed full name): **BESPOKE BUILDERS, LLC**

Date of Acceptance: _____

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

Subdivision: **RIVER CHASE, UNIT 10, LOT 1667**

Number in Household: _____

Aggressive Dogs: _____

Email Address(es): **ross@riverhillshomes.com**

Cell Phone (his/hers): **830-378-3617**

Cell Phone (his/hers): _____

Home Phone: **830-643-0501**

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

Office Approved Date: _____



Maintenance Tips/Septic Guide

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

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

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

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

Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

November 5, 2020

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE- Septic Design
2240 GRANADA HILLS
RIVER CHASE, UNIT 10, LOT 1667
NEW BRAUNFELS, TX 78132
BESPOKE BUILDERS, LLC

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DEC 01 2020

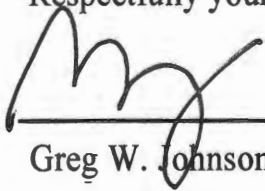
COUNTY ENGINEER

Ms. Ritzen/Hernandez,

Due to the lack of available application area it is necessary to have the setback from the property line to the spray at ten feet as required by TCEQ Chapter 285 rules Table X. I hereby request a variance to the twenty foot setback to property lines as required by Comal County Order and equivalent protection will be maintained by including a battery backup to the timer clock 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.

If I can be of further assistance please contact me.

Respectfully yours,



Greg W. Johnson, P.E., F#2585

November 5, 2020

Date



Greg W. Johnson, P.E.
170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

November 5, 2020

Comal County Office of Environmental Health
195 David Jonas Drive
New Braunfels, Texas 78132-3760

RE- SEPTIC DESIGN
2240 GRANADA HILLS
RIVER CHASE, UNIT 10, LOT 1667
NEW BRAUNFELS, TX 78132
BESPOKE BUILDERS, LLC

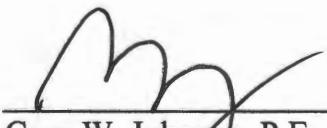
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DEC 01 2020

Ms. Brenda Ritzen/Sandra Hernandez,

The referenced property is located within the Edwards Aquifer Recharge Zone. This OSSF design will comply with requirements in the WPAP.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.41, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

 11/05/2020
Greg W. Johnson, P.E. No. 67587 / F#2585
170 Hollow Oak
New Braunfels, Texas 78132 - 830/905-2778



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: November 04, 2020

Site Location: RIVER CHASE, UNIT 10, LOT 1667

Proposed Excavation Depth: N/A

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Locations of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluations 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.

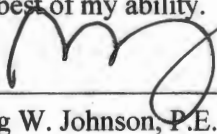
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

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SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	N/A	NONE OBSERVED	LIMESTONE @ 6"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.



Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

11/04/2020

Date

FIRM #2585

GRANADA HILLS

128.84'

LOT 1667

20' UTILITY EASEMENT

DRIVEWAY

3 BDRM RES.
2195sf

10' UTILITY EASEMENT

340.66'

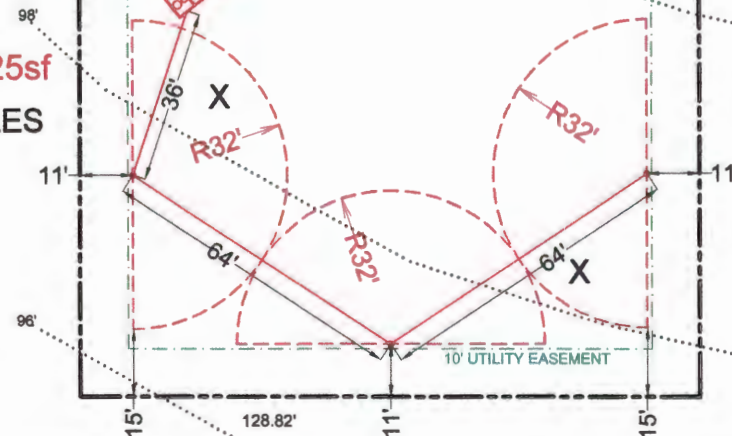
DEC 01 2020

CO. 11 R

PRO FLO 500 SLPT
AEROBIC
TREATMENT
PLANT

SPRAY AREA = 4825sf

X= TEST HOLES



OWNER: BESPOKE BUILDERS, LLC.				DRAWN BY: EJS III	
STREET ADDRESS: 2240 GRANADA HILLS					
LEGAL DESC: RIVER CHASE			UNIT/SECTION/PHASE: 10	BLOCK:	LOT: 1667
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: 1"=40'	DATE: 11/5/2020		REVISED: 11/9/2020

TANK NOTES:

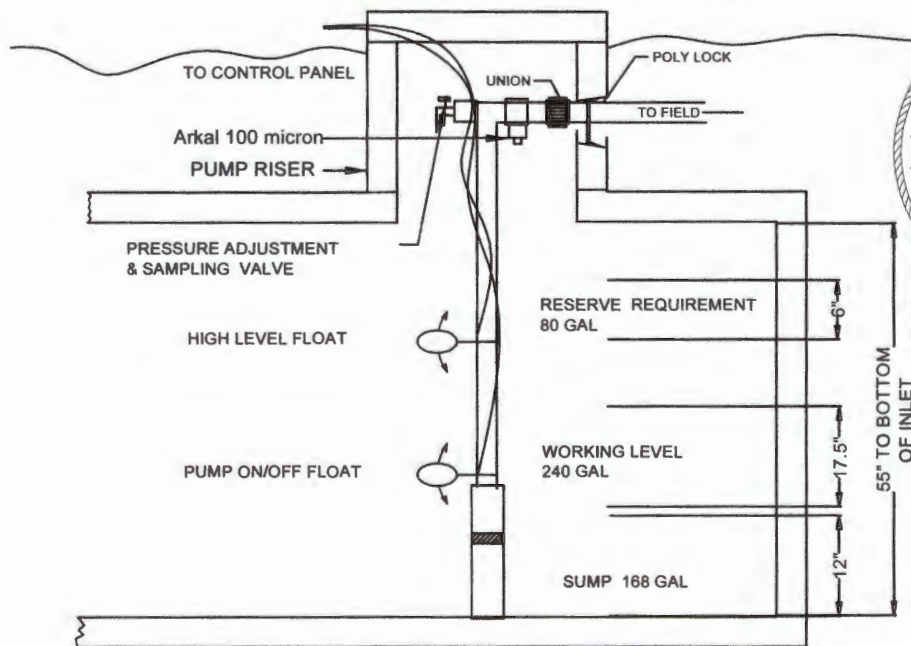
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

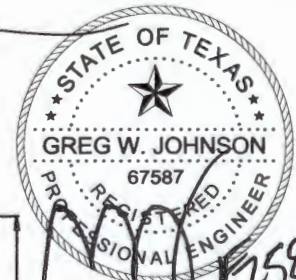
ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE



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DEC 01 2020

COUNTY ENGINEER

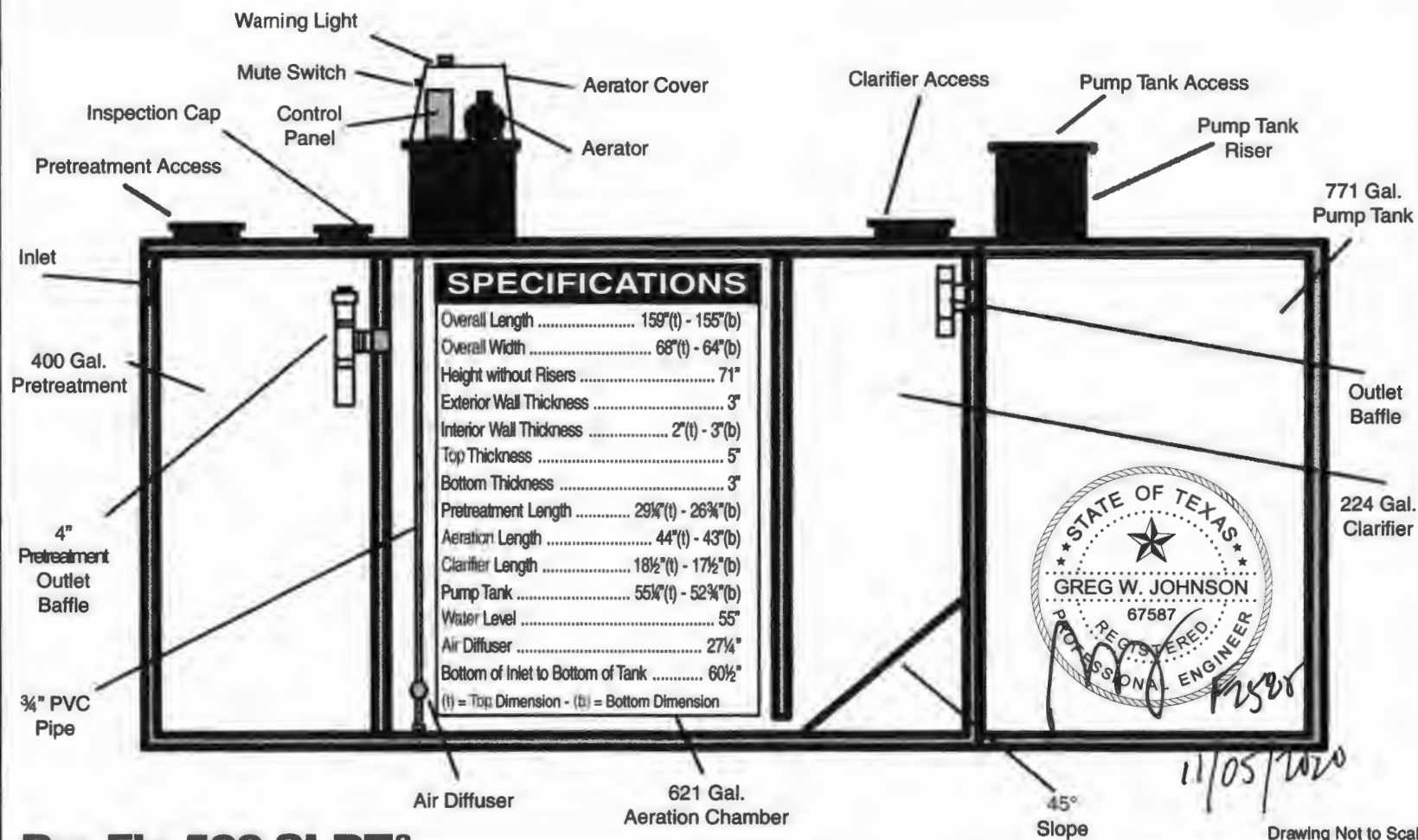


11/05/2020

**TYPICAL PUMP TANK CONFIGURATION
PRO-FLO 771 GAL PUMP TANK**

Pro Flo 500 SLPT² System Diagram

Configurations may vary.



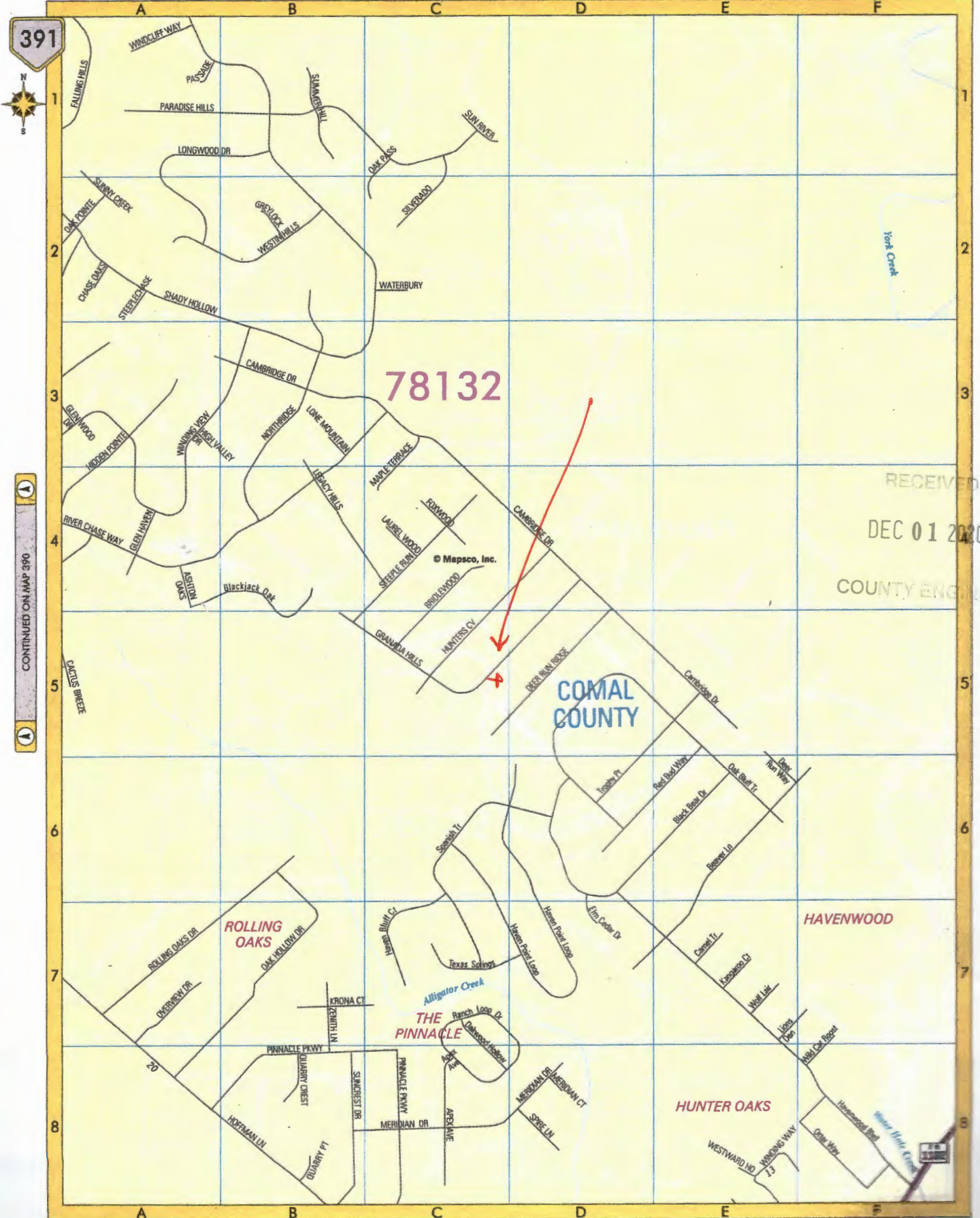
Pro Flo 500 SLPT²

Drawing Not to Scale
All Gallonage Approximate

DEC 01 2020

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COUNTY ENGINEER

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

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

VOID

Date October 30, 2020

Permit # 111699

Owner Name BESPOKE BUILDERS, LLC

Agent Name GREG W. JOHNSON, P.E.

Mailing Address 301 MAIN PLAZA # 385

Agent Address 170 HOLLOW OAK

City, State, Zip NEW BRAUNFELS TEXAS 78130

City, State, Zip NEW BRAUNFELS, TX 78132

Phone# 830-643-0501

Phone # (830) 905-2778

Email tapostolo2020@gmail.com

Email gregjohnsonpe@yahoo.com

All correspondence should be sent to: ☐ Owner ☒ Agent ☐ Both

Method: ☐ Mail ☒ Email

Subdivision Name RIVER HILLS

Unit/Phase/Section 10

Lot 1667

Block _____

Acreage/Legal _____

Street Name/Address 2240 GRANADA HILLS

City NEW BRAUNFELS

Zip 78132

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2195

☐ Non-Single Family Residential

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

Type of Facility _____

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

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

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

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 350,000 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well ☐ Rainwater Collection

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 also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner _____

Date 11-5-2020

RECEIVED
DEC 01 2020
COUNTY ENGINEER


VOID

From: Ritzen, Brenda
To: ["Greg Johnson"](#)
Subject: Permit 111699
Date: Wednesday, December 2, 2020 11:39:00 AM
Attachments: [image001.png](#)
[Page from 111699.pdf](#)

Re: Bespoke Builders, LLC
River Chase Unit 10 Lot 1667
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Greg,

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

1.  There appears to be a typo with the Subdivision name on the permit application.
2. Revise as needed and resubmit.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

Independence Title Company
GF# 2019763-NBF

Warranty Deed with Vendor's Lien

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: July 16, 2020

Grantor: BENNIE RAY HOOPER and RACHEL T. HOOPER, spouses

Grantor's Mailing Address:

2248 Granada Hills
NEW BRAUNFELS, TX 78132

Grantee: **BESPOKE BUILDERS, LLC**

Grantee's Mailing Address:

301 Main Plaza, #385
NEW BRAUNFELS, TX 78130

Consideration: Cash and a note of even date executed by Grantee and payable to the order of FIRST COMMERCIAL BANK, N.A. in the principal amount of Fifty Seven Thousand Seven Hundred Eighty Six and 00/100 Dollars (\$57,786.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST COMMERCIAL BANK, N.A. and by a first-lien deed of trust of even date from Grantee to MARK A. LONG, Trustee.

FIRST COMMERCIAL BANK, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FIRST COMMERCIAL BANK, N.A. and are transferred to FIRST COMMERCIAL BANK, N.A. without recourse against Grantor.

Property (including any improvements):

Lot 1667, RIVER CHASE UNIT TEN, according to the map or plat thereof, recorded in Document No. 200606053888, Deed and Plat Records, Comal County, Texas.

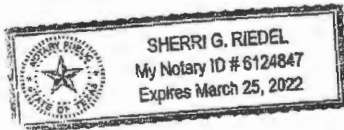
Reservations from Conveyance: None.

STATE OF TEXAS

COUNTY OF COMAL

§
§
§

This instrument was acknowledged before me on the 16th day of July, 2020, by
BENNIE RAY HOOPER and RACHEL T. HOOPER.



Sherrri G. Riedel
NOTARY PUBLIC, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/20/2020 11:03:15 AM
LAURA 2 Pages(s)
202006028812

DEC 01 2020



Bobbie Koepp



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

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

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



Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION
___ (Missing Items Circled, Application Refeused)

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **William Ishee**
2240 Granada Hills
New Braunfels, TX 78132

Printed: 10/22/2021
Site: 2240 Granada Hills
New Braunfels, TX 78132
(409) 504-5555

Permit #: **111699**

Agency: Comal County Environmental Health

County: Comal

Sub: River Chase

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

Treatment Type: Aerobic

System S/N: 08-20-0738

Disposal: Surface Application

Customer ID: 6385

Contract Dates: 5/11/2021 - 5/11/2023

Scheduled Date: 9/11/2021

Inspection 1 of 6

Installed: 5/11/2021

Aerator S/N: 0920001218

Warranty End: 5/11/2023

Service Type: Scheduled Inspection

Visit Date: 9/22/2021

Time In: 3:50PM

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

☒ This counts as a type of "Scheduled Inspection"

Entered By: Catherine Jefferson

☒ Copy emailed to Customer

Customer Emailed: 9/24/2021

☒ Copy emailed to the Agency

Agency Emailed: 10/22/2021

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 0"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

☒ **Service Completed**

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 9/24/2021.

Insp ID #:40375

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: William Ishee
2240 Granada Hills
New Braunfels, TX 78132

Printed: 1/28/2022
Site: 2240 Granada Hills
New Braunfels, TX 78132
(409) 504-5555

Permit #: **111699**

Agency: Comal County Environmental Health

County: Comal

Sub: River Chase

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

Treatment Type: Aerobic

System S/N: 08-20-0738

Disposal: Surface Application

Customer ID: 6385

Contract Dates: 5/11/2021 - 5/11/2023

Scheduled Date: 1/11/2022

Inspection 2 of 6

Installed: 5/11/2021

Warranty End: 5/11/2023

Aerator S/N: 0920001218

Service Type: Scheduled Inspection

Visit Date: **1/20/2022**

Time In: 1030 AM

Method: **Other**

Technician: Deaundrae Ross

Maint. Provider: Michael J. Long

☒ This counts as a type of "Scheduled Inspection"

Entered By: Tracy Murphy

☒ Copy emailed to Customer

Customer Emailed: 1/25/2022

☒ Copy emailed to the Agency

Agency Emailed: 1/28/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 1-2"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

☒ **Service Completed**

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 1/25/2022.

Insp ID #:42609

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: **William Ishee**
2240 Granada Hills
New Braunfels, TX 78132

Printed: 11/2/2022
Site: 2240 Granada Hills
New Braunfels, TX 78132
(409) 504-5555

Permit #: **111699**

Agency: Comal County Environmental Health
County: Comal Sub: River Chase
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic System S/N: 08-20-0738
Disposal: Surface Application

Customer ID: 6385

Contract Dates: 5/11/2021 - 5/11/2023

Scheduled Date: 9/11/2022

Inspection 4 of 6

Installed: 5/11/2021

Aerator S/N: 0920001218

Warranty End: 5/11/2023

Service Type: Scheduled Inspection

☒ This counts as a type of "Scheduled Inspection"

Visit Date: 9/22/2022

Time In: 11:45AM

Method: Other

Technician: Deaundrae Ross

Maint. Provider: Michael J. Long

Entered By: Catherine Jefferson

☒ Copy emailed to Customer

Customer Emailed: 9/26/2022

☒ Copy emailed to the Agency

Agency Emailed: 11/2/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 2"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

☒ **Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 9/26/2022.

Insp ID #:47186

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: **William Ishee**
2240 Granada Hills
New Braunfels, TX 78132

Printed: 1/27/2023
Site: 2240 Granada Hills
New Braunfels, TX 78132
(409) 504-5555

Permit #: **111699**

Agency: Comal County Environmental Health
County: Comal Sub: River Chase
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic System S/N: 08-20-0738
Disposal: Surface Application

Customer ID: 6385

Contract Dates: 5/11/2021 - 5/11/2023

Scheduled Date: 1/11/2023

Inspection 5 of 6

Installed: 5/11/2021

Aerator S/N: 0920001218

Warranty End: 5/11/2023

Service Type: Scheduled Inspection

☒ This counts as a type of "Scheduled Inspection"

Visit Date: 1/5/2023

Time In: 8:44 am

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Entered By: Audrey Miller

☒ Copy emailed to Customer

Customer Emailed: 1/9/2023

☒ Copy emailed to the Agency

Agency Emailed: 1/27/2023

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 2"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

☒ **Service Completed**

- Tech reset your timer.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 1/9/2023.

Insp ID #:49421

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2025

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: William Ishee
2240 Granada Hills
New Braunfels, TX 78132

Printed: 7/28/2023
Site: 2240 Granada Hills
New Braunfels, TX 78132
(409) 504-5555

Permit #: **111699**

Agency: Comal County Environmental Health
County: Comal Sub: River Chase
Mfg / Brand: Pro Flo Aerobic Systems, LP - Pro Flo Aerobic Systems, LP
Treatment Type: Aerobic System S/N: 08-20-0738
Disposal: Surface Application

Customer ID: 6385

Contract Dates: 5/11/2023 - 5/11/2024

Scheduled Date: 5/11/2023

Inspection 6 of 6

Installed: 5/11/2021

Aerator S/N: 0920001218

Warranty End: 5/11/2023

Service Type: Scheduled Inspection

☒ This counts as a type of "Scheduled Inspection"

Visit Date: **5/17/2023**

Time In: 11:12 am

Out: 11:26 am

Method: Other

Technician: Steve Chavarria

Maint. Provider: Michael J. Long

Entered By: Brianna Perez

☒ Copy emailed to Customer

Customer Emailed: 5/18/2023

☒ Copy emailed to the Agency

Agency Emailed: 7/28/2023

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 3"

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

☒ **Problem
Indicated**

Alarm: Operational

Comments

☒ **Service Completed**

- Technician noted that there was a problem or issue with this Scheduled Inspection. - ***This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance***

- 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 5/18/2023.

Insp ID #:52290

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2025

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **William Ishee**
2240 Granada Hills
New Braunfels, TX 78132

Printed: 10/6/2023
Site: 2240 Granada Hills
New Braunfels, TX 78132
(409) 504-5555

Permit #: **111699**

Agency: Comal County Environmental Health

County: Comal

Sub: River Chase

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

Treatment Type: Aerobic

System S/N: 08-20-0738

Disposal: Surface Application

Customer ID: 6385

Contract Dates: 5/11/2023 - 5/11/2024

Scheduled Date: 9/11/2023

Inspection 1 of 3

Installed: 5/11/2021

Aerator S/N: 0920001218

Warranty End: 5/11/2023

Service Type: Scheduled Inspection

☒ This counts as a type of "Scheduled Inspection"

Visit Date: 9/26/2023

Time In: 12:44 pm

Out: 12:52 pm

Method: Other

Technician: Steve Chavarria

Maint. Provider: Michael J. Long

Entered By: Brianna Perez

☒ Copy emailed to Customer

Customer Emailed: 9/28/2023

☒ Copy emailed to the Agency

Agency Emailed: 10/6/2023

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 6"

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

☒ **Service Completed**

- Tech 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 9/28/2023.

Insp ID #:55108

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2025