



# COMAL COUNTY

## ENGINEER'S OFFICE

### License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 05/19/2022

Permit Number: 114109

Location Description: 5310 SPRING BRANCH RD  
SPRING BRANCH, TX 78070

Subdivision: Rivermont  
Unit: 3  
Lot: 45  
Block: 12  
Acreage: 0.0000

Type of System: Aerobic  
Surface Irrigation

Issued to: Herminio Moya

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

Assistant  
OS0034792

OS0037176

ENVIRONMENTAL HEALTH INSPECTOR

ENVIRONMENTAL HEALTH COORDINATOR

# Comal County Environmental Health

## OSSF Inspection Sheet

Installer Name: \_\_\_\_\_

OSSF Installer #: \_\_\_\_\_

1st Inspection Date: \_\_\_\_\_

2nd Inspection Date: \_\_\_\_\_

3rd Inspection Date: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Permit#:

Address:

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

Inspector Notes:

**Comal County Environmental Health  
OSSF Inspection Sheet**

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

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: 114109  
Issued This Date: 03/02/2022  
This permit is hereby given to: Herminio Moya

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

5310 SPRING BRANCH RD  
SPRING BRANCH, TX 78070

Subdivision: Rivermont  
Unit: 3  
Lot: 45  
Block: 12  
Acreage: 0.0000

#### 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.



RECEIVED

By KG at 10:38 am, Feb 24, 2022



COMAL COUNTY  
ENGINEER'S OFFICE

## ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
[WWW.CCEO.ORG](http://WWW.CCEO.ORG)

Date 1/30/2022

Permit Number 114109

### 1. APPLICANT / AGENT INFORMATION

Owner Name Herminio Moya  
Mailing Address 506 Tara Drive  
City, State, Zip San Antonio, Texas 78216  
Phone # 210-723-8761  
Email angelmoya328@gmail.com

Agent Name Brian Erxleben, R.S.  
Agent Address 562 S. Hwy 123 Bypass #128  
City, State, Zip Seguin, Texas 78155  
Phone # 830-660-9133  
Email bandverx@gmail.com

### 2. LOCATION

Subdivision Name Rivermont Unit 3 Lot 45 Block 12

Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_

Address 5310 Spring Branch Road City Spring Branch State Texas Zip 78070

### 3. TYPE OF DEVELOPMENT

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 2051

☐ 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: \$ 400,000 (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

### 4. SIGNATURE OF OWNER

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.

X Herminio Moya  
Signature of Owner

02-24-22  
Date





## ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Brian Erxleben, R.S. 3637

System Description Aerobic Treatment/Surface Application

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

Tank Size(s) (Gallons) 500 gpd Absorption/Application Area (Sq Ft) 5348

Gallons Per Day (As Per TCEQ Table III) 300

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

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

(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

1-30-22  
Date



202206007788 02/17/2022 12:09:19 PM 1/1

1/0B  
 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, 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 (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission 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:

**UNIT 3                      BLOCK 12                      LOT 45                      SUBDIVISION *Rivermont***

**IF NOT IN SUBDIVISION:    ACRES    SURVEY**

**The property is owned by Herminio Moya.**

This OSSF shall 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 Environmental Health Department**.

**WITNESS MY HAND ON THIS 17 DAY OF February, 2022.**

Herminio Moya  
**OWNER/AGENT NAME (SIGNATURE)**

Herminio Moya  
**OWNER/AGENT NAME (PRINTED)**

**SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17 DAY OF February, 2022**

Filed and Recorded  
 Official Public Records  
 Bobbie Koepf, County Clerk  
 Comal County, Texas  
 02/17/2022 12:09:19 PM  
 LAURA 1 Page(s)  
 202206007788

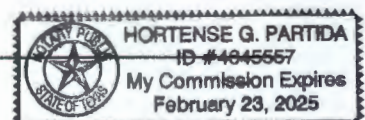


*Bobbie Koepf*

Hortense G. Partida  
**Notary Public, State of Texas**

Notary's Printed Name: Hortense G. Partida

Commission Expires:





**MJ Central Texas Septic, LLC****DBA MJ Septic**

27552 Old Blanco Road

San Antonio, Texas 78260

(210) 875-3625 • (210) 889-4606

miseptic@sabx.txrr.com (email)

www.miseptic.com

Aerobic Installation \* Aerobic Maintenance Contracts

Real Estate Inspections \* Cleaning/Pumping

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

**PROPERTY ADDRESS:** 5310 Spring Branch Road Spring Branch, Texas 78070

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

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s).

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

**CIRCLE ONE CHOICE BELOW****Contract Verified (office use only)** \_\_\_\_\_

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

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

Accepted by Signature: X Herminio Moya Printed Name: Herminio Moya Email: \_\_\_\_\_Phone Numbers: (Home) \_\_\_\_\_ (Mr. Cell) \_\_\_\_\_ (Mrs. Cell) 210-723-8761 (Work) \_\_\_\_\_Subdivision: Rivermont, U-3, Lot 45, Block 12 # of Occupants in Home: \_\_\_\_\_ Gate Codes/Combination Locks, etc. \_\_\_\_\_ Biting Dogs: \_\_\_\_\_

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

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

Date: \_\_\_\_\_





27552 Old Blanco Road  
San Antonio, Texas 78260  
(210) 875-3625  
[mjseptic@satx.rr.com](mailto:mjseptic@satx.rr.com)  
[www.mjseptic.com](http://www.mjseptic.com)

## Maintenance Tips/Owner Guide for your Aerobic System

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 panic (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@satx.rr.com](mailto:mjseptic@satx.rr.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!
- **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).
- 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 of 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.
- 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 cleaners, too much fabric softener, too much bleach, cigarette butts, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips, paint, paint thinners, varnishes, drain cleaners, automatic toilet bowl cleaners, hair combings, pet hair, coffee grounds, fruit, fruit peels, fruit juices, cola, wine, salad oil, sugars, 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" can cause the homeowner unnecessary and avoidable expenses for repairs to the system, as well as additional expenses when cleaning out the tanks.
- We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure. 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.

# COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

## OSSF SOIL EVALUATION FORM

Owners Name: Herminio Moya  
 Physical Address: 5310 Spring Branch Road Spring Branch, Texas 78070  
 Name of Site Evaluator: Brian Erleben, S.E. #11458  
 Date Performed: 1-27-22 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 evaluation must be shown on the application site drawing or designer's 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.  
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER <u>1 &amp; 2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 <u>1 6"</u>	<b>Type 4 Rock</b>	<b>Clay</b>	<b>N/A</b>	<b>None</b>	<b>None Yes</b>	<b>Aerobic Spray</b>
1						
2						
3						
4						
5						

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

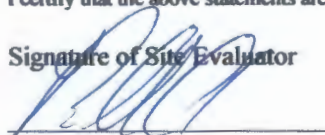
### FEATURES OF SITE AREA

Presence of 100 year flood zone	YES ___ NO <u>X</u>
Presence of adjacent ponds, streams, water impoundments	YES ___ NO <u>X</u>
Existing or proposed water well in nearby area	YES <u>X</u> NO ___
Organized sewage available to lot or tract	YES ___ NO <u>X</u>
Recharge features within 150 feet	YES ___ NO <u>X</u>

I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator

Date



1-30-22



**OSSF SOIL EVALUATION REPORT INFORMATION**  
**COMAL COUNTY**

**DATE:** 1-30-22

**Applicant Information:**

Name: Herminio Moya  
Address: 506 Tara Drive  
City: San Antonio State: Texas Zip: 78216  
Ph: (210) 723-8761 Fax:

**Site Evaluator Information:**

Name: Brian Erxleben  
Address: 562 S. Hwy 123 Bypass #128  
City: Seguin State: Texas Zip: 78155  
Ph: (830) 660-9133 E-mail: bandverx@gmail.com

**Property Location:**

Lot: 45 Block: 12  
Subdivision: Rivermont, Unit 3  
Street/Road Address: 5330 Spring Branch Road  
City: Spring Branch State: TX Zip: 78070  
Additional:

**Installer Information:**

Name: Michael Long, OS0023596  
Company: MJ Septic  
Address: 27552 Old Blanco Road  
City: San Antonio State: TX Zip: 78260  
Ph: (210) 875-3625 Fax:

**SCHEMATIC of LOT of TRACT**

Show:

North arrow, adjacent streets, property lines, dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known.

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or provide contour lines from the structure to the farthest location for the proposed soil absorption or irrigation area.

Location of soil boring or dug pits (show with respect to a known reference point).

Location of drainage ways, water impoundment areas, cut or fills bank, sharp slopes and breaks.

Lot Size: 0.5051 acres

**SITE DRAWING**

**SEE SITE PLAN**

**FEATURES OF SITE AREA**

Presence of 100 year flood zone	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Presence of upper water shed	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Existing or proposed water well in nearby area	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Organized sewage service available to lot	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Presence of adjacent ponds, streams, water impoundments	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		

Site Evaluator:

NAME: BRIAN ERXLEBEN Signature:  License No: 11458

**Brian Erxleben, R.S., S.E.**  
562 S. Hwy 123 Bypass #128  
Seguin, Texas 78155  
Mobile (830) 660-9133 bandverx@gmail.com

### OSSF DESIGN

Owner: **Herminio Moya**  
Location: **5310 Spring Branch Road Spring Branch, Texas 78070**  
Phone: **(210) 723-8761**  
Date: **1-30-22**

Development: **Residence with water saving devices** Bedrooms: **4** Sq. Ft: **2051**

Q: **300 gpd** Soil: **Type 4** R<sub>i</sub>: **0.064 gall/ft<sup>2</sup>/day**

System Type: **Aerobic/Surface Application (Pro Flo 500 SLPT 500 gpd)**

Minimum Required ATU Treatment Capacity: **500 gpd**

Trash Tank: **400 gall** Aerobic Tank: **500 gpd** Pump Tank: **771 gall**

Supply Line: **Sch 40, 1" purple (~180')** Check Valve Required: **No**

Minimum Application Area (A): **4688 ft<sup>2</sup>** (A = Q/R<sub>i</sub>)

Sprinklers: **K-Rain Proplus Low Angle**

Number	Nozzle	PSI	Pattern	Radius	Area/head	GPM/head	R <sub>i</sub>
S1	#4	40	180°	34 ft	1815 ft <sup>2</sup>	3.9	0.060
S2	#4	40	180°	34 ft	1815 ft <sup>2</sup>	3.9	0.060
S3	#4	40	180°	34 ft	1815 ft <sup>2</sup>	3.9	0.060
S4	#4	40	180°	34 ft	1815 ft <sup>2</sup>	3.9	0.060

Overlap Area: **1912 ft<sup>2</sup>** Actual Application Area: **5348 ft<sup>2</sup>** GPM: **15.6 GPM**

#### TDH Calculations:

$$\text{Friction Head}(H_f) = \frac{1.2(10.4397)(L)(Q)^{1.85}}{(C)^{1.85}(D)^{4.8655}} = 17 \text{ ft}$$

L = Length of equivalent pipe length (D) in feet

C = Hazen – Williams flow coefficient (150 for schedule 40)

Q = Flow rate, gpm

D = Internal pipe diameter, inches

Pressure Head (H<sub>p</sub>) = 93 ft (2.31)(psi) Elevation Head (H<sub>e</sub>) = 5 ft

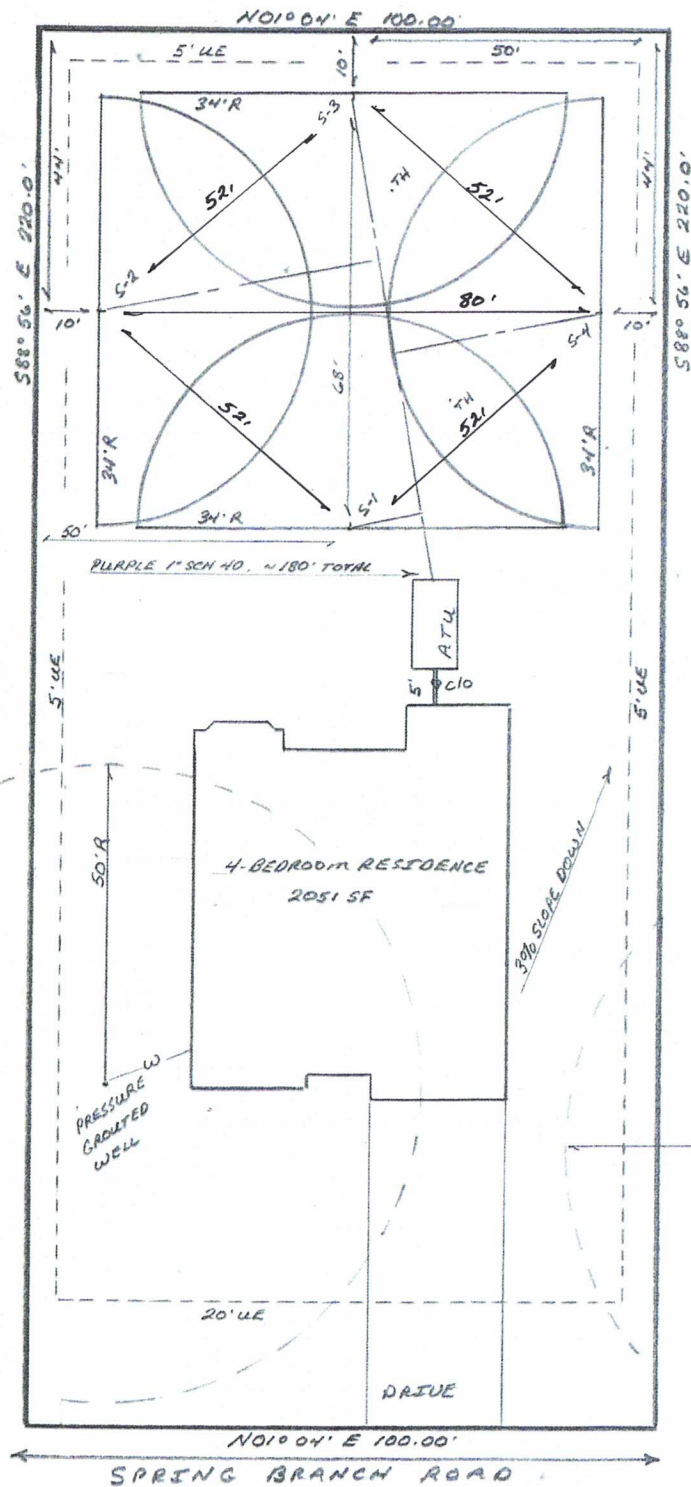
TDH = **115 ft** (H<sub>f</sub> + H<sub>p</sub> + H<sub>e</sub>)

Pump Requirements: **15.6 GPM @ 115 ft TDH** Pump Used: **Sta-Rite 20DOM05121 20 gpm ½ HP**



- **Timer set to spray between 12:00 AM & 5:00 AM**
- **Liquid chlorinator**





**REVISED**

10:58 am, Mar 02, 2022

REVISED

3-1-22



LOT 45, BLOCK 12  
RIVERMONT, UNIT 3  
0.5051 ACRES

LOT IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN AND WITHIN THE CONTRIBUTING ZONE. THERE IS NO EXISTING CZP FOR THE SUBDIVISION. DEVELOPMENT IS A SINGLE FAMILY DWELLING WITH <20% IMPERVIOUS COVER AND A CZP IS NOT REQUIRED.

#### NOTES:

1. Install a 2-way cleanout in a 4" sch 40 tightline from the house to the ATU, minimum slope 1/8 in/ft.
2. ATU is a minimum 500 gpd.
3. Supply line to the sprinklers is purple 1" sch 40.
4. S1-4 are K-Rain Proplus low angle sprinklers with #4 nozzles operating @ 40 psi, 180° pattern, 34' radius. Adequate space is not available to provide a 20' setback between the spray area and the property line. A variance is requested to locate the spray area 10' from the property line. A battery backup shall be installed in the control panel to insure that the timer does not lose power and that the system sprays only between the hours of 12:00 AM & 5:00 AM providing the equivalent protection of a 20' separation between the spray area and the property line.
5. There shall be no obstruction within 10' of the sprinkler heads.
6. Audible & visual alarms, external disconnect within site of the pump tank, pump & alarms on separate breakers and external wiring in conduit are required.
7. Timer set to spray between 12:00 AM & 5:00 AM.
8. Liquid chlorinator.
9. Any excavations and/or exposed rock in the disposal area shall be covered with topsoil and seasonal grasses shall be seeded over the disposal area in order to minimize run-off & erosion.

#### SITE PLAN & OSSF DESIGN:

HERMINIO MOYA  
5310 SPRING BRANCH ROAD  
SPRING BRANCH, TEXAS 78070

BRIAN C. ERXLEBEN, R.S.  
562 S. HWY 123 BYPASS #128  
SEGUIN, TEXAS 78155  
(830) 660-9133

DATE: 1-30-22

SCALE: 1" = 30'

Q'S UP TO 300 GPD

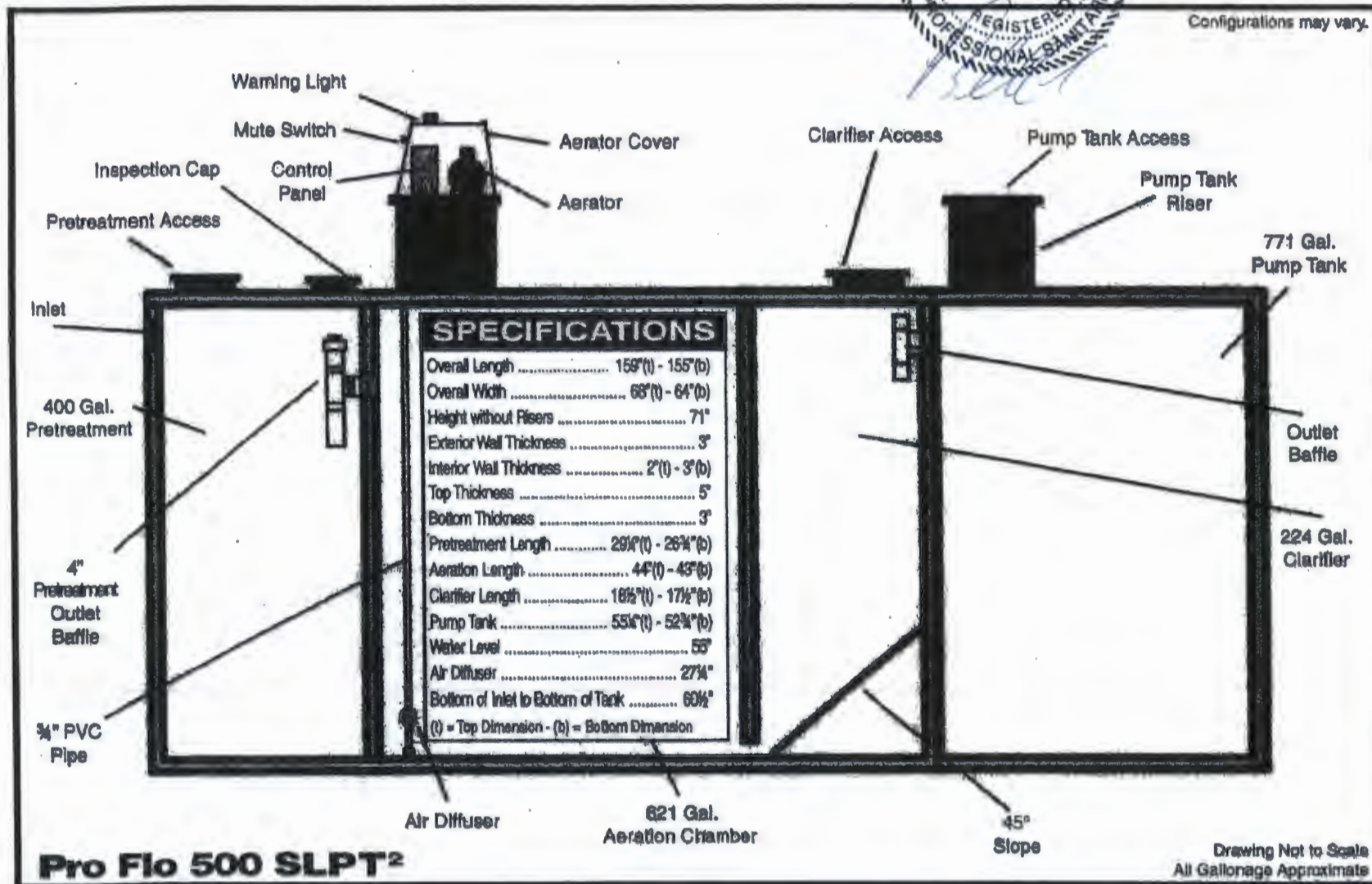
14.02 GALL/IN

MINIMUM "PUMP ON" TO "HIGH WATER ALARM ON": 22" (308 GALL)

MINIMUM "HIGH WATER ALARM ON" TO BOTTOM OF INLET: 8" (112 GALL)



Configurations may vary.



**Pro Flo 500 SLPT<sup>2</sup> System Diagram**

## STATE OF TEXAS WELL REPORT for Tracking #585980

Owner:	<b>Herminio Moya</b>	Owner Well #:	<b>382</b>
Address:	<b>5310 Spring Branch Rd. Spring Branch, TX 78070</b>	Grid #:	<b>68-13-2</b>
Well Location:	<b>5310 Spring Branch Rd. Spring Branch, TX 78070</b>	Latitude:	<b>29° 51' 46" N</b>
Well County:	<b>Comal</b>	Longitude:	<b>098° 27' 26" W</b>
		Elevation:	<b>1160 ft. above sea level</b>
Type of Work:	<b>New Well</b>	Proposed Use:	<b>Domestic</b>

Drilling Start Date: **9/21/2021**      Drilling End Date: **9/22/2021**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	<b>11</b>	<b>0</b>	<b>3</b>
	<b>9</b>	<b>3</b>	<b>500</b>

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>	<i>Size</i>
Filter Pack Intervals:	<b>195</b>	<b>500</b>	<b>Gravel</b>	<b>3/8</b>

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks &amp; material)</i>
Annular Seal Data:	<b>0</b>	<b>195</b>	<b>Cement 63 Bags/Sacks</b>

Seal Method: **Pressure**

Distance to Property Line (ft.): **11**

Sealed By: **Driller**

Distance to Septic Field or other  
concentrated contamination (ft.): **150**

Variance Number: **yes**

Distance to Septic Tank (ft.): **100**

Method of Verification: **No Data**

Surface Completion: **Surface Sleeve Installed**

**Surface Completion by Driller**

Water Level: **No Data**

Packers: **No Data**

Type of Pump: **Submersible**

Pump Depth (ft.): **480**

Well Tests: **Jetted**      **Yield: 5 GPM**



---

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	<b>400 - 500</b>	<b>No Data</b>
		Chemical Analysis Made: <b>No</b>
	Did the driller knowingly penetrate any strata which contained injurious constituents?:	<b>No</b>

---

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Spring Branch Water Well Service**

**8567 US HIGHWAY 281 N  
Spring Branch, TX 78070**

Driller Name: **Ernest V Haack IV**

License Number: **59587**

Comments: **2 yards of gravel used Lower Trinity**

---

Lithology:			Casing:						
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA						
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	
<b>0</b>	<b>1</b>	<b>top soil</b>							
<b>1</b>	<b>65</b>	<b>Tan/Red Limestone clay</b>	<b>4.5</b>	<b>Blank</b>	<b>New Plastic (PVC)</b>	<b>SDR17</b>	<b>-2</b>	<b>400</b>	
<b>65</b>	<b>110</b>	<b>Gray Shale/Beyer</b>	<b>4.5</b>	<b>Perforated or Slotted</b>	<b>New Plastic (PVC)</b>		<b>400</b>	<b>500</b>	
<b>110</b>	<b>150</b>	<b>Tan cow</b>							
<b>150</b>	<b>195</b>	<b>Gray Limestone Clay</b>							
<b>195</b>	<b>230</b>	<b>Blue Clay Pine</b>							
<b>230</b>	<b>315</b>	<b>Gray/Tan Sandstone</b>							
<b>315</b>	<b>320</b>	<b>Tan/Gray Sandstone</b>							
<b>320</b>	<b>360</b>	<b>Gray Sandstone</b>							
<b>360</b>	<b>400</b>	<b>Tan/Gray</b>							
<b>400</b>	<b>500</b>	<b>Tan/Red</b>							
<b>500</b>	<b>500</b>	<b>TD</b>							

---

**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

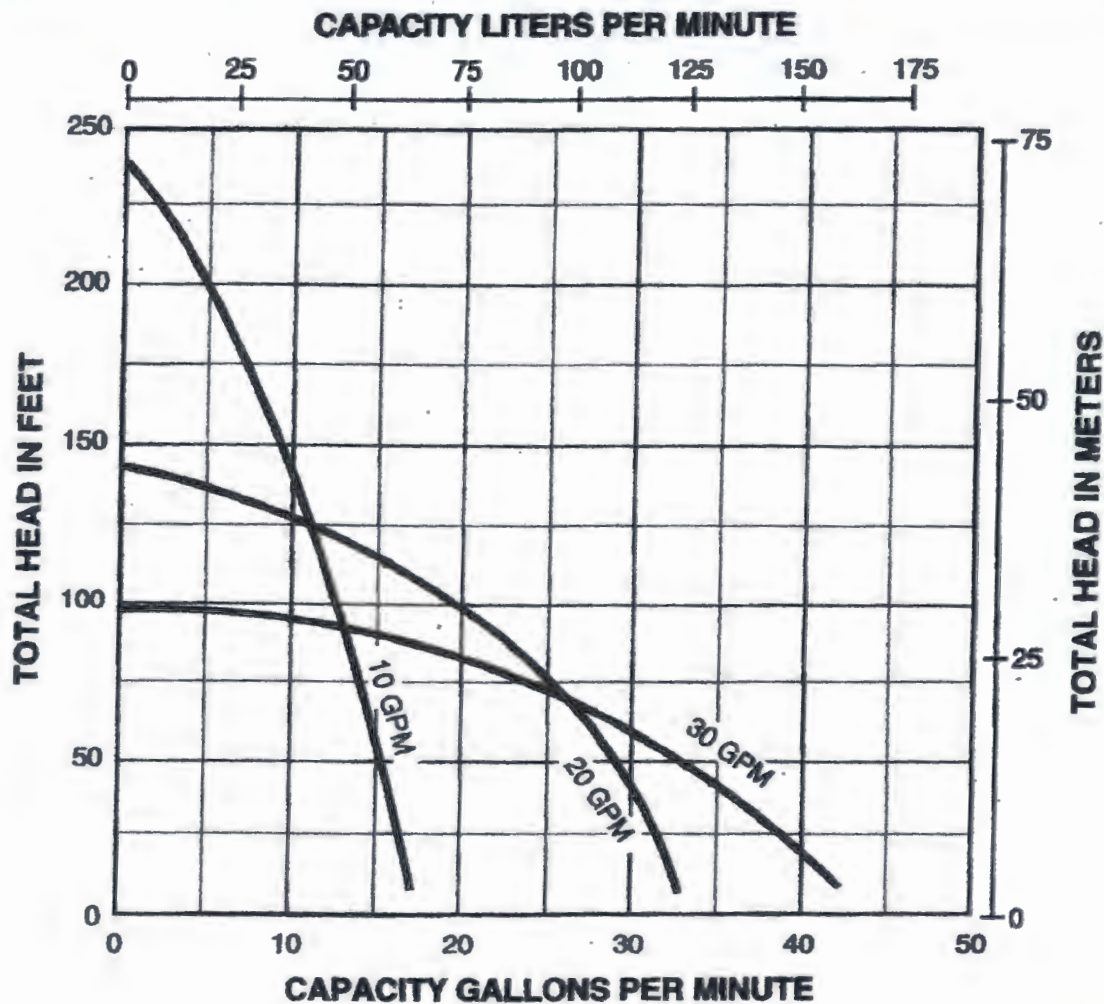
Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation**  
**P.O. Box 12157**  
**Austin, TX 78711**  
**(512) 334-5540**



# 4" multi-stage submersible pump

## PUMP PERFORMANCE



## PUMP PERFORMANCE

Pump Model	PSI											
	0	10	20	30	40	50	60	70	80	90	100	110
10DOM05121			15.0	13.7	12.7	11.5	10.2	8.4	6.5	4.3	1.0	
20DOM05121			30.0	26.0	21.5	14.2	4.4					
30DOM05121		38.5	33.3	25.8	16							

## PUMP PERFORMANCE

Pump Model	Bar											
	0	.69	1.38	2.07	2.76	3.45	4.13	4.82	5.51	6.20	6.89	7.58
10DOM05121			56.8	51.9	48.1	43.5	38.6	31.8	24.6	16.3	3.8	
20DOM05121			113.6	98.4	81.4	53.7	16.7					
30DOM05121		145.7	126.0	97.7	60.6							



## SPRINKLER INSTALLATION

# 7

### INSTALL AND BURY

Thread the sprinkler onto the pipe. Bury the sprinkler flush to grade.

## POINTING THE LEFT START

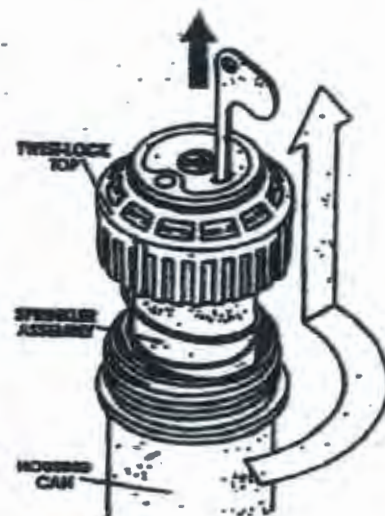
# 8

### TURN THE CAN

You can orient the **LEFT START** position (the point where the sprinkler will begin spraying) by simply turning the entire sprinkler housing can on the pipe. Visually point the nozzle retention screw where you want it to begin spraying.

### OR TURN THE LOWER PORTION OF THE RISER

Pull the riser up with your **KEY**. Grab the **LOWER** portion of the riser, and rotate it to orient the nozzle to the desired **LEFT** starting position. **IMPORTANT: DO NOT GRAB THE TOP PORTION OF THE RISER.**



# 9

### INSPECTING THE FILTER

Unscrew the top and lift complete sprinkler assembly out of the housing can. The filter is on the bottom of the sprinkler assembly and can easily be pulled out, cleaned and re-installed.

STANDARD NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
11	30	33'	1.0
	40	35'	1.3
	50	38'	1.4
	60	39'	1.5
12	30	36'	2.1
	40	39'	2.5
	50	40'	3.0
	60	41'	3.1
13	30	41'	2.8
	40	42'	3.3
	50	45'	3.6
	60	46'	4.2
14	30	43'	3.9
	40	45'	4.5
	50	47'	5.4
	60	52'	5.8
15	40	48'	6.2
	50	51'	7.0
	60	54'	7.9
	70	55'	8.1
16	40	47'	8.6
	50	51'	8.9
	60	53'	9.6
	70	55'	10.6

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
11	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
13	30	28'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
14	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
15	40	36'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

DATA REPRESENTS TEST RESULTS IN ZERO WIND. ADJUST FOR LOCAL CONDITIONS. RADIUS MAY BE REDUCED WITH NOZZLE RETENTION SCREW.

© 1996 K-Rain Mfg. Corp.




**From:** Ritzen, Brenda  
**To:** ["angelmoya328@gmail.com"](mailto:angelmoya328@gmail.com)  
**Cc:** [bandverx@gmail.com](mailto:bandverx@gmail.com)  
**Subject:** Permit  
**Date:** Tuesday, March 1, 2022 3:31:00 PM  
**Attachments:** [image001.png](#)

---

Re: Herminio Moya  
Rivermont Unit 3 Lot 45 Block 12  
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Owner / Agent :

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

1.  Provide the separation distance between the two spray heads where the separation distance is not marked.
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](http://www.cceo.org)



My Title Company of Texas

OTZ 20210695-TAW

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.

**WARRANTY DEED**

**Date:** January 13, 2021

**Grantor:** Justice Cash Buyers, LLC, a Texas limited liability company

**Grantor's Mailing Address:**

14914 Oak Summit, San Antonio, TX 78232-3961

**Grantee:** Herminio A. Moya

**Grantee's Mailing Address:**

506 Tara Drive, San Antonio, TX 78216-3752

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

Lot Forty Five (45), Block Twelve (12), RIVERMONT UNIT NO. 3, Comal County, Texas, according to a map or plat thereof recorded in Volume 5, Pages 67-70, of the Map and Plat Records of Comal County, Texas.

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

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



Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Justice Cash Buyers, LLC

By: 

Title: Earon Bevans, Manager

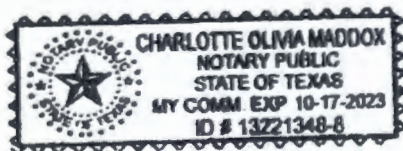
#### ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Bexar

§  
§  
§

This instrument was acknowledged before me on this the 13 day of January 2021, by Earon Bevans, Manager, of Justice Cash Buyers, LLC, on its behalf.



  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
Law Office of Kenneth R. Cooper  
14607 San Pedro, Suite 130  
San Antonio, TX 78232-4356

AFTER RECORDING RETURN TO:  
Herminio A. Moya  
506 Tara Drive  
San Antonio, TX 78216-3752

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
01/19/2021 09:54:57 AM  
LAURA 2 Pages(s)  
202106003162





**RECEIVED**

By KG at 10:38 am, Feb 24, 2022



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

*Staff will complete shaded items*

--	--

*Date Received*

*Initials*

114109
--------

*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

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

X Herminio Moya  
Signature of Applicant

02-24-22  
Date

\_\_\_ COMPLETE APPLICATION

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

INCOMPLETE APPLICATION

\_\_\_ (Missing Items Circled, Application Refused)

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

Phone: (210) 875-3625

www.mjseptic.com    mjseptic@mjseptic.com

To: **Current Homeowner**  
**5310 Spring Branch Rd**  
**Spring Branch, TX 78070**

Printed: 9/16/2022  
Site: 5310 Spring Branch Rd  
Spring Branch, TX 78070

Permit #: **114109**

Agency: Comal County Environmental Health

County: Comal

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 7437

Contract Dates: 5/19/2022 - 5/19/2025

Scheduled Date: 9/19/2022

Inspection 1 of 9

Installed: 5/19/2022

Warranty End: 5/19/2025

**Service Type: Scheduled Inspection**

☒ This counts as a type of "Scheduled Inspection"

**Visit Date: 9/14/2022**

Time In: 8:56 am

**Entered By: Audrey Miller**

**Method: Other**

**Technician: Micki Lowe**

**Maint. Provider: Michael J. Long**

☒ Copy emailed to the Agency

Agency Emailed: 9/16/2022

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1mg/L**

**Sludge Levels**

**For Tank 1: 1"**

**Chlorinator: Op**

**Tank Lid / Riser: Secured**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

☒ **Service Completed**

- Please call the office at (210) 875-3625 or email us at mjseptic@mjseptic.com to update your name, phone number and email address on our files.

- 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\*

Insp ID #:47010

**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: **Elaine Castillo**  
**5310 Spring Branch Rd**  
**Spring Branch, TX 78070**

Printed: 1/27/2023  
Site: 5310 Spring Branch Rd  
Spring Branch, TX 78070  
(210) 454-2947

Permit #: **114109**

Agency: Comal County Environmental Health

County: Comal

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 7437

Contract Dates: 5/19/2022 - 5/19/2025

Scheduled Date: 1/19/2023

Inspection 2 of 9

Installed: 5/19/2022

Warranty End: 5/19/2025

**Service Type: Scheduled Inspection**

**Visit Date: 1/16/2023**

Time In: 5:00 pm

**Method: Other**

**Technician:** Chris Hidalgo

**Maint. Provider:** Michael J. Long

☒ This counts as a type of "Scheduled Inspection"

**Entered By:** Audrey Miller

☒ Copy emailed to Customer

Customer Emailed: 1/17/2023

☒ 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:** 0-1"

**Chlorinator:** Op

**Tank Lid / Riser:** Secured

**Electric Circuits:** Operational

**Distribution System:** Operational

**Sprayfield Veg:** Operational

**Alarm:** Operational

**Comments**

☒ **Service Completed**

- Tech reset your timer.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 1/17/2023.

Insp ID #:49672

**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: Elaine Castillo  
5310 Spring Branch Rd  
Spring Branch, TX 78070

Printed: 7/28/2023  
Site: 5310 Spring Branch Rd  
Spring Branch, TX 78070  
(210) 454-2947

Permit #: **114109**

Agency: Comal County Environmental Health

County: Comal

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 7437

Contract Dates: 5/19/2022 - 5/19/2025

Scheduled Date: 5/19/2023

Inspection 3 of 9

Installed: 5/19/2022

Warranty End: 5/19/2025

**Service Type: Scheduled Inspection**

☒ This counts as a type of "Scheduled Inspection"

Visit Date: **5/9/2023**

Time In: 2:39 pm

Out: 2:55 pm

Method: Other

Technician: Steve Chavarria

Maint. Provider: Michael J. Long

Entered By: Brianna Perez

☒ Copy emailed to Customer

Customer Emailed: 5/12/2023

☒ 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

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 5/12/2023.

Insp ID #:52102

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: Elaine Castillo  
5310 Spring Branch Rd  
Spring Branch, TX 78070

Printed: 10/6/2023  
Site: 5310 Spring Branch Rd  
Spring Branch, TX 78070  
(210) 454-2947

Permit #: **114109**

Agency: Comal County Environmental Health

County: Comal

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

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 7437

Contract Dates: 5/19/2022 - 5/19/2025

Scheduled Date: 9/19/2023

Inspection 4 of 9

Installed: 5/19/2022

Warranty End: 5/19/2025

**Service Type: Scheduled Inspection**

☒ This counts as a type of "Scheduled Inspection"

Visit Date: **9/18/2023**

Time In: 9:50 am

Out: 10:02 am

Method: Other

Technician: Steve Chavarria

Maint. Provider: Michael J. Long

Entered By: Brianna Perez

☒ Copy emailed to Customer

Customer Emailed: 9/19/2023

☒ 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: 7"

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 9/19/2023.

Insp ID #: 54890

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2025