



# COMAL COUNTY

## ENGINEER'S OFFICE

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

Issued This Date: 07/27/2023 Permit Number: 114787

Location Description: 1770 BELLA VISTA  
CANYON LAKE, TX 78133

Subdivision: AVONLEA  
Unit: 0  
Lot: 51  
Block: 0  
Acreage: 0.0000

Type of System: Aerobic  
Drip Irrigation

Issued to: BRIDGET A. BRUNDRETT & EVELYN M. HIGGS

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority  
Comal County Environmental Health

Assistant  
OS0034792

OS0036769

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 Drip Irrigation		285.33(c)(3)(A)-(F)				

**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: 114787  
Issued This Date: 06/29/2022  
This permit is hereby given to: BRIDGET A. BRUNDRETT & EVELYN M. HIGGS

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

1770 BELLA VISTA  
CANYON LAKE, TX 78133

Subdivision: AVONLEA  
Unit: 0  
Lot: 51  
Block: 0  
Acreage: 0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Drip 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.



COMAL COUNTY  
ENGINEERS OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR  
NEW BRAUNFELS, TX 78132  
(830) 608-2090  
WWW.CCEO.ORG

114787

Date May 12, 2022

Permit Number \_\_\_\_\_

1. APPLICANT / AGENT INFORMATION

Owner Name BRIDGET A. BRUNDRETT & EVELYN M. HIGGS  
Mailing Address c/o 6575 FM 306  
City, State, Zip NEW BRAUNFELS TEXAS 78132  
Phone # 210-379-2374  
Email eli@riverhillsbuilder.com

Agent Name GREG JOHNSON, P.E.  
Agent Address 170 HOLLOW OAK  
City, State, Zip NEW BRAUNFELS TEXAS 78132  
Phone # 830-905-2778  
Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name AVONLEA Unit \_\_\_\_\_ Lot 51 Block \_\_\_\_\_  
Survey Name / Abstract Number \_\_\_\_\_ Acreage \_\_\_\_\_  
Address 1770 BELLA VISTA City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential  
Type of Construction (House, Mobile, RV, Etc.) HOUSE  
Number of Bedrooms 4  
Indicate Sq Ft of Living Area 2907

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: \$ 600,000 (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

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.

[Signature]  
Signature of Owner

5/19/2022  
Date

#114787

AVONLEA, LOT 51

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

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

REVISED 8:36 am, Mar 20, 2023

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) CLEARSTREAM 5000LL Absorption/Application Area (Sq Ft) 2500

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 [X] 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 [X] 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? [X] Yes [ ] No

Is there an existing TCEQ approval CZP for the property? [ ] Yes [X] 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 [X] 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 [X] 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 (Handwritten Signature)

Date May 19, 2022

**AFFIDAVIT**

**THE COUNTY OF COMAL  
STATE OF TEXAS**

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

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

**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):

\_\_\_\_\_ UNIT/PHASE/SECTION \_\_\_\_\_ BLOCK 51 LOT \_\_\_\_\_ AVONLEA \_\_\_\_\_ SUBDIVISION

IF NOT IN SUBDIVISION: \_\_\_\_\_ ACREAGE \_\_\_\_\_ SURVEY

The property is owned by (insert owner's full name): BRIDGET A. BRUNDRETT & EVELYN M. HIGGS

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.

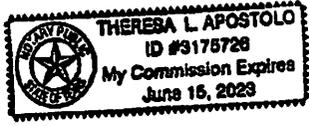
WITNESS BY HAND(S) ON THIS 14th DAY OF May, 2022

\* [Signature]  
\* [Signature]  
Owner(s) signature(s)

\* Bridget Brundrett  
\* Evelyn M. Higgs  
Owner (s) Printed name (s)

Bridget Brundrett & Evelyn Higgs SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14th DAY OF May, 2022

[Signature]  
Notary Public Signature



Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
06/24/2022 08:11:44 AM  
LAURA 1 Pages(s)  
202206029143

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

PROPERTY ADDRESS: 1770 BELLA VISTA - AVONLEA, LOT 51

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

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

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

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

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

Property Address: 1770 BELLA VISTA City: CANYON LAKE, TX Zip Code: 78133

Client Name: BRIDGET A. BRUNDRETT & EVELYN M. HIGGS

Contract Start Date: \_\_\_\_\_ Contract End Date: \_\_\_\_\_ Total Fee Paid: \_\_\_\_\_

Permitting Authority: COMAL Subdivision Gate Code: #5449 Property Gate Code: \_\_\_\_\_

Subdivision: AVONLEA, LOT 51 Number in Household: 4 Aggressive Dogs: \_\_\_\_\_

\* Email Address: emhiggs@aol.com Email Address: bridgetb@gbsurveyor.com

\* Cell Phone (his/hers): 480-221-7668 Cell Phone (his/hers): 361-779-1705 Home Phone: \_\_\_\_\_

\* Client Approval Signature: [Signature] Date of Client Acceptance: \_\_\_\_\_

MJ Central Texas Septic, LLC Authorized Signature: Stephanie E. Perez Date of MJ Approval: \_\_\_\_\_



## MJ Central Texas Septic, LLC - DBA MJ SEPTIC

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

[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com) (email)

[www.mjseptic.com](http://www.mjseptic.com) (website)

### **Residential Aerobic Maintenance Contract**

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

**PROPERTY ADDRESS:** 1770 BELLA VISTA - AVONLEA, LOT 51

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

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with the homeowner(s). Please note our business hours are Monday - Friday 8am to 5pm

- **INSPECTIONS:** an inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical, and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a **\$75 service call for re-scheduling**. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.
- **SERVICE CALLS:** If a service call is required by homeowner/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, the client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). **There will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.**  
For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, **after 30 days there will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.**
- **CLEANING/PUMPING:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that *may* determine pumping is necessary even if your sludge reading is less than 10-12". *\*A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household\**



## MJ Central Texas Septic, LLC - DBA MJ SEPTIC

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[www.mjseptic.com](http://www.mjseptic.com) (website)

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

PROPERTY ADDRESS: 1770 BELLA VISTA - AVONLEA, LOT 51

- **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 transferable 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 the transfer contract is signed (by the new homeowner) and returned to us. The new homeowner(s) will be emailed a copy of the powerpoint orientation, if it was an MJ Septic installation, once the signed contract is received on file with our office.  
*RENTAL HOMES: The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.*
- **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county/code compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance contract. If a client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.
- **WARRANTY VIOLATIONS:** Violations of the warranty include but are not limited to the following: turning off your system at any time, disconnecting the alarm; restricting airflow to the air compressor, overloading the system above its daily rated capacity, introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system or any other harmful usage of your OSSF/ATU. Refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowners must keep grass, weeds and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tanks, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.



## Maintenance Tips/Septic Guide

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

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

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

Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly.

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

**ON-SITE SEWERAGE FACILITY  
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: May 18, 2022

Site Location: AVONLEA, LOT 51

Proposed Excavation Depth: N/A

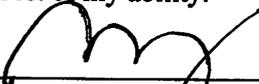
**Requirements:**

- 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.

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

SOIL BORING NUMBER <u>        </u> SURFACE EVALUATION <u>        </u>						
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

05/18/2022  
 \_\_\_\_\_  
 Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: May 19, 2022

**Applicant Information:**

Name: BRIDGET A. BRUNDRETT & EVELYN M. HIGGS  
Address: c/o 6575 F.M. 306  
City: NEW BRAUNFELS State: TEXAS  
Zip Code: 78132 Phone: (210) 379-2374

**Site Evaluator Information:**

Name: Greg W. Johnson, P.E., R.S. S.E. 11561  
Address: 170 Hollow Oak  
City: New Braunfels State: Texas  
Zip Code: 78132 Phone & Fax (830)905-2778

**Property Location:**

Lot 51 Unit \_\_\_ Blk \_\_\_ Subd. AVONLEA  
Street Address: 1770 BELLA VISTA  
City: CANYON LAKE Zip Code: 78133  
Additional Info.: \_\_\_\_\_

**Installer Information:**

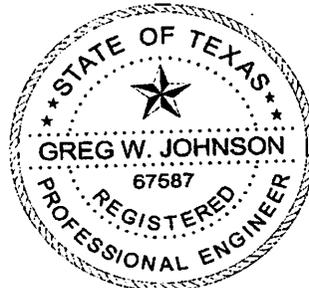
Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Phone \_\_\_\_\_

**Topography:** Slope within proposed disposal area: 8 to 15 %  
Presence of 100 yr. Flood Zone: YES \_\_\_ NO X  
Existing or proposed water well in nearby area. YES \_\_\_ NO X  
Presence of adjacent ponds, streams, water impoundments YES \_\_\_ NO X  
Presence of upper water shed YES \_\_\_ NO X  
Organized sewage service available to lot YES \_\_\_ NO X

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016).

  
\_\_\_\_\_  
GREG W. JOHNSON, P.E. 67587 - S.E. 11561

05/19/2022  
\_\_\_\_\_  
DATE



**FIRM #2585**

**DRIP TUBING SYSTEM**  
DESIGNED FOR:  
BRIDGET A. BRUNDRETT & EVELYN M. HIGGS  
c/o 6575 FM 306  
NEW BRAUNFELS, TEXAS 78132

**SITE DESCRIPTION:**

Located in Avonlea, Lot 51, at 1770 Bella Vista, the proposed system will serve a four bedroom residence (2907 sf.) situated in an area with shallow Type-III soil over fractured limestone as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

**PROPOSED SYSTEM:**

A 3 or 4 inch SCH-40 pipe discharges from the residence into a Clearstream 500 NU 500gpd aerobic treatment plant containing a 400 gal. pretreatment chamber and a 600 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains a 0.5 HP submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day for six minutes. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal 1" Super Filter, disk filter, then through a 1" SCH-40 manifold to a 2500 sf. drip tubing field, with *Netifim Bioline* drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to periodically flush the system by cycling a 1" ball valve. Solids caught in the disc filter are flushed each cycle back to the pump tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Field area will be scarified and built up with 10" of Type II or Type III soil, then the drip tubing will be laid and capped with 6" of Type II or Type III soil (**NOT SAND**). The field area will be sodded with grass prior to system startup.

**Tanks must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

**DESIGN SPECIFICATIONS:**

Q = 300 gallons per day - 4 bedroom residence (2907 sf) (Table III)

Pretreatment tank size: 400 Gal

Plant Size: Clearstream 500NU 500 gpd (TCEQ/NSF Approved)

Pump tank size: 600 Gal

Reserve capacity after High Level: 100 gal. (1/3 day usage)

Application Rate: Ra = 0.2 gal/sf

**REVISED**

8:36 am, Mar 20, 2023

Total absorption area:  $Q/Ra = 300 \text{ GPD}/0.20 = 1500 \text{ sf.}$  (Actual 2,500 sf.)

Total linear feet drip tubing: 1250' *Netifim Bioline* drip tubing .61 GPH

Pump requirement: 625 emitters @ 0.61 gph @ 30 psi = 6.354 gpm

Pump: 0.5 HP Dominator (20DOM05221) submersible pump or equivalent.

Pump Tank Calculations: 600 Gal (10.53 gal/in.)

Volume below working level = 12" = 126 gal

Working level = 300 gal = 28.5"

Reserve Requirement = 1/3 day = 100 gal. = 9.5"

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS

IN DRIP TUBING W/ NOM. DIA. 0.55" ID

$MSV = 2 \text{ FPS} (\pi Id^2)/4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$

$MSV = 2(3.14159((.55/12)^2)/4) * 7.48 * 60$

$MSV = 1.5 \text{ gpm MIN FLOW RATE} \times 5 \text{ lines} = 7.5 \text{ gpm}$

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

$MSV = 2 \text{ FPS} (\pi Id^2)/4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$

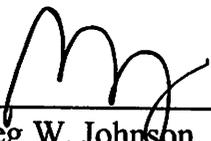
$MSV = 2(3.14159((1.049/12)^2)/4) * 7.48 * 60$

$MSV = 5.4 \text{ GPM}$

**PIPE AND FITTINGS:**

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field. The manifold trench should be kept shallow to prevent interconnection of the trenches.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016)

 03/20/2023  
\_\_\_\_\_  
Greg W. Johnson, P.E. No. 67587, F#2585  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778



**RECEIVED**

*By Brenda Ritzen at 1:03 pm, Jul 26, 2023*

**Greg W. Johnson, P.E.**

170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778

July 26, 2023

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

RE: Septic Design - #114787  
1770 BELLA VISTA  
AVONLEA, LOT 51  
Brundrett / Higgs Residence

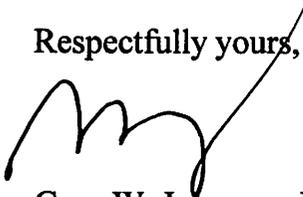
Ms. Ritzen:

A wood deck was built approximately three feet from the ATU. Only a wood support post is less than five feet from the tank and will not have any adverse impact on the structural integrity or functioning of the tank/ATU.

I hereby request a variance from setback to the foundations/other structures. This variance will not cause damage to the structure nor pose a threat to the public health nor cause a nuisance.

If I can be of further assistance please contact me.

Respectfully yours,



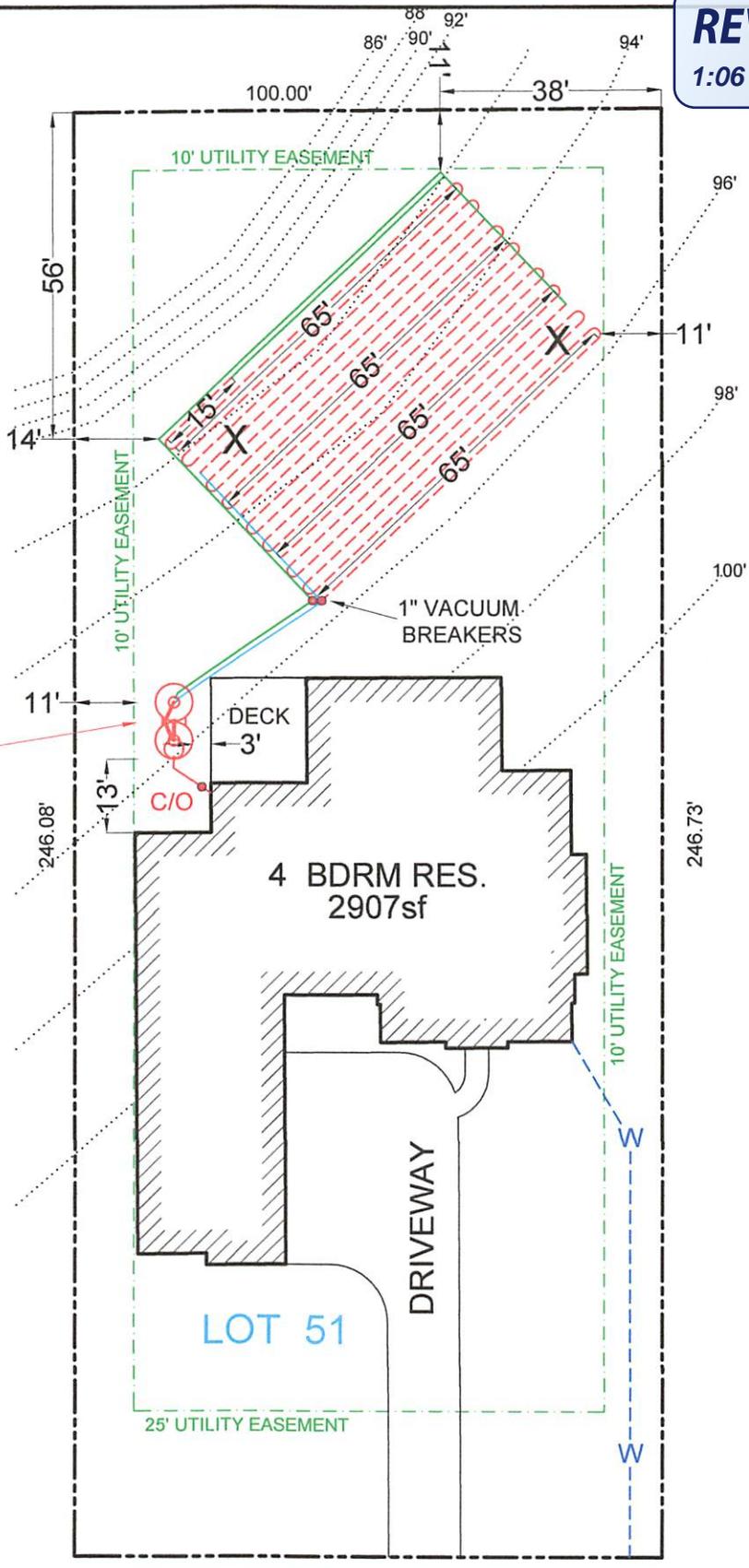
Greg W. Johnson, P.E.

**REVISED**  
1:06 pm, Jul 26, 2023

INSTALL 2500sf OF FIELD USING 1250' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

\*USE TWO WAY CLEAN OUT  
\*\*USE SCH-40 OR SDR-26 TO TANK  
X= TEST HOLE

**CLEARSTREAM 500NU AEROBIC TREATMENT PLANT**



OWNER: BRIDGET A. BRUNDRETT & EVELYN M. HIGGS		DRAWN BY: EJS III/GWJ	
STREET ADDRESS: 1770 BELLA VISTA			
LEGAL DESC: AVONLEA	UNIT/SECTION/PHASE:	BLOCK:	LOT: 51
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/19/2022	REVISED: 07/26/2023

**REVISED**

8:37 am, Mar 20, 2023

**TANK NOTES:**

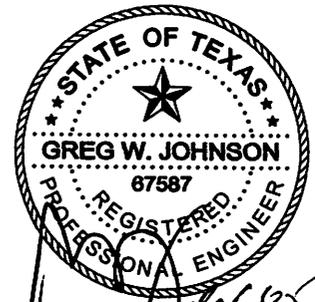
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

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

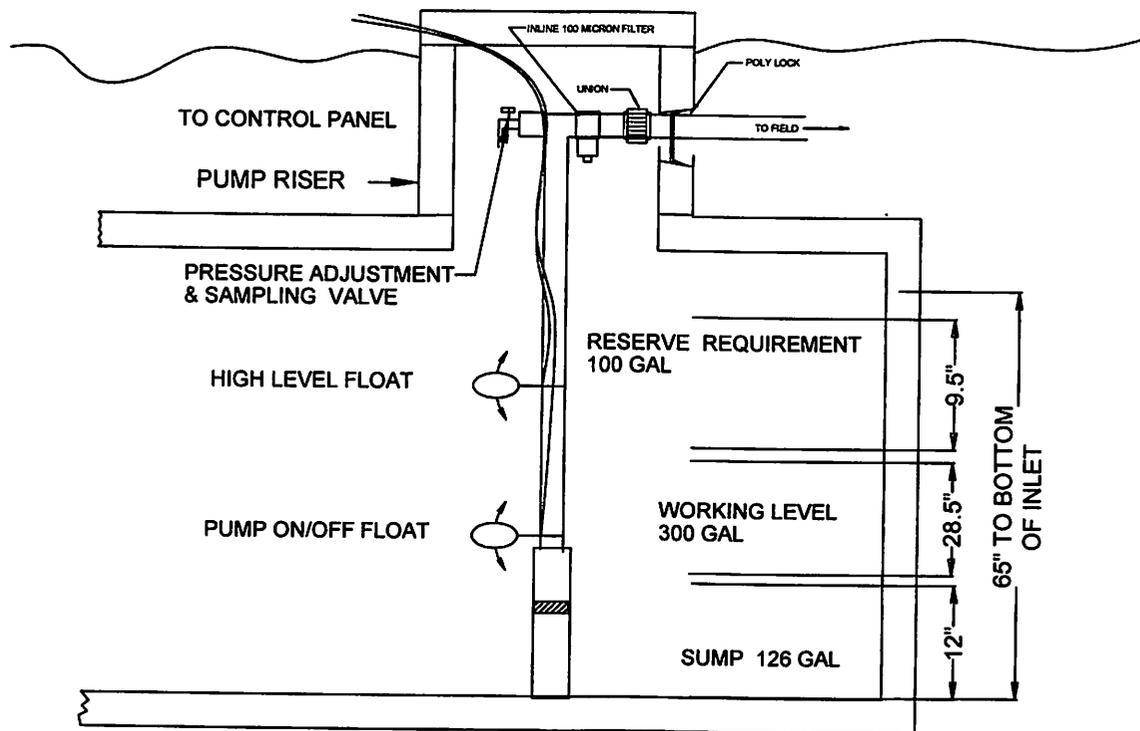
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

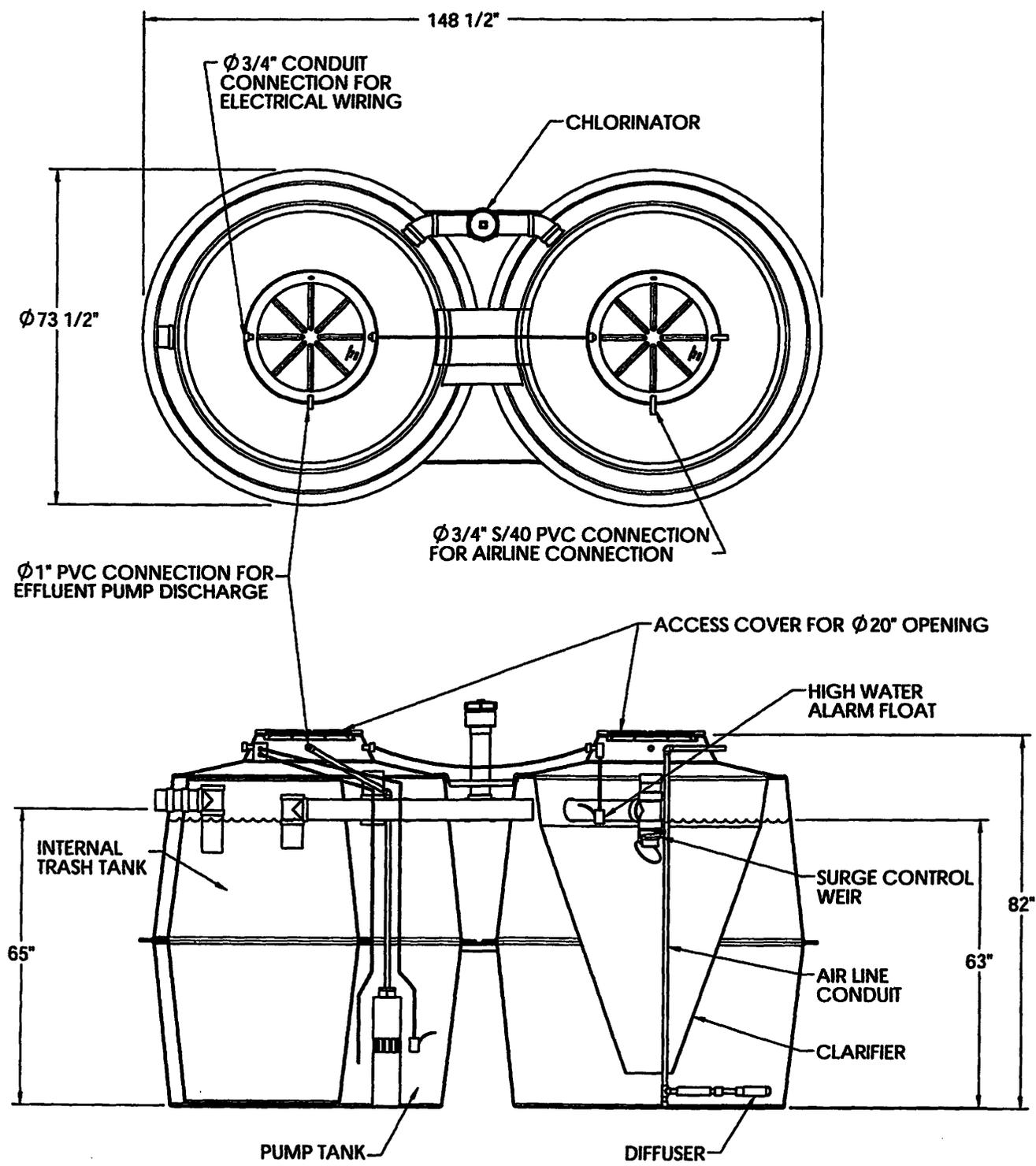


*072587*  
*03/20/2023*

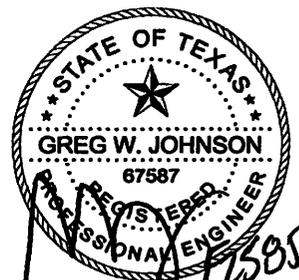
**ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE**



**TYPICAL PUMP TANK CONFIGURATION  
CLEARSTREAM 500NU W/ 600 GAL PUMP TANK**



**500NU WASTEWATER TREATMENT SYSTEM**



*Handwritten signature and date:* 03/20/2023

**REVISED**

8:37 am, Mar 20, 2023

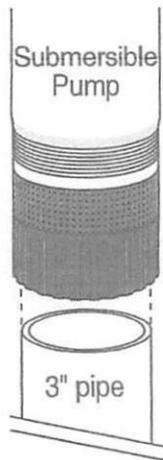


Figure 1: Insert a 3" PVC pipe in the bottom of the motor to raise the pump in the tank.

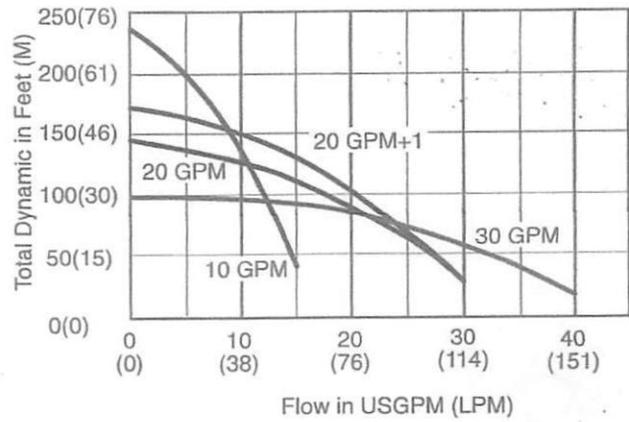


Figure 2: Performance in Feet of Head at Gallons per Minute (M@LPM).

Table 1: Recommended Fusing Data  
60 Hz/1 Phase 2-Wire Cable

Model	HP	Voltz/Hz/ Phase	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
10DOM05121	1/2	115/60/1	11.0	30.0	15
20DOM05121	1/2	115/60/1	9.5	30.0	15
30DOM05121	1/2	115/60/1	9.5	30.0	15
10DOM05221	1/2	230/60/1	5.5	14.5	10
20DOM05221	1/2	230/60/1	4.6	14.5	10
30DOM05221	1/2	230/60/1	4.6	14.5	10
20DOM05121+1	1/2	115/60/1	10.6	30.0	15
20DOM05221+1	1/2	230/60/1	5.3	14.5	10

# Arkal 1" Super Filter

Catalog No. 1102 0 \_ \_ \_ \_

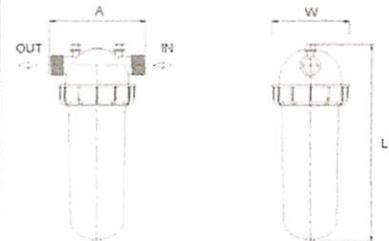
## Features

- ◆ A "T" shaped filter with two 1" male threads.
- ◆ A "T" volume filter for in-line installation on 1" pipelines.
- ◆ The filter prevents clogging due to its enlarged filtering area that collects sediments and particles.
- ◆ Manufactured entirely from fiber reinforced plastic.
- ◆ A cylindrical column of grooved discs constitutes the filter element.
- ◆ Spring keeps the discs compressed.
- ◆ Screw-on filter cover.
- ◆ Filter discs are available in various filtration grades.



## Technical Data

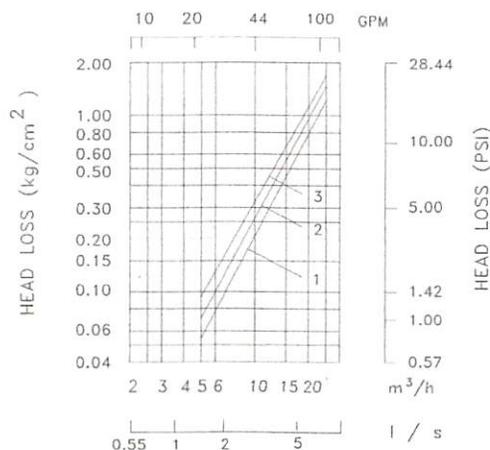
Inlet/outlet diameter	1" BSPT (male)	1" NPT (male)
	25.0 mm – nominal diameter 33.6 mm – pipe diameter (O. D.)	
Maximum pressure	10 atm	145 psi
Maximum flow rate	8 m <sup>3</sup> /h (1.7 l/sec)	35 gpm
General filtration area	500 cm <sup>2</sup>	77.5 in <sup>2</sup>
Filtration volume	600 cm <sup>3</sup>	37 in <sup>3</sup>
Filter length L	340 mm	13 13/32"
Filter width W	130 mm	5 3/32"
Distance between end connections A	158 mm	6 7/32"
Weight	1.420 kg	3.13 lbs.
Maximum temperature	70° C	158 °F
pH	5-11	5-11



## Filtration Grades

- Blue (400 micron / 40 mesh)
- Yellow (200 micron / 80 mesh)
- Red (130 micron / 120 mesh)
- Black (100 micron / 140 mesh)
- Green (55 micron)

## Head Loss Chart



# PMR-MF

## PRESSURE-MASTER REGULATOR - MEDIUM FLOW

### Specifications

The pressure regulator shall be capable of operating at a constant, factory preset, non-adjustable outlet pressure of 6, 10, 12, 15, 20, 25, 30, 35, 40, 50, or 60 PSI (0.41, 0.69, 0.83, 1.03, 1.38, 1.72, 2.07, 2.41, 2.76, 3.45, or 4.14 bar) with a flow range between:

- 4 - 16 GPM (909 - 3634 L/hr) for 6 - 10 PSI models or
- 2 - 20 GPM (454 - 4542 L/hr) for 12 - 60 PSI models.

The pressure regulator shall maintain the nominal pressure at a minimum of 5 PSI (0.34 bar) above model inlet pressure and a maximum of 80 PSI (5.52 bar) above nominal model pressure\*. Refer to the PRU performance curve to establish specific outlet pressures based on relative inlet pressure and flow rate. Always install downstream from all shut off valves. Recommended for outdoor use only. Not NSF certified.

All pressure regulator models shall be equipped with one of these inlet-x-outlet configurations:

#### Inlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

#### Outlet

- ¾-inch Female National Pipe Thread (FNPT)
- 1-inch Female National Pipe Thread (FNPT)
- 1-inch Female British Standard Pipe Thread (FBSPT)

The upper housing, lower housing, and internal molded parts shall be of engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, which shall be enclosed in a chamber isolated from the normal water passage.

Outlet pressure and flow shall be clearly marked on each regulator.

The pressure regulator shall carry a two-year manufacturer's warranty on materials, workmanship, and performance. Each pressure regulator shall be water tested for accuracy before departing the manufacturing facility.

The pressure regulator shall be manufactured by Senninger Irrigation in Clermont, Florida. Senninger is a Hunter Industries Company.

### Physical

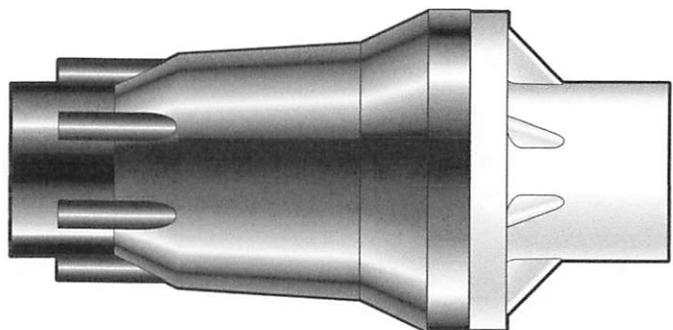
#### ¾" FNPT x ¾" FNPT model (shown on right)

- Overall Length 5.2 inches (13.1 cm)
- Overall Width 2.5 inches (6.4 cm)

#### 1" FNPT x 1" FNPT model

#### 1" FBSPT x 1" FBSPT model

- Overall Length 5.8 inches (14.6 cm)
- Overall Width 2.5 inches (6.4 cm)



\* Please consult factory for applications outside of recommended guidelines.



# PMR-MF

## PRESSURE-MASTER REGULATOR - MEDIUM FLOW

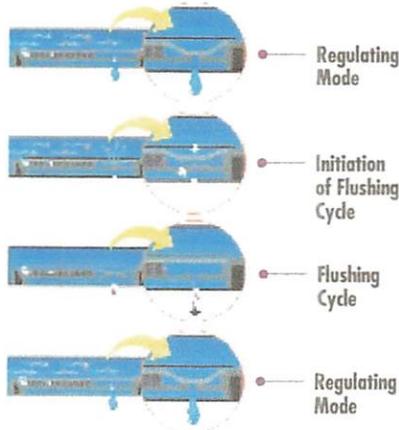
### Model Numbers

Model #	Flow Range	Preset Operating Pressure	Maximum Inlet Pressure
PMR-6 MF	4 - 16 GPM (909 - 3634 L/hr)	6 PSI (0.41 bar)	80 psi (5.51 bar)
PMR-10 MF	4 - 16 GPM (909 - 3634 L/hr)	10 PSI (0.69 bar)	90 psi (6.20 bar)
PMR-12 MF	2 - 20 GPM (454 - 4542 L/hr)	12 PSI (0.83 bar)	90 psi (6.20 bar)
PMR-15 MF	2 - 20 GPM (454 - 4542 L/hr)	15 PSI (1.03 bar)	95 psi (6.55 bar)
PMR-20 MF	2 - 20 GPM (454 - 4542 L/hr)	20 PSI (1.38 bar)	100 psi (6.89 bar)
PMR-25 MF	2 - 20 GPM (454 - 4542 L/hr)	25 PSI (1.72 bar)	105 psi (7.24 bar)
PMR-30 MF	2 - 20 GPM (454 - 4542 L/hr)	30 PSI (2.07 bar)	110 psi (7.58 bar)
PMR-35 MF	2 - 20 GPM (454 - 4542 L/hr)	35 PSI (2.41 bar)	115 psi (7.93 bar)
PMR-40 MF	2 - 20 GPM (454 - 4542 L/hr)	40 PSI (2.76 bar)	120 psi (8.27 bar)
PMR-50 MF	2 - 20 GPM (454 - 4542 L/hr)	50 PSI (3.45 bar)	130 psi (8.96 bar)
PMR-60 MF	2 - 20 GPM (454 - 4542 L/hr)	60 PSI (4.14 bar)	140 psi (9.65 bar)



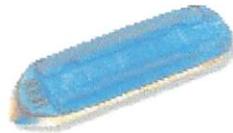
# Bioline® Dripperline

## Pressure Compensating Dripperline for Wastewater



BioLine's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, BioLine is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.



### Product Advantages

#### The Proven Performer

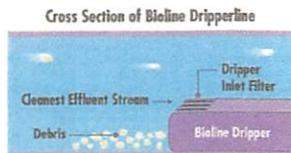
- Tens of millions of feet used in wastewater today.
- BioLine is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

#### Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

#### Long-Term Reliability

- Protection against plugging:
  - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
  - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
  - Unique self-flushing mechanism passes small particles before they can build up.



#### Root Safe

- A physical barrier on each BioLine dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.



### Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

### Specifications

Wall thickness (mil): 45\*

Nominal flow rates (GPH): .4, .6, .9\*

Common spacings: 12", 18", 24"\*

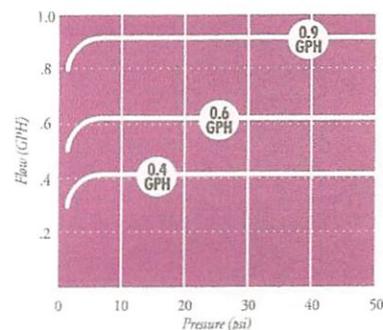
Recommended filtration: 120 mesh

Inside diameter: .570\*

Color: Purple tubing indicates non-potable source

\*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.

BIOLINE Flow Rate vs. Pressure



#### NETAFIM USA

5470 E. Home Ave. • Fresno, CA 93727  
 888.638.2346 • 559.453.6800  
 FAX 800.695.4753  
[www.netafimusa.com](http://www.netafimusa.com)

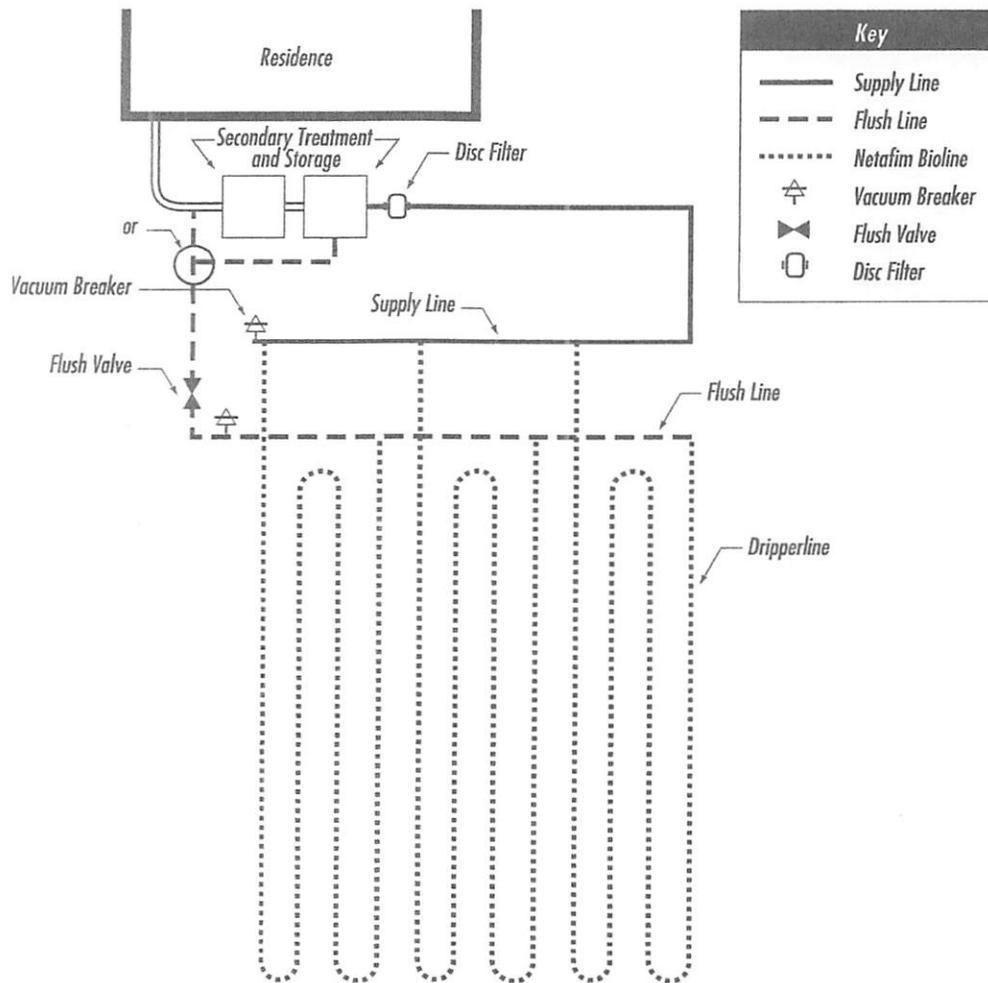
# NETAFIM WASTEWATER DISPERSAL SYSTEM DESIGN GUIDE

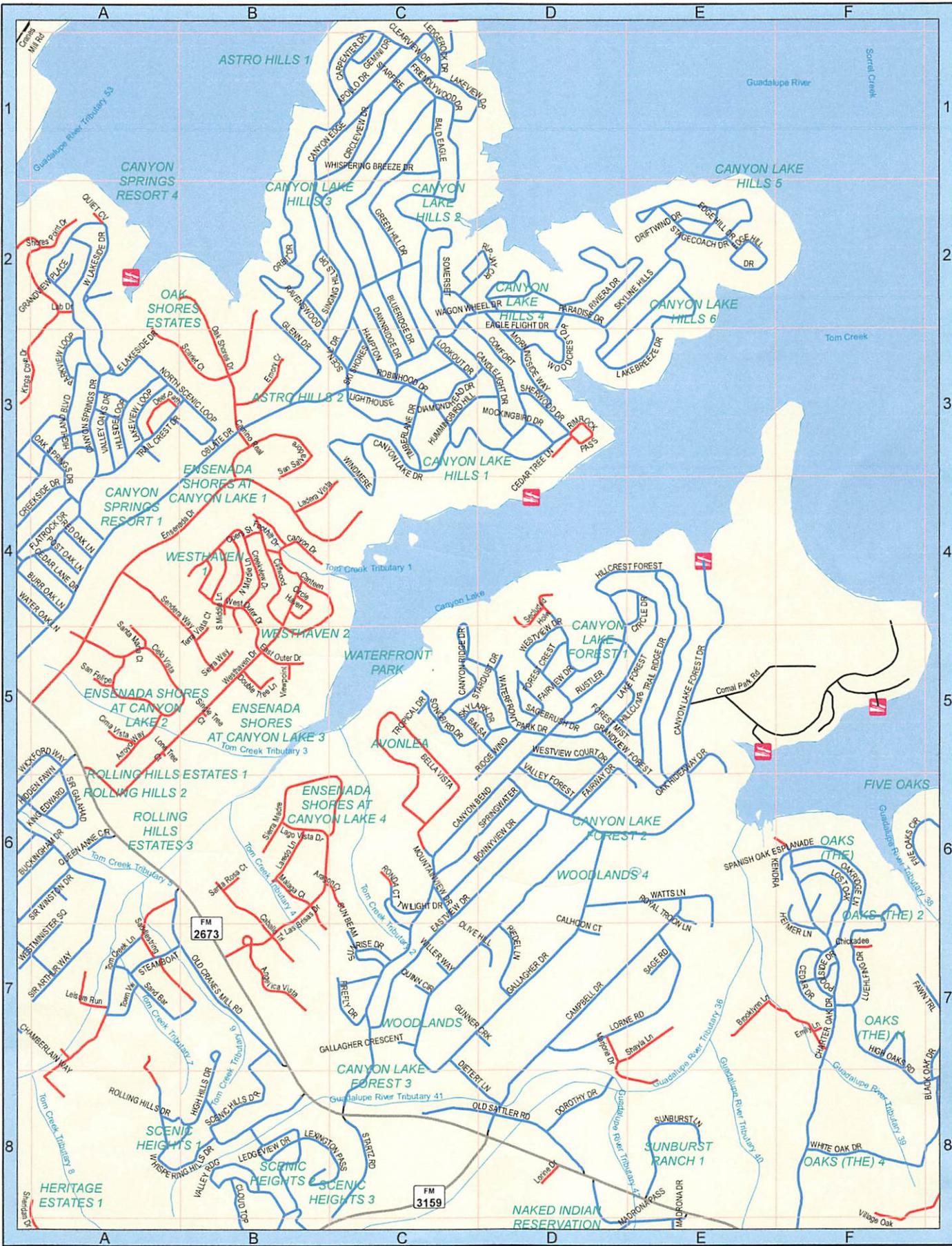
## SAMPLE DESIGNS

### SINGLE TRENCH LAYOUT

Rectangular field with supply and flush manifold on same side and in same trench;

- Locate supply and flush manifold in same trench
- Dripperlines are looped at the end opposite the supply and flush manifolds
- The longest Bioline length should not exceed 400 ft. Drip fields 200 ft. in length might loop the Bioline once; drip dispersal fields under 100 ft. might be looped twice, as illustrated





SEE PAGE 28



0 1,250 2,500  
Feet

0 0.25 0.5  
Miles

**From:** [Ritzen, Brenda](#)  
**To:** [Greg Johnson](#)  
**Cc:** [Catherine Jefferson](#)  
**Subject:** RE: 1770 BELLA VISTA - BRUNDRETT HIGGS #114787  
**Date:** Wednesday, July 26, 2023 1:06:00 PM  
**Attachments:** [image001.png](#)

---

Greg,

The permit file has been updated.

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)

---

**From:** Greg Johnson <gregjohnsonpe@yahoo.com>  
**Sent:** Wednesday, July 26, 2023 11:11 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Catherine Jefferson <cat@mjseptic.com>  
**Subject:** Re: 1770 BELLA VISTA - BRUNDRETT HIGGS #114787

**This email originated from outside of the organization.**  
**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

*- Comal IT*

---

Revised Tank to 500NU.  
Thanks,  
Greg

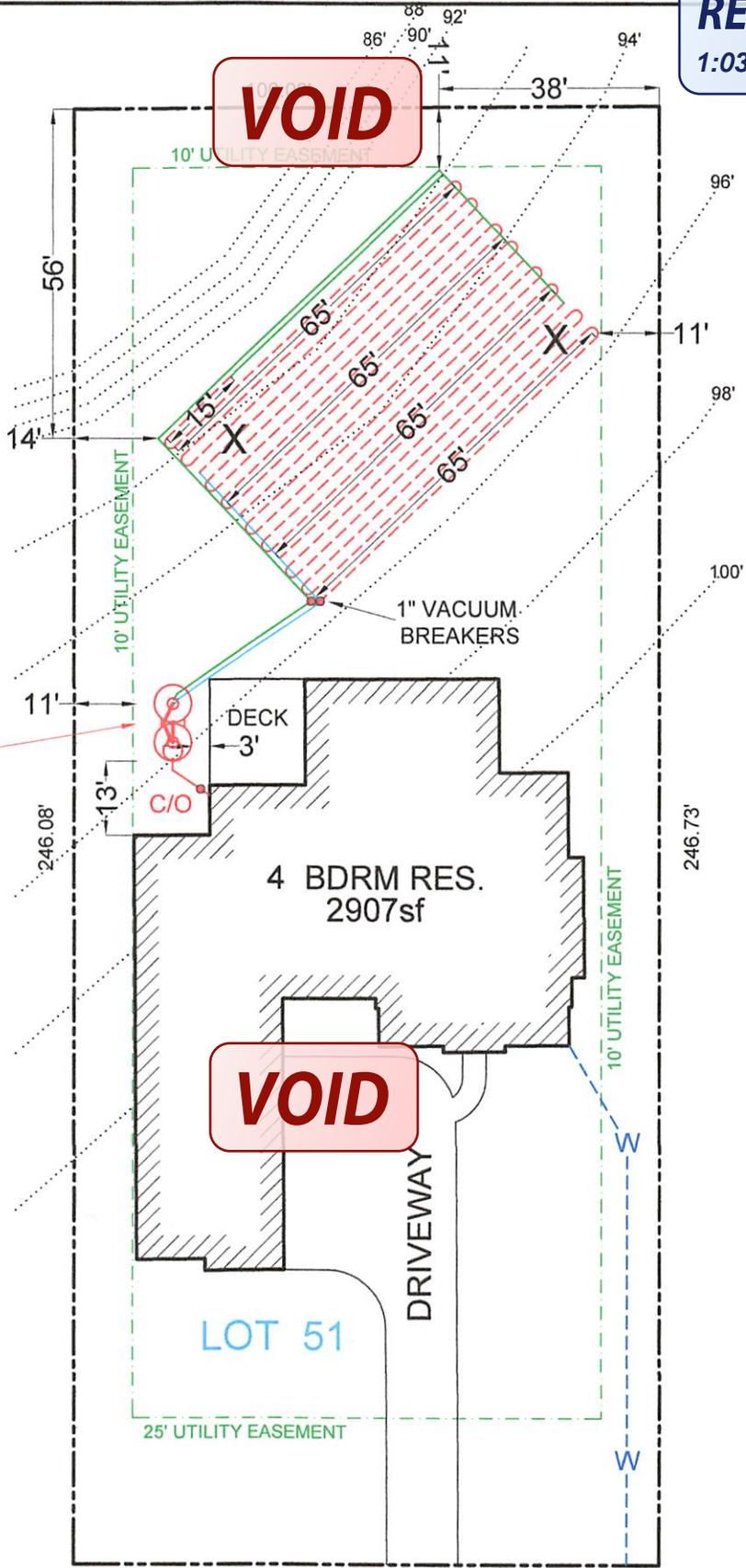
Send for Greg W. Johnson, P.E., R.S.)  
170 Hollow Oak  
New Braunfels, TX 78132

**REVISED**  
1:03 pm, Jul 26, 2023

INSTALL 2500sf OF FIELD USING 1250' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

\*USE TWO WAY CLEAN OUT  
\*\*USE SCH-40 OR SDR-26 TO TANK  
X= TEST HOLE

**CLEARSTREAM 600NU AEROBIC TREATMENT PLANT**



OWNER: BRIDGET A. BRUNDRETT & EVELYN M. HIGGS		DRAWN BY: EJS III/GWJ	
STREET ADDRESS: 1770 BELLA VISTA			
LEGAL DESC: AVONLEA	UNIT/SECTION/PHASE:	BLOCK:	LOT: 51
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/19/2022	REVISED: 07/26/2023

**From:** [Ritzen, Brenda](#)  
**To:** ["Greg Johnson"](#)  
**Cc:** [Catherine Jefferson](#)  
**Subject:** RE: 1770 BELLA VISTA - BRUNDRETT HIGGS #114787  
**Date:** Wednesday, July 26, 2023 1:05:00 PM  
**Attachments:** [image001.png](#)

---

Greg,

We interpose no objection to your variance request. The permit file has been updated.

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)

---

**From:** Greg Johnson <gregjohnsonpe@yahoo.com>  
**Sent:** Wednesday, July 26, 2023 11:09 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Catherine Jefferson <cat@mjseptic.com>  
**Subject:** 1770 BELLA VISTA - BRUNDRETT HIGGS #114787

**This email originated from outside of the organization.**

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- Comal IT

---

Variance Request.  
Thanks,  
Greg

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132



**From:** [Ritzen, Brenda](#)  
**To:** ["Greg Johnson"](#)  
**Cc:** [Catherine Jefferson](#)  
**Subject:** RE: 1770 BELLA VISTA - BRUNDRETT HIGGS #114787  
**Date:** Monday, March 20, 2023 8:41:00 AM  
**Attachments:** [image001.png](#)

---

Greg,

The permit file has been updated.

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)

---

**From:** Greg Johnson <gregjohnsonpe@yahoo.com>  
**Sent:** Monday, March 20, 2023 6:48 AM  
**To:** Ritzen, Brenda <rabbjr@co.comal.tx.us>  
**Cc:** Catherine Jefferson <cat@mjseptic.com>  
**Subject:** 1770 BELLA VISTA - BRUNDRETT HIGGS #114787

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- Comal IT

---

REVISED AEROBIC TANK.  
THX,  
GREG

Send for Greg W. Johnson, P.E., R.S.)

170 Hollow Oak

New Braunfels, TX 78132

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

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



Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND DRIP TUBING

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

Tank Size(s) (Gallons) PRO-FLO MODEL 5060 Absorption/Application Area (Sq Ft) 2500

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 [X] 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 [X] 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? [X] Yes [ ] No

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

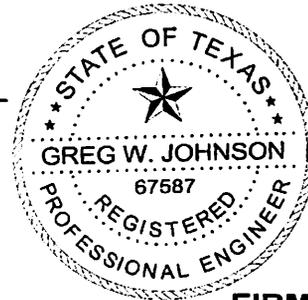
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

Signature of Designer (Handwritten Signature)

Date May 19, 2022

**VOID**

**DRIP TUBING SYSTEM**

DESIGNED FOR:

BRIDGET A. BRUNDRETT & EVELYN M. HIGGS

c/o 6575 FM 306

NEW BRAUNFELS, TEXAS 78132

**SITE DESCRIPTION:**

Located in Avonlea, Lot 51, at 1770 Bella Vista, the proposed system will serve a four bedroom residence (2907 sf.) situated in an area with shallow Type-III soil over fractured limestone as described in the Soil Evaluation Report. An aerobic treatment plant utilizing drip irrigation was chosen as the most appropriate system to serve the conditions on this lot.

**PROPOSED SYSTEM:**

A 3 or 4 inch SCH-40 pipe discharges from the residence into a Pro-Flo Model 5060 HCSP 600gpd aerobic treatment plant containing a 397 gal. pretreatment chamber and a 768 gal. pump chamber. The effluent after processing gravity feeds into the pump chamber. The pump chamber contains a 0.5 HP submersible well pump. The well pump is activated by mercury floats and a timer set to cycle eight times per day for ten minutes. A high level audible and visual alarm will activate should the pump fail. Distribution is through a self flushing 100 micron Arkal 1" Super Filter, then through a 1" SCH-40 manifold to a 2500 sf. drip tubing field, with Nexitem Bioline drip lines set approximately two feet apart with 0.61 gph emitters set every two feet, as per the attached schematic. A pressure regulator Model PMR30MF installed in the pump tank on the manifold to the field will maintain pressure at 30 psi. A 1" SCH-40 return line is installed to periodically flush the system by cycling a 1" ball valve. Solids caught in the disc filter are flushed each cycle back to the pump tank. Agricultural Products, Inc. (Model #VBK-1) 1" PVC vacuum breakers installed at the highest point on each manifold will prevent siphoning of effluent from higher to lower parts of the field. Field area will be scarified and built up with 10" of Type II or Type III soil, then the drip tubing will be laid and capped with 6" of Type II or Type III soil (**NOT SAND**). The field area will be sodded with grass prior to system startup.

**Tanks must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

**DESIGN SPECIFICATIONS:**

Q = 300 gallons per day - 4 bedroom residence (2907 sf) (Table III)

Pretreatment tank size: 397 Gal

Plant Size: Pro-Flo Model 5060 HCSP 600gpd (TCEQ Approved)

Pump tank size: 768 Gal

Reserve capacity after High Level: 100 gal. (1/3 day usage)

Application Rate: Ra = 0.2 gal/sf

**VOID**

Total absorption area:  $Q/Ra = 300 \text{ GPD}/0.20 = 1500 \text{ sf.}$  (Actual 2,500 sf.)  
Total linear feet drip tubing: 1250' *Netifim Bioline* drip tubing .61 GPH  
Pump requirement: 625 emitters @ 0.61 gph @ 30 psi = 6.354 gpm  
Pump: 0.5 HP FPS E-Series 20FE05P4-2W115 submersible pump or equivalent.  
Pump Tank Calculations: 768 Gal (13.3 gal/in.)  
Volume below working level = 12" = 160 gal  
Working level = 300 gal = 22.5"  
Reserve Requirement = 1/3 day = 100 gal. = 7.5"

MINIMUM SCOUR VELOCITY (MSV) > 2 FPS  
IN DRIP TUBING W/ NOM. DIA. 0.55" ID

MSV = 2 FPS  $(\pi d^2)/4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$   
MSV =  $2(3.14159((.55/12)^2)/4) * 7.48 * 60$   
MSV = 1.5 gpm MIN FLOW RATE x 5 lines = 7.5 gpm

IN RETURN MANIFOLD W/ NOM. DIA 1.049" ID

MSV = 2 FPS  $(\pi d^2)/4 * 7.48 \text{ gal/cf} * 60 \text{ sec/min}$   
MSV =  $2(3.14159((1.049/12)^2)/4) * 7.48 * 60$   
MSV = 5.4 GPM

**VOID**

**PIPE AND FITTINGS:**

All pipes and fittings in this drip tubing system shall be 1" schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Clipper type cutters are recommended to prevent PVC burrs during cutting of pipes causing possible plugging. Drip tubing 0.61 gph drip tubing to be used in field. The manifold trench should be kept shallow to prevent interconnection of the trenches.

Designed in accordance with Chapter 285, Subchapter D, §285.30 and §285.40 Texas Commission on Environmental Quality (Effective December 29, 2016)

 05/19/2011  
\_\_\_\_\_  
Greg W. Johnson, P.E. No. 67587, F#2585  
170 Hollow Oak  
New Braunfels, Texas 78132  
830/905-2778



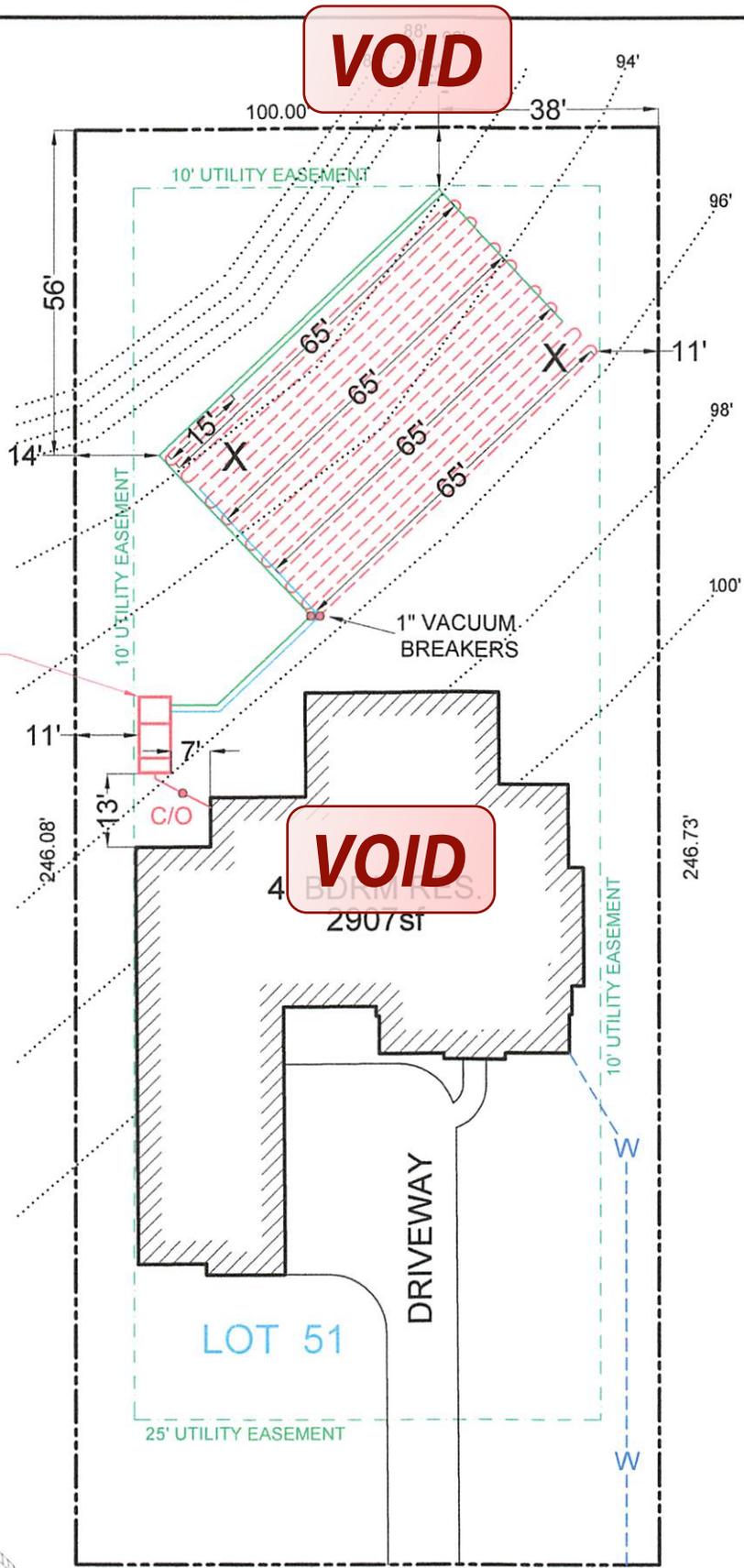
**VOID**

INSTALL 2500sf OF FIELD USING 1250' OF DRIP TUBING. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

\*USE TWO WAY CLEAN OUT  
\*\*USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

PRO FLO  
5060 HCSP  
AEROBIC  
TREATMENT  
PLANT



**VOID**

4 BDRM RES.  
2907 ST

DRIVEWAY

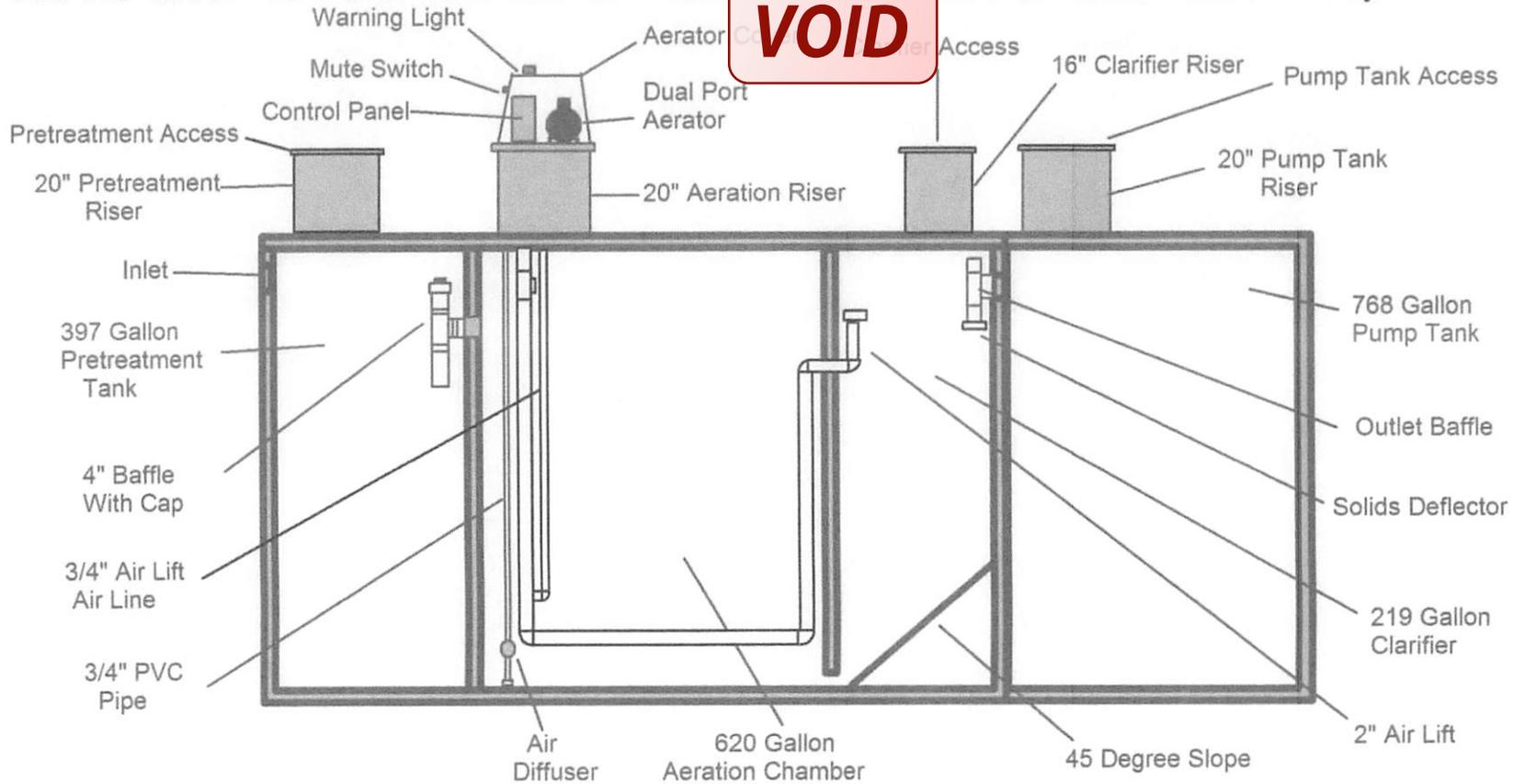
LOT 51

BELLA VISTA



OWNER: BRIDGET A. BRUNDRETT & EVELYN M. HIGGS		DRAWN BY: EJS III	
STREET ADDRESS: 1770 BELLA VISTA			
LEGAL DESC: AVONLEA	UNIT/SECTION/PHASE:	BLOCK:	LOT: 51
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=30'	DATE: 5/19/2022	REVISED:

# Pro Flo 5060HCSP GPD Unit with 397 Gallon Pretreatment and 768 Gallon Pump Tank Affixed



**VOID**

All Gallonage Approximate  
 Drawing Not to Scale  
 Configuration May Vary

Note: Unit Tested Did Not Have  
 Affixed Pretreatment or Pump  
 Tank

Note: If the wall between the clarifier and  
 aeration chamber is a drop in wall, the  
 thickness shall be 2-1/2"

Overall Length - Top 159" Bottom 155"  
 Overall Width - Top 68" Bottom 64"  
 Height - 71"  
 External Access - 3"  
 Internal Well Thickness - Top 2" Bottom 3"  
 Top & Bottom Thickness - Top 5" Bottom 3"  
 Pretreatment Length - Top 29-1/4" Bottom 26-3/4"  
 Aeration Length - Top 44" Bottom 43"  
 Clarifier Length - Top 18-1/2" Bottom 17-1/2"  
 Pump Tank Length - Top 55-1/4" Bottom 52-3/4"  
 Water Level - 55"  
 Air Diffuser - 27"  
 Bottom of Inlet to Bottom of Tank - 60-1/2"  
 Total Tank Weight (Empty) - 17,710#  
 (\*actual scaled weight)

**VOID**



*M. J. FUSBY*  
 05/19/2012

**Pro Flo 5060HCSP**

Revised 7/19/13 5060HCSP.KEY

**VOID**

**TANK NOTES:**

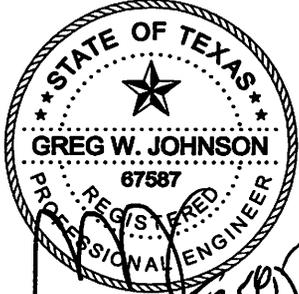
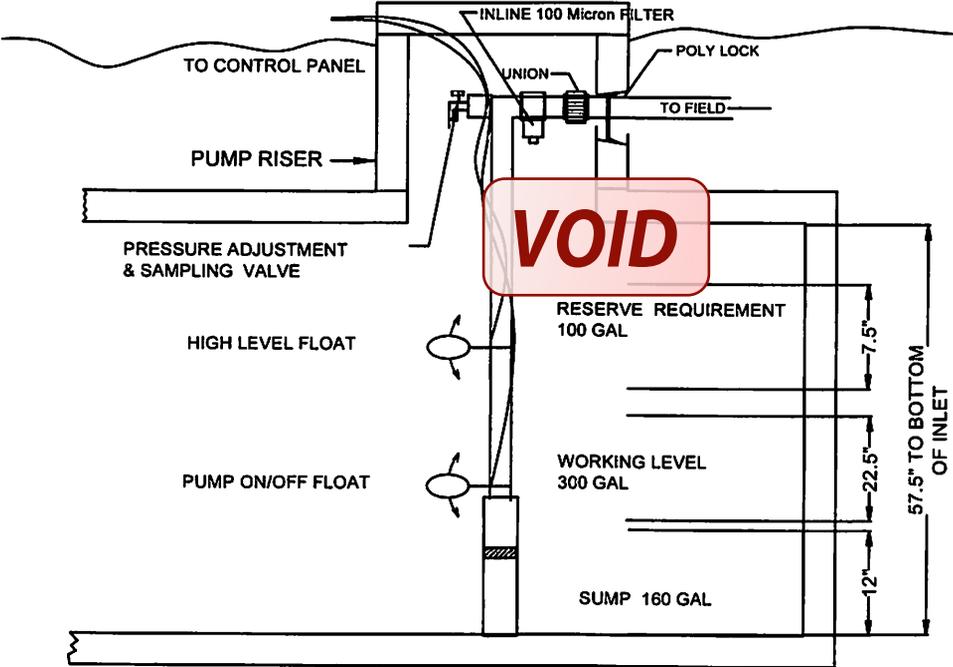
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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



*Handwritten signature and date:*  
P2505  
05/19/2022

**TYPICAL PUMP TANK CONFIGURATION  
PRO-FLO 768 GAL PUMP TANK**

Stc 939839<sub>mw</sub> 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: October 23, 2020

Grantor: KEITH G. DECKER and LAURA D. DECKER

Grantee: BRIDGET A. BRUNDRETT and EVELYN M. HIGGS

Grantee's Mailing Address: 422 Fairway Oaks St, Roackport, TX 78382

Consideration: Cash and a note of even date executed by Grantee and payable to the order of BROADWAY NATIONAL BANK, in the principal amount of EIGHTY FIVE THOUSAND NINE HUNDRED TWENTY AND NO/100 DOLLARS(\$85,920.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to D'LAYNE RHYNSBURGER, Trustee.

Property (including any improvements):

**Lot Fifty-One (51), of AVONLEA SUBDIVISION, an addition in Comal County, Texas, according to the map or plat thereof recorded in Volume 8, Page(s) 150, of the Map and Plat Records of Comal County, Texas;**

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty: Any and all restrictions, covenants, conditions, reservations, mineral leases, interests, agreements and easements, shown of record in the hereinabove mentioned County and State and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect relating to the hereinabove described property, and further subject to all stand by fees, taxes and assessments by any taxing authority for the current and subsequent years, and subsequent taxes and assessments for prior years due to changes in land usage or ownership and all matters reflected on the hereinabove mentioned plat.

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

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

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

*Keith G Decker*

\_\_\_\_\_  
KEITH G. DECKER

*Laura D Decker*

\_\_\_\_\_  
LAURA D. DECKER

**ACKNOWLEDGMENT**

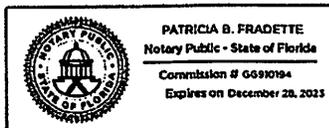
STATE OF

Florida

§  
§  
§

COUNTY OF Citrus

This instrument was acknowledged before me on the 23 day of October, 2020, by KEITH G. DECKER and LAURA D. DECKER.



*Patricia B. Fradette*

\_\_\_\_\_  
Notary Public in and for the State

Patricia B. Fradette Florida

Notarized online using audio-video communication

Electronic Notary Public

**AFTER RECORDING RETURN TO:**

EVELYN M. HIGGS  
BRIDGET A. BRUNDRETT  
422 Fairway Oaks St  
Roackport, TX 78382

**PREPARED IN THE LAW OFFICES OF:**

THE HOUGHAM LAW FIRM  
5152 Fredericksburg Road, Suite 280A  
San Antonio, Texas 78229  
Telephone No. (210) 375-7570

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/27/2020 04:22:58 PM  
JESSICA 2 Pages(s)  
202006047890



*Bobbie Koepf*



**COMAL COUNTY**  
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION  
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

114787
--------

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.

Signature of Applicant

6/25/2022

Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refeused)
---

# Maintenance and Service Inspection Form

## Cisco Septic Service

4754 Rakowitz Rd  
Adkins, Tx 78101

ciscoseptic.com | 210-598-9090 | ciscoseptic@gmail.com

### Aerobic Septic System Inspection Report

Agency	County		Permit Number
Comal	Comal		114787
Client Name		Address	Date
Michael Palmer		1260 Yaupon	8/23/2023
Technician Name		Time In	Time Out
Francisco Mendieta		105 PM	114 PM
Service Type	Inspections		Contract Period
Scheduled Inspection	# 1	Of # 6	From 4/1/2023 To 4/1/2025
Installed	Maint. Provider		License Number
	Tyler Mason		MP#0002228 Exp 05/31/25

### System Inspection

Disposal ( Spray Or Drip)	Method
Spray	Grab

#### The following will be marked "Operational or Non-Operational or N/A"

Aeration	<u>Operational</u>	Distribution System	<u>Operational</u>
Filters	<u>Operational</u>	Sprayfield Vegetation	<u>Operational</u>
Irrigation Pumps	<u>Operational</u>	Alarm	<u>Operational</u>
Electric Circuits	<u>Operational</u>	Turbidity	<u>Operational</u>
Disinfection Device	<u>Operational</u>		

#### The following will be marked "Good or Bad "

Color	<u>Good</u>
Odor	<u>Good</u>

#### The following is the system overall health

Chloine Residual Amount	<u>0</u>				
Needs Bleach?	<u>Yes</u>				
Sludge in tank 1 (in)	<u>1 in</u>	Sludge in tank 3 (in)	<u>0 in</u>	Sludge in other tank (in)	<u>N/A</u>
Sludge in tank 2 (in)	<u>0 in</u>	Sludge in tank 4 (in)	<u>0 in</u>		
System needs pumping?	<u>No</u>				

#### Comments to Customer

Working properly. Note: Needs bleach added.
Cleaned air compressor filter.
System was off when technician arrived, called owner and got it powered on.