

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
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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)				

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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
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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
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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: 118931
Issued This Date: 10/08/2025
This permit is hereby given to: Toll Brothers

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

1123 SIROCKHAM BLVD
CITY OF BULVERDE, TX 78163

Subdivision: Goldsmith
Unit: 1
Lot: 3
Block: 9
Acreage: 1.0200

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.

Revised
Efrain Gallegos

09/19/2025 11:50:00 AM

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

Permit # 118931

Owner Name Toll Southwest LLC
Mailing Address 15347 San Pedro Ave
City, State, Zip San Antonio, TX 78232
Phone # 210.298.5400
Email csalinas@tollbrothers.com

Agent Name Michael Mcallister
Agent Address 15347 San Pedro Ave
City, State, Zip San Antonio, TX 78232
Phone # 210.373.6254
Email mmcallister@tollbrothers.com

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

Subdivision Name GOLDSMITH PHASE-1 (Thornebrook) Unit 1 Lot 3 Block 9
Acreage/Legal 1.017
Street Name/Address 1123 SIROCKHAM BLVD City BULVERDE Zip 78163

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 4202

☐ 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: \$ 416,000 (Structure Only)

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

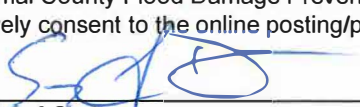
☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well

Are Water Saving Devices Being Utilized Within the Residence? ☐ Yes ☒ No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. 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 of Owner
Emma Dickson, Director
Toll Brothers

09/10/2025
Date

Page 1 of 2

Revised
Efrain Gallegos

09/19/2025 11:50:10 AM

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

Planning Materials & Site Evaluation as Required Completed By Kaeleigh Crandall

System Description Aerobic with surface spray application

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 5625

Gallons Per Day (As Per TCEQ Table III) 360

(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.

Kaeleigh Crandall
Signature of Designer

10/17/25
Date

Page 2 of 2

Revised

Efrain Gallegos

10/08/2025 10:00:47 AM

202506031852 10/03/2025 08:35:08 AM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

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

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 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):
Lot 3 Block 9 - Goldsmith Phase 1 | 1123 Sirockham Blvd

The property is owned by (insert owner's full name): Toll Southwest LLC

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

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

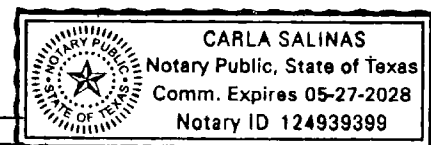
WITNESS BY HAND(S) ON THIS 10th DAY OF September, 2025

Emma Dickson
Emma Dickson
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10th DAY OF
September, 2025

Carla Salinas
Notary Public, State of Texas

Notary's Printed Name: Carla Salinas
My Commission Expires: May 27, 2028



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/03/2025 08:35:08 AM
TERRI 1 Pages(s)
202506031852



Bobbie Koepp



OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

1328 W. Borgfeld Dr. San Antonio, TX 78260 (210) 875-3625 info@mjseptic.com

Revised

Efrain Gallegos

09/23/2025 2:49:45 PM

Property Owner(s): Toll Southwest LLC Agreement Dates: 09/23/2025 2:49:45 PM
Property Address: 1123 Sirockham Blvd City & Zip: Bulverde 78163
Subdivision: Thornebrook Section, Lot, Block: 3/9/1
Permitting Authority: Comal Co. Permit Number: _____

The Texas Commission on Environmental Quality (TCEQ) mandates regular inspections and maintenance of all Aerobic Treatment Units (ATUs). These checks must occur every four months throughout the unit's lifespan (*some permitting authorities may adjust this requirement after the first two years of installation; contact your county/permitting authority for more information*).

MJ Septic will inspect and service your ATU every four months for the duration of the contract. For new installations, the contract's effective date aligns with the issuance of the License to Operate (LTO), as required by state guidelines established on June 13, 2001. Laboratory testing for parameters like coliform, TSS, and BOD are not included, and the associated fees are the owner's responsibility.

Renewal Prior to the conclusion of the contract, MJ Septic provides a seamless continuation option for routine maintenance and comprehensive reporting. To ensure uninterrupted service, electronic renewal reminders are promptly and automatically sent, keeping customers informed and allowing for timely action. It is important that you notify the office of any email address and/or phone number changes to avoid missing renewal notices.

Inspections It is crucial that we have full access to your system, including gate codes and combination locks, to conduct inspections effectively. We conduct inspections every four months (three times per year) to ensure the proper functioning of mechanical, electrical, and other applicable components. The annual fee covers the inspections but does not include parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls, or additional testing required by any regulating authority. Property owner(s) or tenant(s) are not required to be present at time of inspection.

Inspection Notifications Upon scheduling your upcoming inspection, an automated electronic booking confirmation will be sent to the email address(es) and/or mobile number(s) you provided during enrollment. Throughout the duration of your agreement, you are required to reach out to our office and provide any necessary updates to your information. As a reminder, a notification will be sent the day before your scheduled inspection. While there will not be a specific time frame for the inspection, you will receive a notification when the technician is on their way to your property on the day of the scheduled inspection. Property owner(s) or tenant(s) are not required to be present at time of inspection.

Reinspections If we are unable to access your property or system at any time due to circumstances beyond our control, you have the following options:

- Reschedule the inspection when our regular septic inspection technicians are scheduled to be back in your area again. This option is free of charge. (*could be up to 45+ days*)
- Reschedule the inspection with a repair technician for a specific date between Tuesday and Thursday. A service call fee of \$75 will be charged at the time of booking.
- Decline the inspection altogether. Please note that this option is not recommended, as there will be an 8-month or greater gap between inspections. You will not be notified of any potential issues, sludge readings, etc. No refunds will be given for declined inspections.

Revised

Efrain Gallegos

09/23/2025 2:52:32 PM

OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

1328 W Borgfeld Dr. San Antonio, TX 78260

(210) 875-3625

info@mjseptic.com

Credit/Debit Card and Payment Terms

- a) The full cost of the agreement is to be paid in full at time of enrollment or renewal. If this agreement is part of a new system installation, it was paid in full at that time.
- b) To ensure prompt scheduling for all service calls, repairs, and pumping, we require a credit/debit card to be on file with our office upon booking. Please note that this is a mandatory requirement, and no exceptions will be made. Our technicians are not equipped to accept alternative payment methods in the field. Payment will be processed to the card on file immediately upon completion of repairs or service calls, unless otherwise noted.

System Alarms Don't panic if your aerobic septic system's audio or visual alarm activates. It's usually not an emergency. First, silence the alarm using the switch or button on the control panel to avoid disturbing your household or neighbors. During this time, it is important that you reduce all non-essential water usage in the event your system is overfull. Please refer to your OSSF Troubleshooting Guide for helpful information until we can schedule your service call.

- a) **Contact us for service:** It's crucial to notify our office as soon as possible to schedule a service call. If we're closed, leave a voicemail or text us at (210) 875-3625. Alternatively, send an email request to info@mjseptic.com.
- b) **Scheduling response times:** MJ Septic is committed to addressing all major concerns and complaints promptly. Excluding weekends and holidays, we aim to respond within 72 hours from the initial contact with the homeowner(s). Please check our website or Google for our updated hours of operation.
- c) **System power:** To avoid costly complications, it is crucial that you refrain from turning off the main power breaker to shut down the system under any circumstances, even in the occurrence of a system alarm.

Service Calls Outside of regular inspections, a \$75 service call fee (excluding parts, cleaning, and pumping) will be charged for service calls requested by homeowners or renters. At the company's discretion, this fee may be credited toward or even waived for an on-site repair. Some examples of service calls that may be encountered include, but are not limited to, responding to audio or visual system alarms, overflowing systems, backed up or clogged systems, chlorinator checks, odor complaints, sludge level rechecks, disconnected airlines, timer adjustments, spray head adjustments, and system power failures.

New Installation Warranty For ATU's under the initial installation warranty (2 years from the initial installation date), if a warrantied part requires replacement within 60 days of the LTO being issued, parts will be replaced free of charge. After 60 days, a \$75 warranty credit fee will be assessed for all part replacements or repairs. MJ Septic will only honor warrantied items when there is a valid maintenance contract in place.

Customer Purchased Parts MJ Septic will not install or work on parts purchased and provided by the customer. The use of unauthorized parts may compromise the system's performance and integrity. No exceptions will be made.

Unauthorized Repairs This only applies to systems under the original system installation maintenance contract and/or systems under any type of warranty with MJ Septic. Using a company other than MJ Septic for repairs will void all warranties associated with the maintenance contract. Unauthorized repairs are considered a breach of the maintenance contract and may have legal consequences.

Revised

Efrain Gallegos

09/23/2025 2:52:34 PM

OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

1328 W Borgfeld Dr. San Antonio, TX 78260

(210) 875-3625

info@mjseptic.com

Repairs I During routine inspections or service calls, if the technician discovers parts in need of repair or replacement, we will try to contact the homeowner for on-site repair approval. If on-site repair/replacement is not possible, the customer will be notified by email or the postal service if we do not have an email address on file. All major part replacements include a 2-year warranty (refer to the notes below). There will be a \$75 warranty credit fee for all parts if replacement is required during the warranty period. Warranties will only be honored if there is an active maintenance agreement with MJ Septic. If the contract is not current, all warranties are void.

Repairs II Owning an aerobic system comes with the expectation of part replacements and septic tank cleaning needs. Regardless of how meticulously the system is maintained or how responsible your household usage is, certain components will inevitably require replacement. Some of these components, such as diffuser bars (not used by all brands), filters, sprinkler heads, airline, float switches, timers, and audio and visual alarms, are relatively inexpensive and commonly replaced. Septic tank cleaning and other components, such as sprinkler pumps, air compressors, and control panels, can be pricier than smaller parts. The longevity of your system's components varies based on several factors, including the number of users, water usage, dietary choices, medications taken, household cleaning chemicals used, items flushed down the commode, and the typical lifespan of each functional part.

Cost Expectations with Aerobic Septic System Maintenance

- ❖ Regular maintenance is essential for the proper function of your aerobic septic system. Even with proper maintenance, optimal design, and controlled household usage, certain components of your aerobic system will inevitably require replacement.
- ❖ More common and less expensive parts include, but are not limited to, airline replacement, audio and visual alarms, diffuser bars (only if applicable to your system), filters, float switches, sprinkler heads, and timers.
- ❖ Less common and more expensive parts that may need replacing include effluent (spray) pumps, air compressors, and control panels. Septic tank cleaning (pumping) is another service that you should expect to pay for.
- ❖ The lifespan of your septic system's components is influenced by various factors. These include, but are not limited to the number of users, water consumption, dietary habits, medication usage, household cleaning products, and what is flushed into the system. Additionally, each component has its own expected lifespan.
- ❖ The lifespan of components within your system will vary. Routine inspections assess these components to determine whether they need to be replaced or repaired. These components may include, but are not limited to, the following: air compressor (aerator), filter pads, diffuser bars, sprinkler pumps (effluent/irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell, toggle switches, wiring, junction boxes, risers and/or lids, sprinkler heads, and chlorinators.

Septic Tank Cleaning (Pumping) & Sludge Readings Since aerobic septic systems are a "treatment unit", the rise of sludge in the pump tank will depend on how the system is being used and if the treatment process is taking place as the system is designed for.

- ❖ An aerobic system should never be treated like a city sewer.
- ❖ Sludge readings are taken at each routine inspection, or in the event a technician deems it necessary upon other scheduled services.
- ❖ Accurate sludge readings cannot be taken in the event the system has had a power failure or the system has been turned off causing the system to overflow.
- ❖ Septic tank cleaning (pumping) will be recommended once your sludge levels have reached anywhere between 10-12" inches of sludge in the pump tank chamber of your aerobic system.
- ❖ Septic tank cleaning (pumping) may also be recommended for other various reasons, such as, but not limited to, the trash tank chamber being full of solids.
- ❖ Sludge readings can increase due to many factors, and the accumulation of sludge within the pump tank may not occur at a consistent or gradual rate.
- ❖ The accumulation of sludge in your septic system is influenced by various factors. These include but are not limited to water consumption and usage within the household, the materials entering the system, consecutive laundry loads, simultaneous use of laundry, dishwasher, and showers/baths, hosting gatherings, and internal water leaks such as a running toilet.
- ❖ Hydraulic overload can be caused by surges of water entering the system. This throws off the bacterial balance, which prevents proper waste breakdown and leads to faster sludge accumulation in the pump tank. The result is more frequent pumping.
- ❖ The items that are flushed down toilets or poured down drains need to be treated by the septic system, they do not just disappear.
- ❖ Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Note that even if these items are labeled as "flushable" or "septic safe," they may still harm your system.

Damage and additional expenses for repairs and pumping can be caused by the following items entering the system (this list is not exhaustive):

- ❖ Excessive use of the garbage disposal (*if necessary, dishes should be scraped into the trash and wiped with a paper towel prior to washing*)
- ❖ Egg shells, coffee grounds, fruit and vegetables, fruit and vegetable peels
- ❖ Fats, grease, and oils
- ❖ Too many harsh household cleaners, excessive use of laundry detergent, fabric softener, and/or bleach
- ❖ Drain cleaners and automatic toilet bowl cleaners
- ❖ Wipes of any type (feminine, baby, facial, cleaning), feminine products and feminine product applicators, paper towels, condoms, and cotton swabs
- ❖ Hair combings, dental floss, any type of diapers, gauze bandages, and unused medications
- ❖ Paint, paint thinners, and varnishes
- ❖ Pet hair, kitty litter, cigarette butts, e-cigarettes, any type of plastics

Revised

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OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

1328 W Borgfeld Dr. San Antonio, TX 78260

(210) 875-3625

info@mjseptic.com

Additional Terms and Conditions, Warranty Violations

Power to the System

- ❖ **Power to the System:** Never turn off the power to your system, even in the event of a system alarm or any other issues. This is not permissible and can cause further complications or damage(s) to the system.
- ❖ **Alarms:** Disconnecting the audio or visual alarms, which serve as critical system alerts for potential septic system issues, can prevent you from being informed about these problems until it's too late. Both audio and visual alarms are essential features that should not be disabled.
- ❖ **Maintaining proper airflow in the air compressor:** In a septic system, the air compressor plays a pivotal role in facilitating the breakdown of waste. Restricting airflow to the air compressor can have detrimental consequences. This restriction can lead to damage to the compressor itself and subsequently disrupt the proper functioning of the entire septic system.

System Alterations or Modifications

- ❖ Do not build or construct anything over any part of the aerobic system.
- ❖ There are setback requirements for surface improvements near the septic, and failure to meet them could result in expenses to bring the system back into compliance. Please reach out to us if you plan on making surface improvements and we can help you ensure you remain in compliance with code requirements.
- ❖ Surface application lines, drip irrigation lines, spray heads or any other components of your aerobic system should never be modified, replaced or tampered with by other contractors. This includes but is not limited to landscaping companies, irrigation companies, or pool companies.
- ❖ MJ Septic, LLC must be contacted by property owners prior to any alterations on their property. This includes, but is not limited to, the addition of swimming pools, outdoor kitchens, decks, patios, sport courts, and irrigation systems, to ensure that the necessary measures are taken.
- ❖ Some modifications will require obtaining a new permit from the respective county, having a septic designer redesign the system, and having a licensed septic installation company make the appropriate changes onsite.
- ❖ If modifications are made without the appropriate permitting approval, property owners will be responsible for any and all associated costs to repair the system to bring it back into compliance. Additionally, any warranties (*if applicable*) will be voided.
- ❖ The discharge from septic system surface application heads (septic spray heads) is restricted to areas with natural vegetation.
- ❖ Unless otherwise noted, the spray heads should only spray between midnight and 5am.

Additional Terms and Conditions, Warranty Violations, Continued

Irrigation Systems, Landscaping, & Ants

- ❖ Avoid installing or allowing your irrigation system to discharge/spray in the same area as your septic spray areas, as it can lead to oversaturation and violates state/county code.
- ❖ Ant mounds must not be allowed to form near any part of the aerobic system. If ant mounds appear, they can be treated with ant killer. Any electrical component damage resulting from ants will void all applicable warranties.
- ❖ No landscaping elements, including trees, plants, and flowers, should be planted on or over any part of the aerobic system.
- ❖ Vegetation, including that around spray heads and the spray area, must be kept mowed and trimmed to allow for safe access and inspection by technicians. Failure to do so may result in a rescheduling fee or dismissal of the inspection.

Liquid Bleach Chlorination Systems (most common in newer systems/homes and buildings) - Never tamper or alter your chlorinator system. This will void any warranties *(if applicable)*.

- ❖ Regular household bleach (6-10% Sodium Hypochlorite) is used for liquid chlorinators.
- ❖ **Warning!** Never use low splash, splashless, or scented bleach. This will cause complications or damages to the chlorination system and void any warranties *(if applicable)*.
- ❖ Chlorine consumption for the typical household is up to one gallon per person per month, add an additional gallon if you have a water softener, but it will only use that much if each person in the house is using 100 gallons a day or more. Some households use more bleach, some less, it depends on water usage. You don't want to use more than 3-4 gallons at a time, so if you have more than 3-4 people in the home and a water softener you might be adding on a bi-weekly basis.
- ❖ We recommend checking your chlorine consumption every other week for a couple of months so that you can get a good idea of what your household will use, after which point you can set yourself up on a regular schedule. If you ever have guests over or a period of higher water usage inside of the home you will need to add more during those times.

Tablet Chlorination Systems Never tamper or alter your chlorinator system. This will void any warranties *(if applicable)*.

- ❖ Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. *MJ Septic does not carry this product for resale.*
- ❖ **Warning!** Never use swimming pool chlorine tablets or solutions for your septic system. Mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction.
- ❖ **Warning!** Always store your septic chlorine tablets in a cool, dry and well-ventilated area.
- ❖ **Warning!** Do not store your septic chlorine tablets near water heaters, water heater closets, near gas fixtures or electricity.

When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator canister from clogging. *If the canister is clogged, use a water hose to rinse and completely clean and clear the canister before adding fresh tablets.*

- ❖ Exceeding your septic system's rated daily capacity I: The septic system is engineered to manage a specific quantity of waste and water on a daily basis. Surpassing this limit can lead to several detrimental effects, such as the accelerated accumulation of sludge and premature failure of system components.
- ❖ Exceeding your septic system's rated daily capacity II: To ensure the proper functioning of your aerobic system, it's crucial not to overload it. Conserving water can help prevent this issue. Be vigilant about fixing leaky faucets and running commodes to avoid unnecessary water usage. Distribute your laundry throughout the week, aiming for one to two loads daily. Avoid doing all your laundry on the same day, as this can create a sudden surge of water entering the system. This hydraulic overload can disrupt the balance of bacteria, hindering the proper breakdown of waste and leading to a faster accumulation of sludge in your pump tank. The result may be a need for more frequent pumping.
- ❖ Septic Tank Cleaning & Part Replacement: Regular cleaning and pumping of the septic system are crucial for its optimal functioning. Ignoring recommendations to clean and pump the system can lead to malfunctions and potential issues. Failure to replace necessary parts as needed can exacerbate the situation, further compromising the system's performance.

Homeowner Responsibilities

- a) Yard Work/Landscaping: Keep grass, weeds, and plants trimmed and clear of tank access points, the control panel, air compressor, etc. Grass, weeds, and plants can block access to the septic system and its components. This can be potentially damaging to the system if grass/weeds grow into the pipes and lines. Overgrown grass around the aerator can restrict proper airflow. Avoid spraying your irrigation system in the same areas as your septic spray areas which will lead to oversaturation and is against code compliance.
- b) Pest Control: To assist in maintaining the longevity and safety of our technicians, regular treatment for ants in the surrounding area is essential. Ants have the potential to form mounds within the electronic components of the system, leading to damage and premature failure. Additionally, treating the septic tank area and components for wasps, hornets, bees, and other insects is crucial to ensure the safety of all individuals involved.
- c) Permitting: Obtain approval from a septic designer and permitting authority before making any additions or modifications to your septic system: Any changes to your septic system must be approved by a septic designer and the permitting authority. Failure to obtain approval can result in fines and penalties. See section entitled *Alterations and Modifications to the System*.
- d) Chlorination Supply: *This does not apply to drip irrigation systems.* You are responsible for maintaining your own chlorine supply. TCEQ regulation requires proper chlorination for all surface application septic systems. For liquid chlorinators, homeowners are to add 2-3 gallons of 6-10% Sodium Hypochlorite (Household Bleach) per month. Chlorine consumption will vary depending on water usage. For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets at a local Home Depot or Lowe's. Warning! Do not use pool tablets, as it poses a significant safety risk. The combination of pool tablets and certain chemicals can result in a hazardous and volatile reaction.
- e) Drip Irrigation Systems: *This does not apply to surface application systems.* It is the homeowners responsibility to clean the drip irrigation disc filter anywhere between weekly to monthly, depending on build up. Build up frequency is directly related to individual usage. The drip irrigation filter will be cleaned during routine inspections.

Revised

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OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

1328 W Borgfeld Dr. San Antonio, TX 78260

(210) 875-3625

info@mjseptic.com

Liability Disclaimer

- MJ Septic will not be liable for any damage, malfunction, or issues resulting from unauthorized alterations or modifications to the septic system.
- The property owner bears full responsibility for ensuring compliance with county codes and regulations.

Electronic Acceptance of Maintenance Agreement

- The agreed-upon price, terms, and conditions are found acceptable and are thus accepted. MJ Septic is granted permission to access the property for the purpose of conducting routine maintenance inspections, as well as for carrying out service calls and repairs, as requested and agreed upon.
- By reviewing this agreement in its entirety, I acknowledge that I have read and accepted the maintenance agreement guidelines above. I understand that I have the right to terminate my contract within 14 business days of reviewing this agreement and receive a full refund, excluding any initial or routine inspections conducted during that period.
- MJ Septic maintains the sole authority to modify this document whenever deemed necessary.

MJ Septic will not sign or approve this agreement without a prior electronic approval for septic installation. This applies to all builders, general contractors, and/or property owners acting as the builder or general contractor of record.

Having thoroughly reviewed the terms of this agreement, I understand that upon receiving the License to Operate from my Permitting Authority, I am responsible for contacting MJ Septic to begin the enrollment or transfer process for this agreement and warranty. Following completion of this process, MJ Septic will electronically transmit all OSSF closing documents for my records.

Property Owner(s): Toll Southwest LLC

Property Address: 1123 Sirockham Blvd City & Zip: Bulverde, Tx 78163

Property Owner(s) Signature(s): 

Property Owner(s) Signature(s): _____

Date of Property Owner(s) Signature(s): September 10, 2025

Authorized MJ Septic Representative Signature: Stephanie E. Perez

Date of MJ Septic Signature: June 24 2025

OSSF SITE EVALUATION FORM

Applicant/Site Information		Site Evaluator Information	
Name	Toll Brothers	Name	KAELEIGH R. CRANDALL
Address		Address	5596 COUNTY ROAD 5710
City, State, Zip		City, State, Zip	DEVINE, TX 78016
Site location	1123 Sirockham Blvd.	TCEQ or PE License No.	PE 134570

Soil Boring/Backhoe Pit Number <u>1</u> Surface Elevation: _____ Proposed Depth Elevation: _____				
Depth (Feet)	Soil Texture	Texture Class (Ia, Ib, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock, Recent Weather, etc.)
0	{ gravelly clay loam 0" to 16" ↓ rock horizon below	III	L301	too much rock
1				
2				
3				
4				
5				
6				

Soil Boring/Backhoe Pit Number: <u>2</u> Surface Elevation: _____ Proposed Depth Elevation: _____				
Depth (Feet)	Soil Texture	Texture Class (Ia, Ib, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock, Recent Weather, etc.)
0	{ gravelly clay loam 0" to 12" ↓ rock horizon below	III	L301	
1				
2				
3				
4				
5				
6				

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability. I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for an aerobic disposal system with Secondary treatment. According to Table XIII, the site is suitable/not suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the results of this site evaluation.

Signature: Kaeleigh Crandall TCEQ or PE license #: 134570 Date: 6/17/25

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SITE EVALUATION AND CALCULATIONS

Site Evaluation:

Soil Texture: Gravelly clay loam
Soil Structure: Blocky
Soil Depth: 0" to 12"
Restrictive Horizon: Rock horizon from 12" below surface
Groundwater: None encountered
Topography: Less than 2% slope at spray areas

Determination: Site was determined to have a Class III soil with no groundwater encountered. Due to the rock over the drainfield area an aerobic treatment unit followed by spray irrigation will be installed. The spray area will be controlled by a commercial irrigation timer.

Calculations:

System is designed for a 4 bedroom residence with a living area of 4202 sq. ft. Water saving devices are used throughout.

$$Q = 360 \text{ gpd}$$

A 600 gallon aerobic treatment system, or equal, shall be installed. It has built in pre-treatment, and pump tanks. The aerobic unit shall be followed by a spray irrigation system. (Reference the System Layout) Chlorinator is required for water entering pump tank compartment. Liquid type chlorination shall be used.

$$R_i = 0.064 \text{ gal. / sq. ft. / day, (For location in Comal County)}$$

Required Area:

$$A = Q / R_i, \quad A = (360 \text{ gal. / day}) / (0.064 \text{ gal. / sq. ft. / day}) = 5625 \text{ sq. ft.}$$

calculations continued on next page....

Owner Toll Southwest, LLC

Drawn by: Davy Crandall

Location Comal County, Texas

Drawing No. 100-10160A



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 9/17/25

Scale: None

Sheet 1 of 6



Revised

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SITE EVALUATION AND CALCULATIONS

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Calculations:

Install 2 sprinklers. The sprinklers are low angle type, with nozzle and spray radii as shown on the System Layout. See System Layout for spray pattern.

Proposed total area = **5773 sq. ft.**

Overlap and masked area: **0 sq. ft.**

Actual covered area = 5773 sq. ft. (Covered area is greater than required area)

A 1" ball valve will be installed just downstream of the pump either inside of or outside of the pump tank compartment. The ball valve shall be used to adjust the spray radius(radii) of the sprinkler(s) to the value(s) shown on the System Layout. (Reference the attached data for pump curves and nozzle data.)

NOTES FOR INSTALLER (if applicable):

Do not connect water softener back-wash to septic system.

The TCEQ allows washing machine water to be discharged without treatment into a separate gray water system, unless the water contains human waste. Running this water out separate from the septic system can prolong the life of the system.

Areas where tanks and drainfields / spray areas are located shall be built-up or drained so that no ponding of water occurs in these areas.

The design application rate is 0.062 gallons / sq. ft. / day

Dosing cycle quantity is 360 gallons, average. Use a commercial irrigation timer.

The number of dosing cycles per day is one (1).

Owner Toll Southwest, LLC

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10160A



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 9/17/25

Scale: None

Sheet 2 **of** 6



Revised

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SEWER EVALUATION AND CALCULATIONS

The design pressure at each sprinkler head is 30 to 40 psig.

The total length of supply pipe is as shown on the System Layout

Means of preventing siphoning is an anti-siphon valve.

Diameter of supply line is as shown on the System Layout.

Flow control valve is required downstream of the pump.

NOTES TO OWNER OF SYSTEM:

MAINTENANCE AND MANAGEMENT PRACTICES (if applicable):

An OSSF should not be treated as if it were a normal city sewer system.

The excessive use of in-sink garbage grinders and grease discarding should be avoided.

Do not use the toilet to dispose of cleaning tissues, cigarette butts, or other trash.

Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device, to prevent solids from exiting the tank with the liquid.

Septic tanks should be cleaned every two-to-three years to prevent excessive sludge buildup.

Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.

Chemical additives or the so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may be harmful to the tank's operation.

continued next page.....

Owner Toll Southwest, LLC

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10160A



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 9/17/25

Scale: None

Sheet 3 of 6



SYSTEM EVALUATION AND CALCULATIONS

Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.

It is not advisable to allow water softener back flush to enter into any portion of the OSSF.

Except for Aerobic systems, the liquid from the OSSF is still heavily laden with bacteria. Contact with this liquid should be avoided, if it surfaces.

WATER CONSERVATION MEASURES (if applicable):

Showers usually use less water than baths. Install a water saving shower head that uses less than 2 1/2 gallons per minute and saves both water and energy.

If you take a tub bath, reduce the level of water in the tub from the level to which you customarily fill it.

Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly as possible.

Check toilets for leaks that may not be apparent. Add a few drops of food coloring to the tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet fill or ball-cock valve needs to be adjusted to prevent water from overflowing the stand pipe, or the flapper at the bottom of the toilet tank needs to be replaced.

Reduce the amount of water used for flushing the toilet by installing one of the following: a new toilet (1.6 gallon); a toilet tank dam; or filling and capping one-quart plastic bottles with water (usually one is all that will fit in smaller toilet tanks) and lowering them into the tank of the existing 3.5 gallon or larger toilet. Do not use bricks since they may crumble and cause damage to the fixture.

continued next page.....

Owner Toll Southwest, LLC		Drawn by: Davy Crandall	
Location See sheet #1		Drawing No. 100-10160A	
 MANGOLD Engineering Company 5596 CR 5710 Devine, TX 78016 Phone: (830) 931-0400 FIRM NO. 5549		Date: 9/17/25 Scale: None Sheet 4 of 6	

TYPE EVALUATION AND CALCULATIONS

Try to run the dishwasher with a full load, whenever possible.

Avoid running the water continuously for brushing teeth, washing hands, rinsing kitchen utensils, or for cleaning vegetables.

Use faucet aerators that restrict flow to no more than 2.2 gallons per minute to reduce water consumption.

Keep a container of drinking water in the refrigerator instead of running the faucet until the water turns cool.

Insulate all hot water pipes to avoid long delays of wasted water while waiting for the heated water.

Ask your city, county, or local government about their programs to conserve water, and how they can help you save water.

Owner Toll Southwest, LLC

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10160A



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 9/17/25

Scale: None

Sheet 5 **of** 6



MANGOLD ENGINEERING COMPANY WILL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF THE USE OF ANY PART OF THE ENGINEERING OF THIS SEPTIC SYSTEM BEFORE THE ENGINEERING HAS BEEN COMPLETELY AND FINALLY APPROVED BY THE APPROPRIATE COUNTY AUTHORITY IN THE COUNTY FOR WHICH IT IS INTENDED. IF TEST HOLES WERE NOT PRESENT DURING THE SITE-EVALUATION, THE OWNER/INSTALLER SHALL BE RESPONSIBLE FOR DIGGING TEST HOLES AND CONTACTING MANGOLD ENGINEERING COMPANY PRIOR TO ANY USE OF THIS ENGINEERING DESIGN.

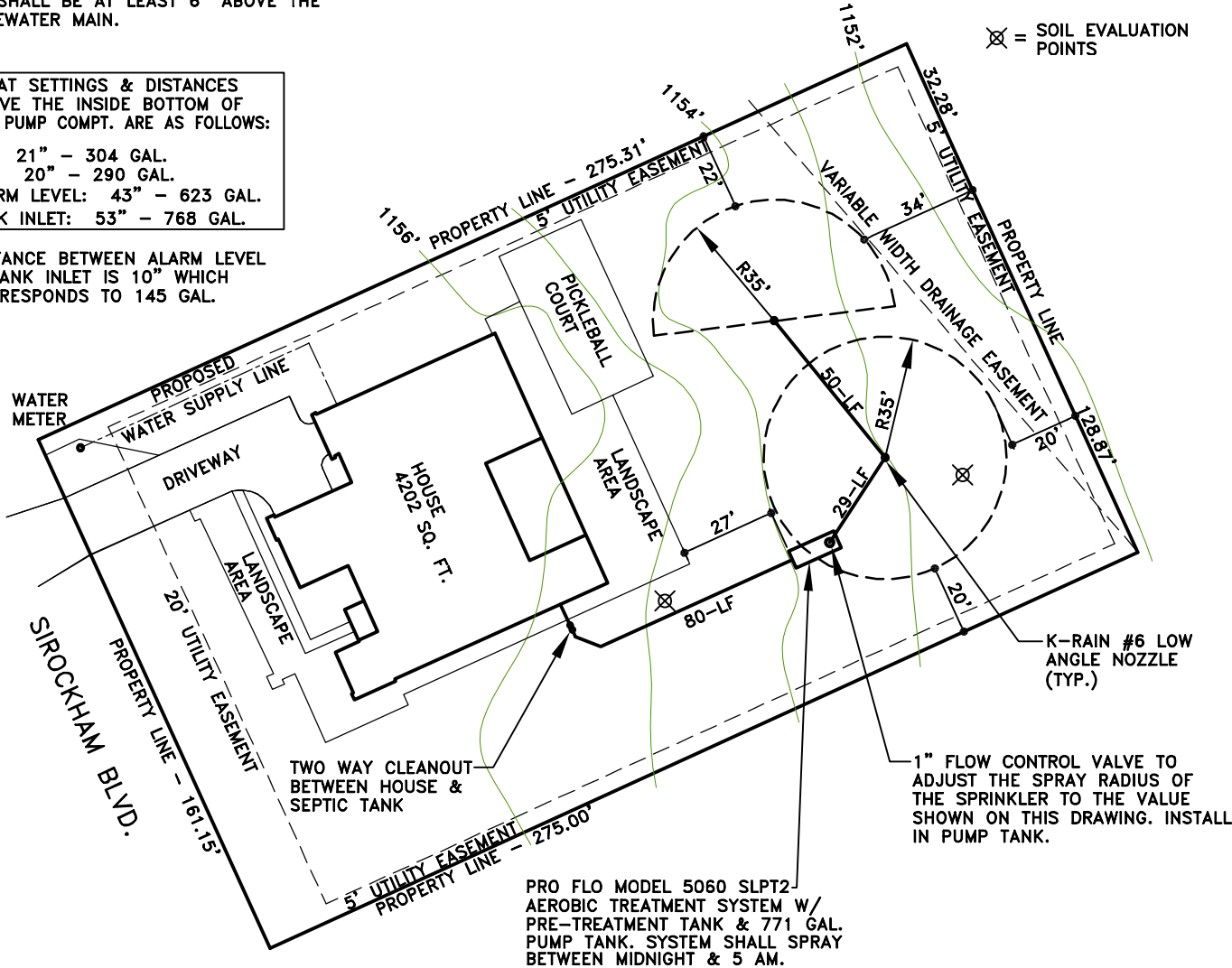
WHERE A WATER LINE IS CLOSER THAN 10' TO A WASTEWATER MAIN, THE WATER LINE SHALL BE CASED INSIDE OF A SCH 40 PVC PIPE SUCH THAT THE ENDS OF THE CASING ARE AT LEAST 10' AWAY FROM THE WASTEWATER MAIN. IN ADDITION, IF THE LINES CROSS, THE WATER LINE SHALL BE AT LEAST 6" ABOVE THE WASTEWATER MAIN.

AFTER CAREFUL CONSIDERATION, IT WAS DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC SYSTEM IS LOCATED WITHIN THE BOUNDARIES OF A FEMA DESIGNATED 100 YEAR FLOOD ZONE.

FLOAT SETTINGS & DISTANCES ABOVE THE INSIDE BOTTOM OF THE PUMP COMPT. ARE AS FOLLOWS:

ON: 21" - 304 GAL.
OFF: 20" - 290 GAL.
ALARM LEVEL: 43" - 623 GAL.
TANK INLET: 53" - 768 GAL.

DISTANCE BETWEEN ALARM LEVEL & TANK INLET IS 10" WHICH CORRESPONDS TO 145 GAL.



SYSTEM LAYOUT *
Scale: 1" = 50'

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SEPTIC SYSTEM PLAN SHOWN HERE WILL COMPLY WITH ALL PROVISIONS OF THE TCEQ APPROVED CZP.

- * Septic tank must be a minimum of 50' from any water well. Closest distance from any part of spray area to water well must be 150' minimum, unless well is pressure cemented. Minimum setback of spray area from property lines is 10'. Minimum separation distance between septic tank or spray area and water supply lines is 10'. Setback of spray area from lakes, streams, ponds, and rivers is 50' minimum.

ALL SPRINKLERS ARE K-RAIN TYPE W/ LOW ANGLE NOZZLES

THE DISTRIBUTION LINE TO THE SPRINKLERS IS A 1" DIA. SCH 40 PVC LINE

SOIL SHALL BE PRESENT OVER ENTIRE SEPTIC SYSTEM SPRAY AREA. SPRAY AREA SHALL BE SEEDED WITH GRASS, EVERGREEN SHRUBS, BUSHES, TREES, OR LANDSCAPED BEDS CONTAINING MIXED VEGETATION MAY ALSO BE ADDED TO THE SPRAY AREA.

NOTES:

SLOPE OF INFLOW LINE TO TANK IS 1/8 INCH PER FOOT RUN. PIPE IS 4" DIA. SCH 40 PVC.

PRE-TREATMENT TANK IS BUILT ONTO THE AEROBIC TREATMENT UNIT. NO ADDITIONAL TRASH TANK IS REQUIRED IN THIS SYSTEM.

SYSTEM WILL BE INSPECTED BY COUNTY INSPECTOR IN ACCORDANCE WITH CURRENT COUNTY INSPECTION PROCEDURES.

Owner Toll Southwest, LLC

Drawn by: Davy Crandall

Location 1123 Sirockham Blvd.

Drawing No. 100-10160B



MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 10/16/25

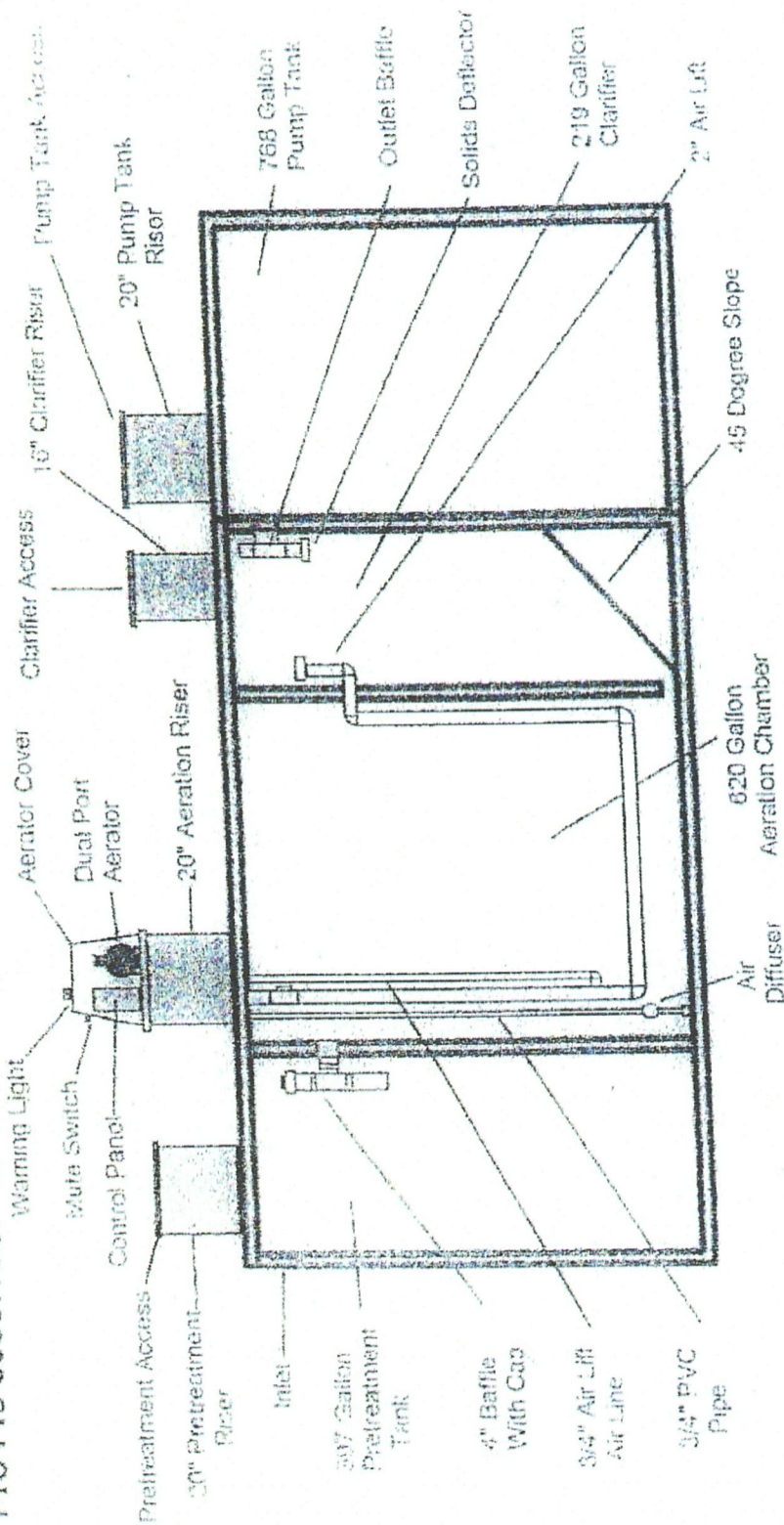
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Sheet 6 of 6



10/16/25

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



Overall Length - Top 159" Bottom 155"
 Overall Width - Top 66" Bottom 64"
 Height Without Risers - 71"
 Exterior Wall Thickness - 3"
 Interior Wall 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)

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"

Pro Flo 5060HCSP

C1 SERIES - 1/2 HP

APPLICATIONS

Gray water pumping, filtered effluent service water pumping, water reclamation projects such as pumping from rain catchment basins, aeration and other fountain or pond applications, agriculture and livestock water pumping

FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a maximum shut-off pressure of 100 psi
- Heavy-duty 600 V 10 foot SJ00W jacketed lead



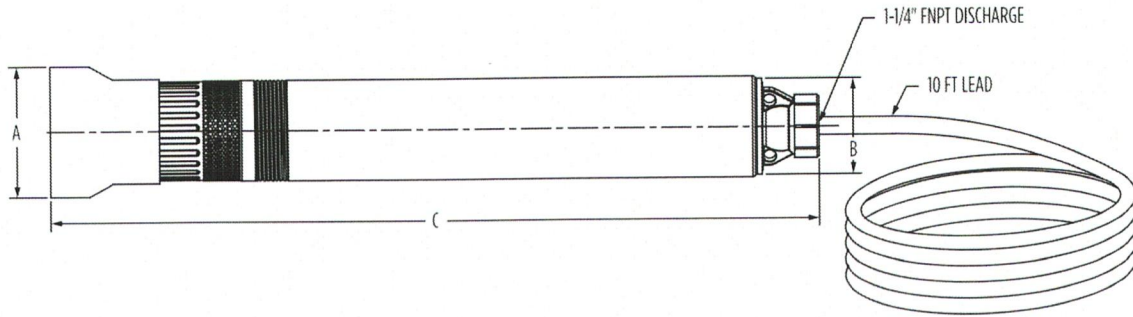
SERIES SPECIFICATIONS

Item No	Model	HP	Volts	Hz	Stages	Amps	Watts	Wire	Min. Shut-Off Head		Min. Head @ Rated Flow		Max GPM	Min. Head @ Max. GPM		Max. Amps
									PSI	FT	PSI	FT		PSI	FT	
90301005	10C1-05P4-2W115	1/2	115	60	7	9.0	920	2	93	215	50	115	14	22	50	10
90301010	10C1-05P4-2W230	1/2	230	60	7	4.5	920	2	93	215	50	115	14	22	50	5
90302005	20C1-05P4-2W115	1/2	115	60	5	9.0	920	2	56	130	34	78	28	9	20	10
90302010	20C1-05P4-2W230	1/2	230	60	5	4.5	920	2	56	130	34	78	28	9	20	5
90302015	20XC1-05P4-2W115	1/2	115	60	6	9.0	920	2	68	156	37	85	28	9	21	10
90302020	20XC1-05P4-2W230	1/2	230	60	6	4.5	920	2	68	156	37	85	28	9	21	5
90303005	30C1-05P4-2W115	1/2	115	60	4	9.0	920	2	39	89	19	45	35	13	29	10
90303010	30C1-05P4-2W230	1/2	230	60	4	4.5	920	2	39	89	19	45	35	13	29	50

EFFLUENT PUMPS

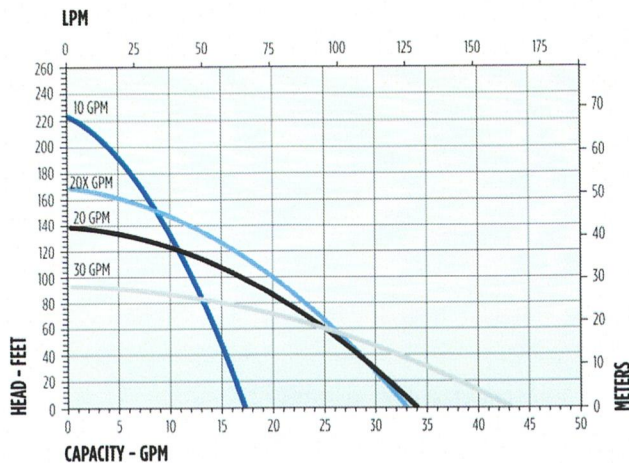
C1 SERIES - 1/2 HP

ENGINEERING DATA



Item No	Model	A	B	C
90301005	10C1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90301010	10C1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302005	20C1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302010	20C1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302015	20XC1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90302020	20XC1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90303005	30C1-05P4-2W115	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm
90303010	30C1-05P4-2W230	5" 12.70 cm	3.9" 9.91 cm	26" 66.04 cm

PERFORMANCE DATA



ProPlus™ Gear Driven Sprinkler Setting Instructions

NOTE: The *ProPlus* is factory preset with a 90° arc setting, and includes a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1► REMOVING THE NOZZLE RETENTION SCREW

Use your K-Key or a small flat blade screwdriver to remove the nozzle retention screw by turning counter-clockwise to remove and clockwise to re-install.

2► PULL UP THE RISER

Insert the k-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Firmly pull up the entire spring-loaded riser to access the nozzle socket. Hold the riser assembly with one hand.

3► REMOVING THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, turn the key 1/4 turn to "hook" the nozzle and pull the nozzle out.

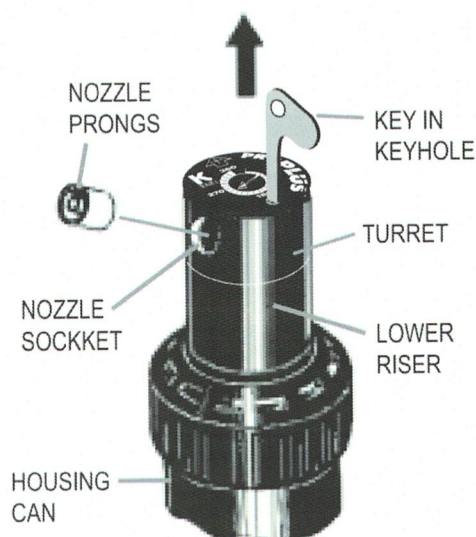
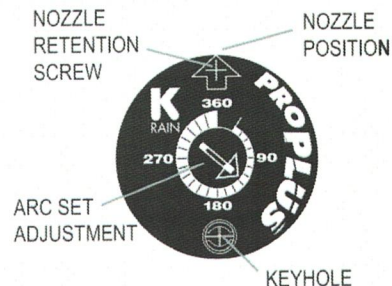
4► INSTALLING A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and used to adjust the distance of the spray.

K-KEY



TURRET TOP



SETTING THE ARC ADJUSTMENT

1► FINDING THE LEFT START POSITION

Place your finger on the top center of the nozzle turret. Rotate the turret to the right until it stops and then back to the left until it stops. Notice the position of the nozzle arrow. This is the "Left Start" position. The sprinkler will begin spraying from this position and rotate clockwise until it reaches the right Adjustable Stop-Return Point.

2► ORIENTING THE LEFT START POSITION

Insert the K-Key in the keyhole on the top of the nozzle turret and turn the key 1/4 turn to insure that the key does not slip out of the keyhole when you pull it up. Being careful not to allow the nozzle turret to turn, firmly pull up the entire spring-loaded riser. Hold the lower riser assembly up with one hand. Now turn only the lower riser clockwise or counter-clockwise until the nozzle arrow is pointing where you want the sprinkler to begin spraying.

3► CHANGING THE ARC

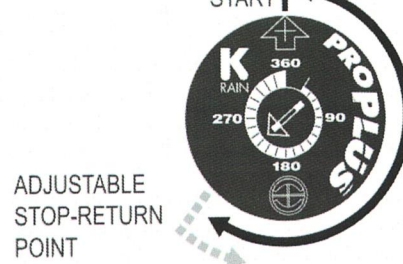
Insert the K-Key or a small flat blade screwdriver into the Arc Set Adjustment slot. Turn clockwise to increase the arc or counter-clockwise to decrease the arc.

WHEN SET AT 360°, THE PROPLUS WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.

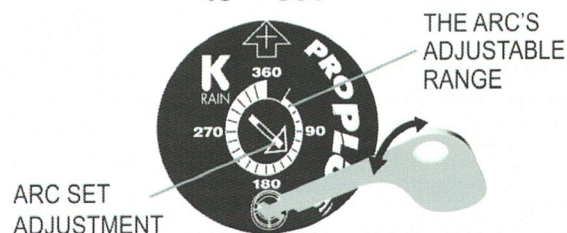
LEFT

LEFT START

RIGHT



ARC SELECTION 40° - 360°



ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1► INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

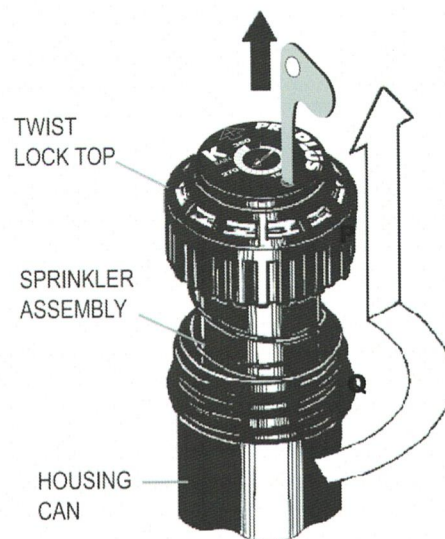
2► INSPECTING THE FILTER

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

3► WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

- Do not exceed 30 PSI.
- Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 time faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9
2.5 Pre- installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23

LOW ANGLE PERFORMANCE DATA

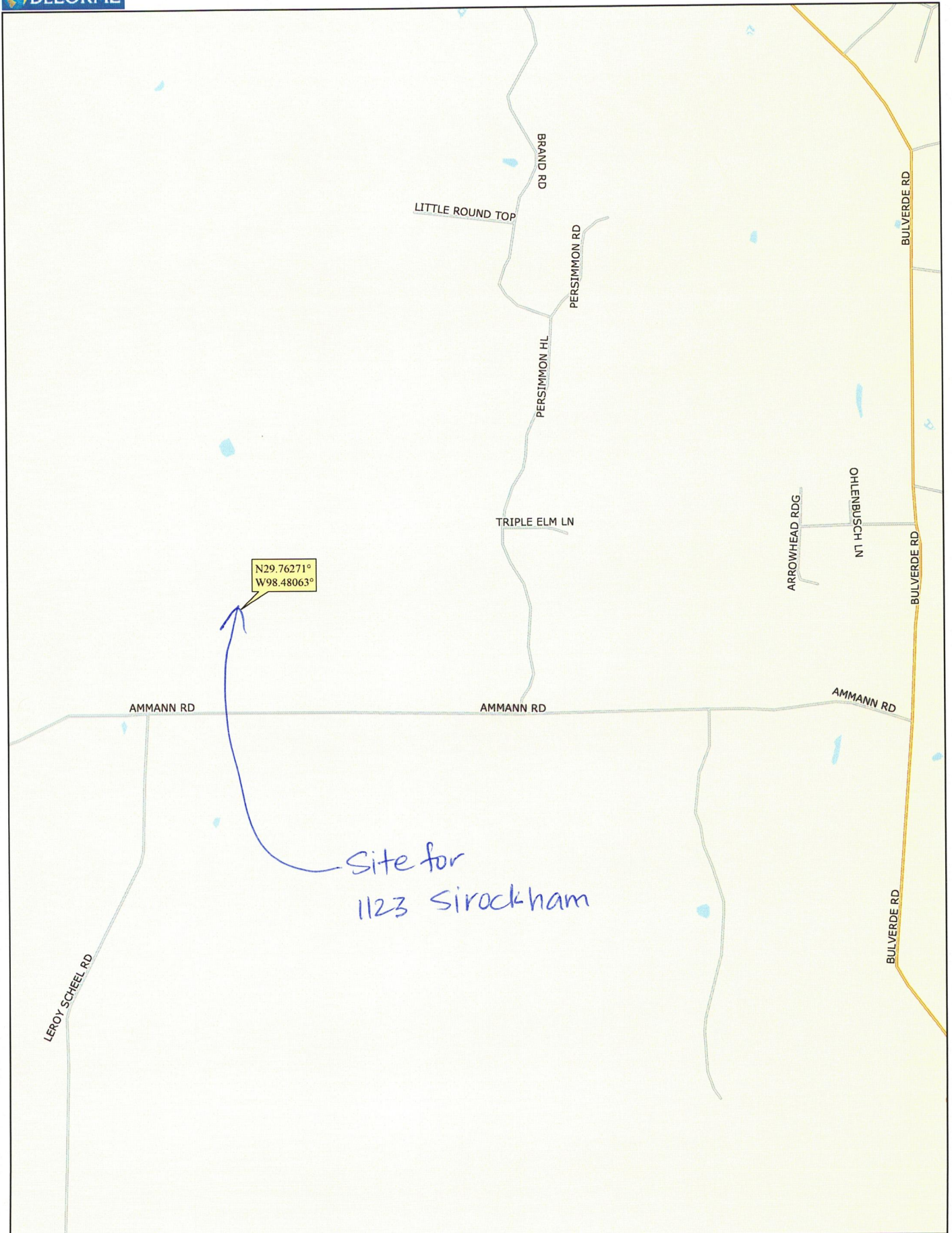
NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr			
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25

*All precipitation rates calculated for 180° operation.
For the precipitation rate for a 360° sprinkler, divide by 2.



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Riviera Beach, FL 33404 USA
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FAX: 561.842.9493
www.krain.com

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Part Number: 1100519 Rev. 01



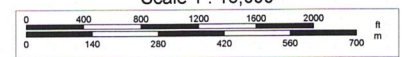
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www.delorme.com



Scale 1 : 16,000



1" = 1,333.3 ft

Data Zoom 13-6

National Flood Hazard Layer FIRMette



98°29'9"W 29°46'1"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation
 $\frac{20.2}{17.5}$

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

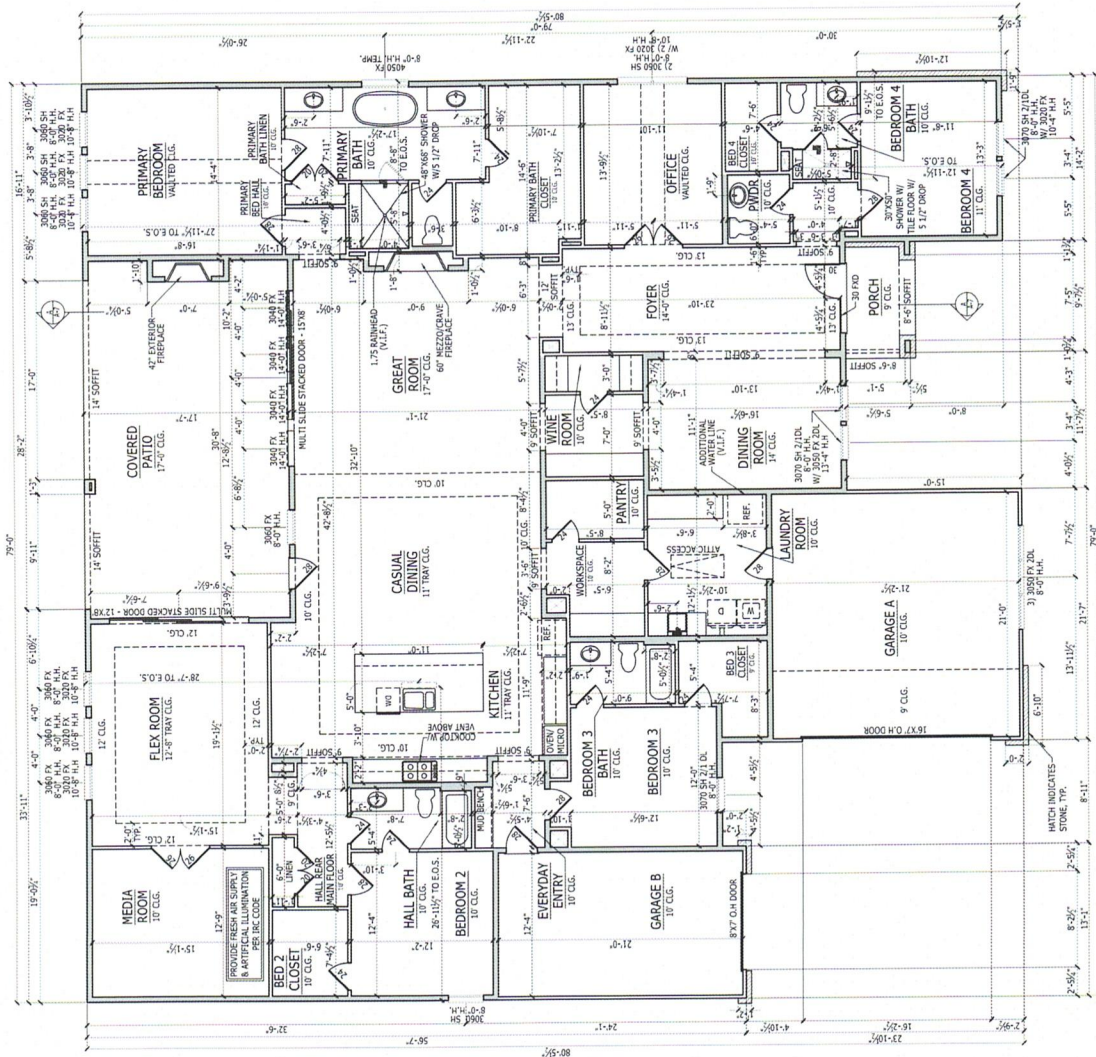
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/16/2025 at 2:20 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FIRST FLOOR PLAN



- FLOOR PLAN NOTES**
1. THE DOOR SETS, CASES, AND SILLING SHALL BE A MINIMUM 8" WIDE. 30 MINUTE SELF-CLOSING STEEL DOOR.
 2. ALL DRIVERS ARE TO BE VENTED TO EXTERIOR.
 3. TYPICAL ATTIC STAIR IS 25.12" x 54.12" PULL DOWN STAIR. EXCEPT WITH 10" PLATE ATTIC STAIR IS 25.12" x 60", RATED @ A 350 LB MIN. LOAD. ATTIC ACCESS FROM GARAGE TO BE FIRE-RATED.
 4. FOR BOX BAY DETAILS SEE STD DETAILS FR-11 THRU FR-12.
 5. FOR ATTIC NICHE DETAIL SEE INT-44.
 6. GARAGE SLAB TO SLOPE 3" TO GARAGE DOOR. PER CODE.
 7. ALL DOWN DRAFT COOK TOPS SHOULD BE TO EXTERIOR.
 8. ALL WALLS ARE TO BE TOUGH FRAMING MEMBERS.
 9. ALL DIMENSIONS ARE TO ROUGH FRAMING MEMBERS.
 10. ALL ANGLED WALLS ARE SET AT 45 DEGREES UNLESS NOTED OTHERWISE.
 11. INTERIOR AND EXTERIOR PLATE HT. ARE TO BE AS NOTED ON ELEVATION.
 12. ROOF DRAINAGE AT FIRST FLOOR WALLS TO BE PRESSURE TREATED.
 13. ALL DOORS, CASES, AND SILLING SHALL BE FINISHED SO THAT A 4" DIA. SPIRE CANNOT PASS THROUGH TYP. AT ALL HANDRAILS AND GUARDRAILS.
 14. DOORS:
 15. "FIRST FLOOR" - ALL DOORS INTERIOR AND EXTERIOR TO BE: 6" HEIGHT WITH 9"0" FIRST FL. CLG. HT.
 16. "SECOND FLOOR" - ALWAYS 6'-8"
 17. "FRONT DOOR" - ALWAYS 8'-0" HEIGHT
 18. "REAR DOOR" - ALWAYS 8'-0" HEIGHT
 19. ALL DOORS HEIGHTS INTERIOR AND EXTERIOR AT ANY FLOOR TO BE AS NOTED ABOVE U/L/O AT EXHIBIT D
 20. SHEET ROCK OPENINGS:
 21. 10" DIA. MAX. U/L/O.
 22. 12" DIA. MAX. U/L/O.
 23. ALL SDO TO BE AS NOTED ABOVE U/L/O AT EXHIBIT D
 24. ALL WALLS SHALL BE 7/8" SPK STUD-GRADE @ 16" O.C. AND SHUDD WALLS SHALL BE 2X6 SPK STUD-GRADE @ 16" O.C. U/L/O. IN THE FRAMING AND WALL BRACING PLANS HEREIN
 25. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD. OTHERWISE THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD. THE WALLS OF THE ATTIC AREA WHEN ATTIC AREA IS ACCESSIBLE FROM THE GARAGE SHALL BE SEPARATED FROM THE ATTIC AREA BY 1/2" TYPE X GYPSUM BOARD. UNDERSTIE OF ALL STAIRS TO RECEIVE 5/8" TYPE X GYPSUM BOARD.
 26. STAIRS - RISE - 7 3/4" MAX
 27. TREADS - 10" MINIMUM PLUS 1" NOSING
 28. HANDRAILS SHALL BE TYPE II & HAVE A FINISHED RAILING HEIGHT OF 36" ABOVE FINISHED FLOOR AT THE TOP. PER 8301.5. WALLERS SHALL BE INSTALLED FOR ALL HANDRAILS
 29. GUARDRAILS SHALL HAVE FINISHED RAILING HEIGHT OF 37" ABOVE FINISHED FLOOR AT THE TOP. PER 8301.5. WALLERS SHALL BE INSTALLED FOR ALL GUARDRAILS
 30. ALL TUB DECKS AND SHOWER SEATS AT MASTER BATHROOMS SHALL BE 21" A.F.F.
 31. WINDOWS PROVIDED AS EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 44" SHALL HAVE A MIN. 4" TALL HEIGHT ABOVE FINISHED FLOOR, PER CODE

SCALE: 3/16" = 1'-0"

FIRST FLOOR PLAN

LOT# 0001

324452

LOT# 0001

11

A-1B

TOLL ARCHITECTURE

A Division of Toll Brothers



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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL	§	

BBI GOLDSMITH 2021, LP, a Texas limited partnership ("**Grantor**"), for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, AND CONVEY, unto TOLL SOUTHWEST LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is 15347 San Pedro Ave, San Antonio, Texas 78232, that certain real property in Comal County, Texas, described in Exhibit A which is attached hereto and incorporated herein for all purposes (the "**Property**"), and hereby transfers to Grantee all of Grantor's right, title and interest, if any, in and to all improvements, structures, fixtures, and other installations located on the Property as of the date hereof, and appurtenances thereto.

This conveyance is made and accepted expressly subject to Mineral Reservation hereinafter set forth, to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities, and is further made subject to all restrictions, covenants, conditions, agreements, assessments, maintenance charges, leases, easements, and previously conveyed or reserved mineral and royalty interests, if any, relating to the hereinabove described property set forth on Exhibit B which is attached hereto and incorporated herein for all purposes (the "**Permitted Exceptions**"), but only to the extent such Permitted Exceptions are still in effect and shown of record in the hereinabove mentioned County and State.

Grantor reserves and retains for itself and excepts from this conveyance all of the oil, gas, and other minerals in, on, or under or that may be produced from the Property that are not currently outstanding in other parties as of the date hereof (the "**Mineral Reservation**"); provided, however, that the Mineral Reservation will not include and Grantor waives and relinquishes any right to use the surface of the Property for any reason, including, without limitation, the right to enter upon the Property for the exploration and/or removal of oil, gas, and other minerals and the right to place or maintain any structures, improvements, fixtures, equipment or pipelines in, on, under or across the Property. Notwithstanding the foregoing, such surface use waiver will not prohibit subterranean underground directional drilling activities that begin upon and are conducted from the surface of real property other than the Property, provided that such drilling activities at all times penetrate the Property sufficiently below the surface, so as to not interfere with or disturb in any manner the present or future use to which the owner(s) of the Property or their successors and assigns may desire to devote such Property, and in no event will the directional drilling or subsurface activities intersect the boundaries of the Property at depths less than 500' below the overlying surface of the Property.

GRANTEE HEREBY ACCEPTS THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS", AND NOT IN RELIANCE ON ANY REPRESENTATION OR

WARRANTY BY GRANTOR, EXCEPT THOSE EXPRESS REPRESENTATIONS AND WARRANTIES SET FORTH IN THAT CERTAIN BUILDER AGREEMENT FOR PURCHASE AND SALE OF RESIDENTIAL LOTS DATED SEPTEMBER 22, 2021, BY AND BETWEEN GRANTOR, AS DEVELOPER, AND GRANTEE, AS BUILDER (THE "*EXPRESS REPRESENTATIONS*"). GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE EXPRESS REPRESENTATIONS, GRANTEE IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT, OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE LOTS MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, EVALUATION, AND EXAMINATION OF THE LOTS. GRANTEE EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. THIS PROVISION WAS FREELY NEGOTIATED AND IS A MATERIAL PART OF THE CONSIDERATION ACKNOWLEDGED FOR THIS DEED, AND GRANTEE HAS AGREED TO DISCLAIM RELIANCE ON GRANTOR AND TO ACCEPT THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" WITH FULL AWARENESS THAT THE LOTS' PRIOR USE OR OTHER MATTERS COULD AFFECT THEIR CONDITION, VALUE, SUITABILITY, OR FITNESS, AND GRANTEE CONFIRMS THAT GRANTEE IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. TO THE FULLEST EXTENT PERMITTED BY LAW, GRANTEE DOES AND WILL INDEMNIFY, DEFEND, AND HOLD HARMLESS GRANTOR AND GRANTOR'S OFFICERS, DIRECTORS, OWNERS, EMPLOYEES, REPRESENTATIVES, AND AGENTS (COLLECTIVELY, "*GRANTOR PARTIES*") FOR, FROM, AND AGAINST ANY INJURIES, LOSSES, LIENS, CLAIMS, DEMANDS, JUDGMENTS, LIABILITIES, DAMAGES, COSTS, AND EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS AND REASONABLE ATTORNEY'S FEES AND EXPENSES), , SUSTAINED BY OR MADE OR THREATENED AGAINST A GRANTOR PARTY THAT RESULT FROM OR ARISE OUT OF OR IN CONNECTION WITH ANY DESIGN DEFECT, CONSTRUCTION DEFECT, OR SUBSTANDARD WORKMANSHIP IN ANY HOMES OR OTHER IMPROVEMENTS CONSTRUCTED BY GRANTEE ON THE PROPERTY, AND ANY COVENANT, REPRESENTATION, STATEMENT, OR WARRANTY MADE BY GRANTEE OR ANY OF GRANTEE'S AGENTS OR EMPLOYEES TO ANY THIRD PARTY PERTAINING TO THE PROPERTY OR ANY PORTION OF ANY OF SAME. GRANTEE UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY GRANTEE OTHERWISE MIGHT HAVE. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION.

GRANTOR MAKES NO REPRESENTATIONS AS TO COMPLIANCE WITH LAWS RELATING TO HEALTH, SAFETY OR THE ENVIRONMENT, AND GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS WITH RESPECT TO THE SUBSURFACE CONDITION OF THE PROPERTY OR THE PRESENCE OR ABSENCE THEREIN OF ANY TOXIC OR OTHER HAZARDOUS WASTES OR MATERIALS OF ANY KIND OR NATURE WHATSOEVER.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns, forever. And Grantor does hereby bind itself and its successors to WARRANT and FOREVER DEFEND all and singular the said premises unto Grantee, its successors, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

The obligation to pay taxes for the current year and subsequent years is assumed by Grantee.

Grantor expressly reserves the right, until the date which is one hundred twenty (120) days following the date hereof, to dedicate easements for utility purposes over, under, and across the property hereby conveyed; provided, however, that any easement created by Grantor pursuant to this provision shall affect only the portion of such property which is adjacent to a property line and shall not materially adversely affect the ability of Grantee to construct a residence on such property.

[Signatures on following page]

EXECUTED to be effective this the 8 day of July, 2025.

BBI GOLDSMITH 2021, LP,
a Texas limited partnership

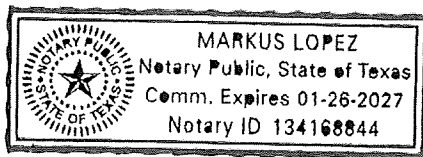
By: BBI GOLDSMITH 2021 GP, LLC,
a Texas limited liability company
its general partner

By: [Signature]
Name: Scott Teeter
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 7 day of July, 2025, by Scott Teeter, the vice president of BBI Goldsmith 2021 GP, LLC, a Texas limited liability company, the general partner of BBI Goldsmith 2021, LP, a Texas limited partnership, on behalf of said limited partnership.

(seal)



[Signature]
Notary Public Signature

EXHIBIT "A"
Legal Description

Lot 2, Block 4, Lot 3, Block 9, and Lots 9, 42, 51, and 52, Block 2, of GoldSmith Phase 1, a subdivision in Comal County, Texas, according to the Plat thereof recorded in Map Document No. 202506014855, of the Plat Records of Comal County, Texas.

EXHIBIT "B"
Permitted Exceptions

1. Restrictive covenants recorded in Map Document No. 202506014855 of the Plat Records of Comal County, Texas; in Volume 302, Page 335, Volume 307, Page 179, Volume 314, Page 402, and in Instrument No(s) 202506018206 and 202506018207, of the Real Property Records of Comal County, Texas.
2. Declaration of Non-Exclusive Utility Easement recorded on December 28, 2016, under Instrument File No. 201606048928, Official Records of Comal County, Texas.
3. An easement for Right of Way executed by DTB Investment, LP, a Texas limited partnership, to South Comal Water Supply Corporation, filed September 12, 2018, recorded as Instrument No. 201806036022, of the County Clerk's Official Records of Comal County, Texas.
4. Petition for Annexation Agreement by and between Ammann Hills Ranch, Ltd., a Texas limited partnership, and Bulverde Point Ranch, Ltd., a Texas limited partnership, and City of Bulverde, Texas, a home-rule municipal corporation, filed December 23, 2015, as Instrument No. 201506051048, of the County Clerk's Official Records of Comal County, Texas.
5. Agreement and Petition for Annexation Agreement by and between Ammann Hills Ranch, Ltd., a Texas limited partnership, Bulverde Point Ranch, Ltd., a Texas limited partnership, and City of Bulverde, Texas, a home-rule municipal corporation, filed April 28, 2016, under Instrument File Nos. 201606017213, 201806035064, 201806035065, and 202106001536, Official Records of Comal County, Texas.
6. Terms, conditions, easement, building setback lines and other matters as set out on Plat Map thereof recorded in Map Document No. 202506014855, of the Plat Records of Comal County, Texas.
7. Annual maintenance charge, special and neighborhood assessments, as set forth and secured by a lien retains in instrument filed for record under Comal County Clerk's File No. 202506018206.
8. That certain Water and Sewer Notice entered into by and between Grantor and Grantee and recorded in the Official Public Records, Comal County, Texas, on or about the date hereof.
9. That certain Memorandum of Resale Restriction entered into by and between Grantor and Grantee and recorded in the Official Public Records, Comal County, Texas, on or about the date hereof.

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

118931

Date 6/10/25 Permit # 118931

Owner Name Toll Brothers Owner name to match deed on all documents. Name Michael Mcallister

Mailing Address 15347 San Pedro Ave Agent Address 15347 San Pedro Ave

City, State, Zip San Antonio, TX 78232 City, State, Zip San Antonio, TX 78232

Phone # 210.298.5400 Phone # 210.373.0254

Email rgonzales@tollbrothers.com Email mmcallister@tollbrothers.com

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

Subdivision Name GOLDSMITH PHASE-1 (The Brookwood) Lot 3 Block 9

Acreage/Legal 1.017

Street Name/Address 1123 SIROCKHAM BLVD City BUJ VERDE Zip 78163

Type of Development:

☒ Single Family Residential

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

Number of Bedrooms 4

Indicate Sq Ft of Living Area 4202

☐ 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: \$ 12,000.00 (Structure Only)

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

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

Source of Water ☒ Public ☐ Private Well

Are Water Saving Devices Being Utilized Within the Residence? ☐ Yes ☒ No

By signing this application, I certify that:

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

Emma Dickson
Signature of Owner

6/10/2025
Date

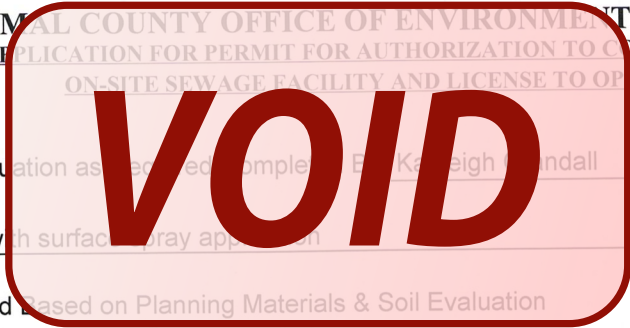
Page 1 of 2

Emma Dickson, Director
Toll Brothers

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Revised February 2020

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



Planning Materials & Site Evaluation as per completed by Eng. Kaeleigh Randall

System Description Aerobic with surface spray application

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

Tank Size(s) (Gallons) 600 Absorption/Application Area (Sq Ft) 5625

Gallons Per Day (As Per TCEQ Table III) 360

(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.

Kaeleigh Randall
Signature of Designer

12/17/25
Date

SITE EVALUATION AND CALCULATIONS

Site Evaluation:

Soil Texture:

Gravelly clay loam

Soil Structure:

Blocky

Soil Depth:

0" - 12"

Restrictive Horizon:

Rock horizon from 12" below surface

Groundwater:

None encountered

Topography:

Less than 2% slope at spray areas

Determination:

Site was determined to have a Class III soil with no groundwater encountered. Due to the rock over the drainfield area an aerobic treatment unit followed by spray irrigation will be installed. The spray area will be controlled by a commercial irrigation timer.

Calculations:

System is designed for a 4 bedroom residence with a living area of 4202 sq. ft. **Water saving devices are used throughout.**

$Q = 360 \text{ gpd}$

A 600 gallon aerobic treatment system, or equal, shall be installed. It has built in pre-treatment, and pump tanks. The aerobic unit shall be followed by a spray irrigation system. (Reference the System Layout) Chlorinator is required for water entering pump tank compartment. Liquid type chlorination shall be used.

$R_i = 0.064 \text{ gal. / sq. ft. / day,}$ (For location in Comal County)

Required Area:

$A = Q / R_i, \quad A = (360 \text{ gal. / day}) / (0.064 \text{ gal. / sq. ft. / day}) = 5625 \text{ sq. ft.}$

calculations continued on next page....

Owner

Toll Brothers

Drawn by: Davy Crandall

Location Comal County, Texas

Drawing No. 100-10160



MANGOLD Engineering Company

5596 CR 5710

Devine, TX 78016

Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/16/25

Scale: None

Sheet 1 of 6



SITE EVALUATION AND CALCULATIONS

VOID

Calculations: 2 sprinklers. The sprinklers are low angle type, with nozzle and spray radii as shown on the system layout. See System Layout for spray pattern.

Proposed total area = 5773 sq. ft.

Overlap and masked area: 0 sq. ft.

Actual covered area = 5773 sq. ft. (Covered area is greater than required area)

A 1" ball valve will be installed just downstream of the pump either inside of or outside of the pump tank compartment. The ball valve shall be used to adjust the spray radius(radii) of the sprinkler(s) to the value(s) shown on the System Layout. (Reference the attached data for pump curves and nozzle data.)

NOTES FOR INSTALLER (if applicable):

Do not connect water softener back-wash to septic system.

The TCEQ allows washing machine water to be discharged without treatment into a separate gray water system, unless the water contains human waste. Running this water out separate from the septic system can prolong the life of the system.

Areas where tanks and drainfields / spray areas are located shall be built-up or drained so that no ponding of water occurs in these areas.

The design application rate is 0.062 gallons / sq. ft. / day

Dosing cycle quantity is 360 gallons, average. Use a commercial irrigation timer.

The number of dosing cycles per day is one (1).

Owner Toll Brothers

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10160



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/16/25

Scale: None

Sheet 2 of 6



SITE EVALUATION AND CALCULATIONS

The design pressure at each sprinkler head is 30 to 40 psig.

The diameter of supply line is as shown on the System Layout

The backflow preventing device is an anti-siphon valve.

Diameter of supply line is as shown on the System Layout.

Flow control valve is required downstream of the pump.

NOTES TO OWNER OF SYSTEM:

MAINTENANCE AND MANAGEMENT PRACTICES (if applicable):

An OSSF should not be treated as if it were a normal city sewer system.

The excessive use of in-sink garbage grinders and grease discarding should be avoided.

Do not use the toilet to dispose of cleaning tissues, cigarette butts, or other trash.

Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device, to prevent solids from exiting the tank with the liquid.

Septic tanks should be cleaned every two-to-three years to prevent excessive sludge buildup.

Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.

Chemical additives or the so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may be harmful to the tank's operation.

continued next page.....

Owner

Toll Brothers

Drawn by: Davy Crandall

Location

See sheet #1

Drawing No. 100-10160



MANGOLD Engineering Company

5596 CR 5710

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Scale: None

Sheet 3 of 6



SITE EVALUATION AND CALCULATIONS

Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.

It is not advisable to allow water softener back flush to enter into any portion of the OSSF.

Except for Aerobic systems, the liquid from the OSSF is still heavily laden with bacteria. Contact with this liquid should be avoided, if it surfaces.

WATER CONSERVATION MEASURES (if applicable):

Showers usually use less water than a bathtub. Install a water saving shower head that uses less than 2 1/2 gallons per minute and saves both water and energy.

If you take a tub bath, reduce the level of water in the tub from the level to which you customarily fill it.

Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly as possible.

Check toilets for leaks that may not be apparent. Add a few drops of food coloring to the tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet fill or ball-cock valve needs to be adjusted to prevent water from overflowing the stand pipe, or the flapper at the bottom of the toilet tank needs to be replaced.

Reduce the amount of water used for flushing the toilet by installing one of the following: a new toilet (1.6 gallon); a toilet tank dam; or filling and capping one-quart plastic bottles with water (usually one is all that will fit in smaller toilet tanks) and lowering them into the tank of the existing 3.5 gallon or larger toilet. Do not use bricks since they may crumble and cause damage to the fixture.

continued next page.....

Owner Toll Brothers

Location See sheet #1

Drawn by: Davy Crandall

Drawing No. 100-10160



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
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FIRM NO. 5549

Date: 6/16/25

Scale: None

Sheet 4 of 6



SITE EVALUATION AND CALCULATIONS

VOID

Try to run the dishwasher with a full load, whenever possible.

Avoid running the faucet continuously for brushing teeth, washing hands, rinsing kitchen utensils, or for cleaning vegetables.

Use faucet aerators that restrict flow to no more than 2.2 gallons per minute to reduce water consumption.

Keep a container of drinking water in the refrigerator instead of running the faucet until the water turns cool.

Insulate all hot water pipes to avoid long delays of wasted water while waiting for the heated water.

Ask your city, county, or local government about their programs to conserve water, and how they can help you save water.

Owner Toll Brothers

Drawn by: Davy Crandall

Location See sheet #1

Drawing No. 100-10160



MANGOLD Engineering Company

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FIRM NO. 5549

Date: 6/16/25

Scale: None

Sheet 5 **of** 6



MANGOLD ENGINEERING COMPANY WILL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF THE USE OF ANY PART OF THE ENGINEERING OF THIS SEPTIC SYSTEM BEFORE THE ENGINEERING HAS BEEN COMPLETELY AND FINALLY APPROVED BY THE APPROPRIATE COUNTY AUTHORITY IN THE COUNTY FOR WHICH IT IS INTENDED. IF TEST HOLES WERE NOT PRESENT DURING THE SITE-EVALUATION, THE OWNER/INSTALLER SHALL BE RESPONSIBLE FOR DIGGING TEST HOLES AND CONTACTING MANGOLD ENGINEERING COMPANY PRIOR TO ANY USE OF THIS ENGINEERING DESIGN.

WHERE A WATER LINE IS CLOSER THAN 10' TO A WASTEWATER MAIN, THE WATER LINE SHALL BE CASED INSIDE OF A SCH 40 PVC PIPE SUCH THAT THE ENDS OF THE CASING ARE AT LEAST 10' AWAY FROM THE WASTEWATER MAIN. IN ADDITION, IF THE LINES CROSS, THE WATER LINE SHALL BE AT LEAST 6" ABOVE THE WASTEWATER MAIN.

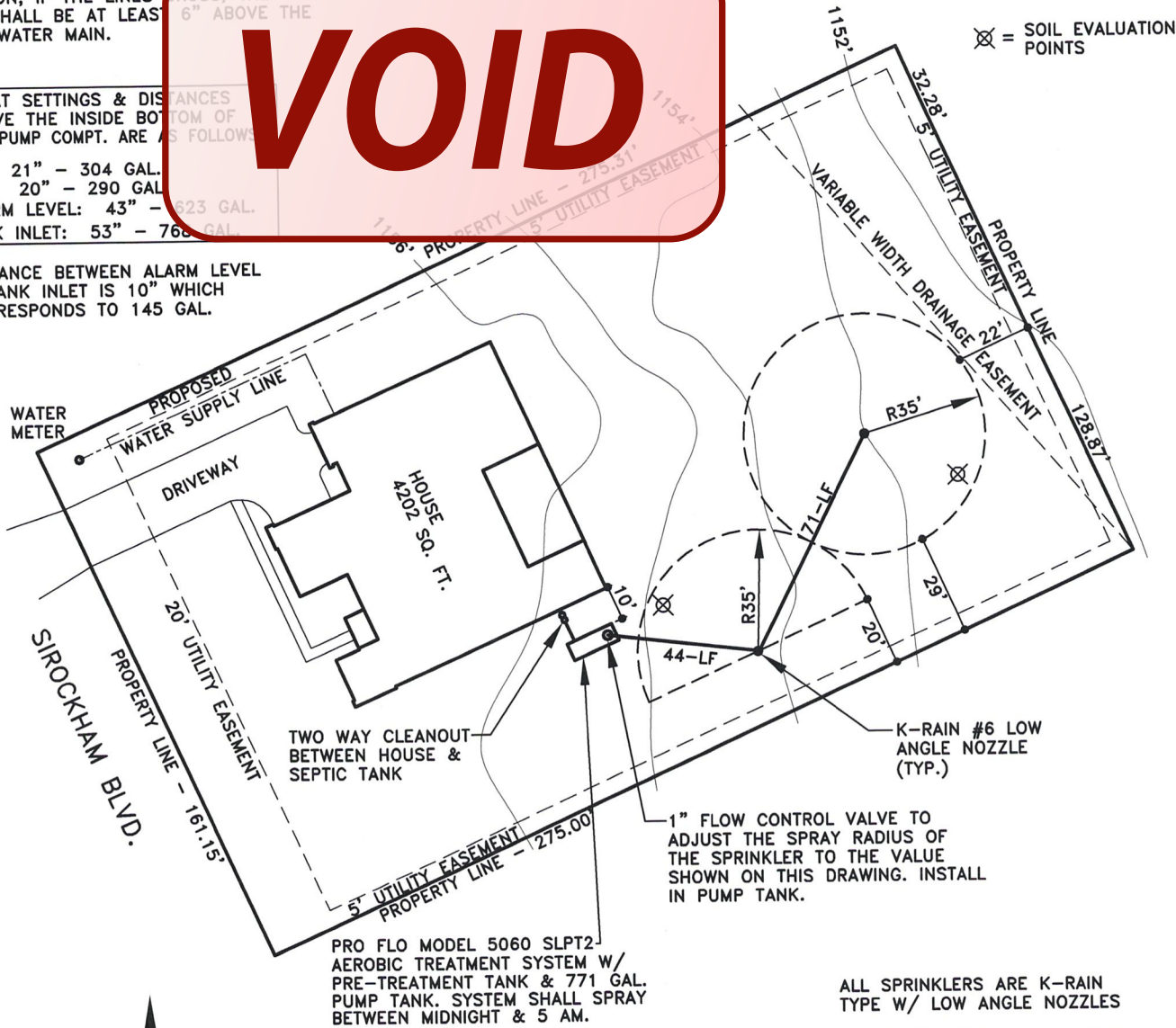
AFTER CAREFUL CONSIDERATION, IT WAS DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC SYSTEM IS LOCATED WITHIN THE BOUNDARIES OF A FEMA DESIGNATED 100 YEAR FLOOD ZONE.

FLOAT SETTINGS & DISTANCES ABOVE THE INSIDE BOTTOM OF THE PUMP COMPT. ARE AS FOLLOWS:

ON: 21" - 304 GAL.
OFF: 20" - 290 GAL.
ALARM LEVEL: 43" - 623 GAL.
TANK INLET: 53" - 766 GAL.

DISTANCE BETWEEN ALARM LEVEL & TANK INLET IS 10" WHICH CORRESPONDS TO 145 GAL.

VOID



I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SEPTIC SYSTEM PLAN SHOWN HERE WILL COMPLY WITH ALL PROVISIONS OF THE TCEQ APPROVED CZP.

SYSTEM LAYOUT *
Scale: 1" = 50'

- * Septic tank must be a minimum of 50' from any water well. Closest distance from any part of spray area to water well must be 150' minimum, unless well is pressure cemented. Minimum setback of spray area from property lines is 10'. Minimum separation distance between septic tank or spray area and water supply lines is 10'. Setback of spray area from lakes, streams, ponds, and rivers is 50' minimum.

ALL SPRINKLERS ARE K-RAIN TYPE W/ LOW ANGLE NOZZLES

THE DISTRIBUTION LINE TO THE SPRINKLERS IS A 1" DIA. SCH 40 PVC LINE

SOIL SHALL BE PRESENT OVER ENTIRE SEPTIC SYSTEM SPRAY AREA. SPRAY AREA SHALL BE SEEDED WITH GRASS, EVERGREEN SHRUBS, BUSHES, TREES, OR LANDSCAPED BEDS CONTAINING MIXED VEGETATION MAY ALSO BE ADDED TO THE SPRAY AREA.

NOTES:

SLOPE OF INFLOW LINE TO TANK IS 1/8 INCH PER FOOT RUN. PIPE IS 4" DIA. SCH 40 PVC.

PRE-TREATMENT TANK IS BUILT ONTO THE AEROBIC TREATMENT UNIT. NO ADDITIONAL TRASH TANK IS REQUIRED IN THIS SYSTEM.

SYSTEM WILL BE INSPECTED BY COUNTY INSPECTOR IN ACCORDANCE WITH CURRENT COUNTY INSPECTION PROCEDURES.

Owner Toll Brothers

Drawn by: Davy Crandall

Location 1123 Sirockham Blvd.

Drawing No. 100-10160



MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

FIRM NO. 5549

Date: 6/16/25

Scale: Noted

Sheet 6 of 6



OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

VOID

Property Owner(s): Toll Brothers Inc Agreement Dates: Start on license to operate - end two years post license to operate
Property Address: 1125 Shrockham Blvd City & Zip: Bulverde 78163
Subdivision: Thornebrook Section, Lot, Block: 1/3/9
Permitting Authority: Comal Co. Permit Number: _____

The Texas Commission on Environmental Quality (TCEQ) mandates regular inspections and maintenance of all Aerobic Treatment Units (ATUs). These checks must occur every four months throughout the unit's lifespan (*some permitting authorities may adjust this requirement after the first two years of installation; contact your county/permitting authority for more information*).

MJ Septic will inspect and service your ATU every four months for the duration of the contract. For new installations, the contract's effective date aligns with the issuance of the License to Operate (LTO), as required by state guidelines established on June 13, 2001. Laboratory testing for parameters like coliform, TSS, and BOD are not included, and the associated fees are the owner's responsibility.

Renewal Prior to the conclusion of the contract, MJ Septic provides a seamless continuation option for routine maintenance and comprehensive reporting. To ensure uninterrupted service, electronic renewal reminders are promptly and automatically sent, keeping customers informed and allowing for timely action. It is important that you notify the office of any email address and/or phone number changes to avoid missing renewal notices.

Inspections It is crucial that we have full access to your system, including gate codes and combination locks, to conduct inspections effectively. We conduct inspections every four months (three times per year) to ensure the proper functioning of mechanical, electrical, and other applicable components. The annual fee covers the inspections but does not include parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls, or additional testing required by any regulating authority. Property owner(s) or tenant(s) are not required to be present at time of inspection.

Inspection Notifications Upon scheduling your upcoming inspection, an automated electronic booking confirmation will be sent to the email address(es) and/or mobile number(s) you provided during enrollment. Throughout the duration of your agreement, you are required to reach out to our office and provide any necessary updates to your information. As a reminder, a notification will be sent the day before your scheduled inspection. While there will not be a specific time frame for the inspection, you will receive a notification when the technician is on their way to your property on the day of the scheduled inspection. Property owner(s) or tenant(s) are not required to be present at time of inspection.

Reinspections If we are unable to access your property or system at any time due to circumstances beyond our control, you have the following options:

- Reschedule the inspection when our regular septic inspection technicians are scheduled to be back in your area again. This option is free of charge. (*could be up to 45+ days*)
- Reschedule the inspection with a repair technician for a specific date between Tuesday and Thursday. A service call fee of \$75 will be charged at the time of booking.
- Decline the inspection altogether. Please note that this option is not recommended, as there will be an 8-month or greater gap between inspections. You will not be notified of any potential issues, sludge readings, etc. No refunds will be given for declined inspections.



OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

1328 W Borgfeld Dr. San Antonio, TX 78260

(210) 875-3625

info@mjseptic.com

VOID

Credit/Debit Card and Payment Terms

- a) The full cost of the agreement is to be paid at the time of enrollment or renewal. If this agreement is part of a new system installation, it was paid in full at that time.
- b) To ensure prompt scheduling for all service calls, repairs, and pumping, we require a credit/debit card to be on file with our office upon booking. Please note that this is a mandatory requirement, and no exceptions will be made. Our technicians are not equipped to accept alternative payment methods in the field. Payment will be processed to the card on file immediately upon completion of repairs or service calls, unless otherwise noted.

System Alarms Don't panic if your aerobic septic system's audio or visual alarm activates. It's usually not an emergency. First, silence the alarm using the switch or button on the control panel to avoid disturbing your household or neighbors. During this time, it is important that you reduce all non-essential water usage in the event your system is overfull. Please refer to your OSSF Troubleshooting Guide for helpful information until we can schedule your service call.

- a) **Contact us for service:** It's crucial to notify our office as soon as possible to schedule a service call. If we're closed, leave a voicemail or text us at (210) 875-3625. Alternatively, send an email request to info@mjseptic.com.
- b) **Scheduling response times:** MJ Septic is committed to addressing all major concerns and complaints promptly. Excluding weekends and holidays, we aim to respond within 72 hours from the initial contact with the homeowner(s). Please check our website or Google for our updated hours of operation.
- c) **System power:** To avoid costly complications, it is crucial that you refrain from turning off the main power breaker to shut down the system under any circumstances, even in the occurrence of a system alarm.

Service Calls Outside of regular inspections, a \$75 service call fee (excluding parts, cleaning, and pumping) will be charged for service calls requested by homeowners or renters. At the company's discretion, this fee may be credited toward or even waived for an on-site repair. Some examples of service calls that may be encountered include, but are not limited to, responding to audio or visual system alarms, overflowing systems, backed up or clogged systems, chlorinator checks, odor complaints, sludge level rechecks, disconnected airlines, timer adjustments, spray head adjustments, and system power failures.

New Installation Warranty For ATU's under the initial installation warranty (2 years from the initial installation date), if a warrantied part requires replacement within 60 days of the LTO being issued, parts will be replaced free of charge. After 60 days, a \$75 warranty credit fee will be assessed for all part replacements or repairs. MJ Septic will only honor warrantied items when there is a valid maintenance contract in place.

Customer Purchased Parts MJ Septic will not install or work on parts purchased and provided by the customer. The use of unauthorized parts may compromise the system's performance and integrity. No exceptions will be made.

Unauthorized Repairs This only applies to systems under the original system installation maintenance contract and/or systems under any type of warranty with MJ Septic. Using a company other than MJ Septic for repairs will void all warranties associated with the maintenance contract. Unauthorized repairs are considered a breach of the maintenance contract and may have legal consequences.



OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

VOID

Repairs I During routine inspections or service calls, if the technician discovers parts in need of repair or replacement, we will try to contact the homeowner for on-site repair approval. If on-site repair/replacement is not possible, the customer will be notified by email or the postal service if we do not have an email address on file. All major part replacements include a 2-year warranty (refer to the notes below). There will be a \$75 warranty credit fee for all parts if replacement is required during the warranty period. Warranties will only be honored if there is an active maintenance agreement with MJ Septic. If the contract is not current, all warranties are void.

Repairs II Owning an aerobic system comes with the expectation of part replacements and septic tank cleaning needs. Regardless of how meticulously the system is maintained or how responsible your household usage is, certain components will inevitably require replacement. Some of these components, such as diffuser bars (not used by all brands), filters, sprinkler heads, airline, float switches, timers, and audio and visual alarms, are relatively inexpensive and commonly replaced. Septic tank cleaning and other components, such as sprinkler pumps, air compressors, and control panels, can be pricier than smaller parts. The longevity of your system's components varies based on several factors, including the number of users, water usage, dietary choices, medications taken, household cleaning chemicals used, items flushed down the commode, and the typical lifespan of each functional part.

Cost Expectations with Aerobic Septic System Maintenance

- ❖ Regular maintenance is essential for the proper function of your aerobic septic system. Even with proper maintenance, optimal design, and controlled household usage, certain components of your aerobic system will inevitably require replacement.
- ❖ More common and less expensive parts include, but are not limited to, airline replacement, audio and visual alarms, diffuser bars (only if applicable to your system), filters, float switches, sprinkler heads, and timers.
- ❖ Less common and more expensive parts that may need replacing include effluent (spray) pumps, air compressors, and control panels. Septic tank cleaning (pumping) is another service that you should expect to pay for.
- ❖ The lifespan of your septic system's components is influenced by various factors. These include, but are not limited to the number of users, water consumption, dietary habits, medication usage, household cleaning products, and what is flushed into the system. Additionally, each component has its own expected lifespan.
- ❖ The lifespan of components within your system will vary. Routine inspections assess these components to determine whether they need to be replaced or repaired. These components may include, but are not limited to, the following: air compressor (aerator), filter pads, diffuser bars, sprinkler pumps (effluent/irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell, toggle switches, wiring, junction boxes, risers and/or lids, sprinkler heads, and chlorinators.



OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

1328 W. Bergfeld Dr. San Antonio, TX 78260

(210) 875-3625

info@mjseptic.com

VOID

Septic Tank Cleaning (Pumping) & Sludge Readings Since aerobic septic systems are a "treatment unit", the rise of sludge in the pump tank will depend on how the system is being used and if the treatment process is taking place as the system is designed for.

- ❖ An aerobic system should never be treated like a city sewer.
- ❖ Sludge readings are taken at each routine inspection, or in the event a technician deems it necessary upon other scheduled services.
- ❖ Accurate sludge readings cannot be taken in the event the system has had a power failure or the system has been turned off causing the system to overflow.
- ❖ Septic tank cleaning (pumping) will be recommended once your sludge levels have reached anywhere between 10-12" inches of sludge in the pump tank chamber of your aerobic system.
- ❖ Septic tank cleaning (pumping) may also be recommended for other various reasons, such as, but not limited to, the trash tank chamber being full of solids.
- ❖ Sludge readings can increase due to many factors, and the accumulation of sludge within the pump tank may not occur at a consistent or gradual rate.
- ❖ The accumulation of sludge in your septic system is influenced by various factors. These include but are not limited to water consumption and usage within the household, the materials entering the system, consecutive laundry loads, simultaneous use of laundry, dishwasher, and showers/baths, hosting gatherings, and internal water leaks such as a running toilet.
- ❖ Hydraulic overload can be caused by surges of water entering the system. This throws off the bacterial balance, which prevents proper waste breakdown and leads to faster sludge accumulation in the pump tank. The result is more frequent pumping.
- ❖ The items that are flushed down toilets or poured down drains need to be treated by the septic system, they do not just disappear.
- ❖ Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Note that even if these items are labeled as "flushable" or "septic safe," they may still harm your system.

Damage and additional expenses for repairs and pumping can be caused by the following items entering the system (this list is not exhaustive):

- ❖ Excessive use of the garbage disposal (*if necessary, dishes should be scraped into the trash and wiped with a paper towel prior to washing*)
- ❖ Egg shells, coffee grounds, fruit and vegetables, fruit and vegetable peels
- ❖ Fats, grease, and oils
- ❖ Too many harsh household cleaners, excessive use of laundry detergent, fabric softener, and/or bleach
- ❖ Drain cleaners and automatic toilet bowl cleaners
- ❖ Wipes of any type (feminine, baby, facial, cleaning), feminine products and feminine product applicators, paper towels, condoms, and cotton swabs
- ❖ Hair combs, dental floss, any type of diapers, gauze bandages, and unused medications
- ❖ Paint, paint thinners, and varnishes
- ❖ Pet hair, kitty litter, cigarette butts, e-cigarettes, any type of plastics



OSSF RESIDENTIAL MAINTENANCE AGREEMENT

Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

1328 W Borafeld Dr. San Antonio, TX 78260

(210) 875-3625

info@mjseptic.com

VOID

Additional Terms and Conditions, Warranty Violations

Power to the System

- ❖ **Power to the System:** Never turn off the power to your system, even in the event of a system alarm or any other issues. This is not permissible and can cause further complications or damage(s) to the system.
- ❖ **Alarms:** Disconnecting the audio or visual alarms, which serve as critical system alerts for potential septic system issues, can prevent you from being informed about these problems until it's too late. Both audio and visual alarms are essential features that should not be disabled.
- ❖ **Maintaining proper airflow in the air compressor:** In a septic system, the air compressor plays a pivotal role in facilitating the breakdown of waste. Restricting airflow to the air compressor can have detrimental consequences. This restriction can lead to damage to the compressor itself and subsequently disrupt the proper functioning of the entire septic system.

System Alterations or Modifications

- ❖ Do not build or construct anything over any part of the aerobic system.
- ❖ There are setback requirements for surface improvements near the septic, and failure to meet them could result in expenses to bring the system back into compliance. Please reach out to us if you plan on making surface improvements and we can help you ensure you remain in compliance with code requirements.
- ❖ Surface application lines, drip irrigation lines, spray heads or any other components of your aerobic system should never be modified, replaced or tampered with by other contractors. This includes but is not limited to landscaping companies, irrigation companies, or pool companies.
- ❖ MJ Septic, LLC must be contacted by property owners prior to any alterations on their property. This includes, but is not limited to, the addition of swimming pools, outdoor kitchens, decks, patios, sport courts, and irrigation systems, to ensure that the necessary measures are taken.
- ❖ Some modifications will require obtaining a new permit from the respective county, having a septic designer redesign the system, and having a licensed septic installation company make the appropriate changes onsite.
- ❖ If modifications are made without the appropriate permitting approval, property owners will be responsible for any and all associated costs to repair the system to bring it back into compliance. Additionally, any warranties (*if applicable*) will be voided.
- ❖ The discharge from septic system surface application heads (septic spray heads) is restricted to areas with natural vegetation.
- ❖ Unless otherwise noted, the spray heads should only spray between midnight and 5am.



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Additional Terms and Conditions, Warranty, Vegetation, and Landscaping

Irrigation Systems, Landscaping, & Ants

- ❖ Avoid installing or allowing your irrigation system to discharge/spray in the same area as your septic spray areas, as it can lead to oversaturation and violates state/county code.
- ❖ Ant mounds must not be allowed to form near any part of the aerobic system. If ant mounds appear, they can be treated with ant killer. Any electrical component damage resulting from ants will void all applicable warranties.
- ❖ No landscaping elements, including trees, plants, and flowers, should be planted on or over any part of the aerobic system.
- ❖ Vegetation, including that around spray heads and the spray area, must be kept mowed and trimmed to allow for safe access and inspection by technicians. Failure to do so may result in a rescheduling fee or dismissal of the inspection.

Liquid Bleach Chlorination Systems (most common in newer systems/homes and buildings) - Never tamper or alter your chlorinator system. This will void any warranties *(if applicable)*.

- ❖ Regular household bleach (6-10% Sodium Hypochlorite) is used for liquid chlorinators.
- ❖ **Warning!** Never use low splash, splashless, or scented bleach. This will cause complications or damages to the chlorination system and void any warranties *(if applicable)*.
- ❖ Chlorine consumption for the typical household is up to one gallon per person per month, add an additional gallon if you have a water softener, but it will only use that much if each person in the house is using 100 gallons a day or more. Some households use more bleach, some less, it depends on water usage. You don't want to use more than 3-4 gallons at a time, so if you have more than 3-4 people in the home and a water softener you might be adding on a bi-weekly basis.
- ❖ We recommend checking your chlorine consumption every other week for a couple of months so that you can get a good idea of what your household will use, after which point you can set yourself up on a regular schedule. If you ever have guests over or a period of higher water usage inside of the home you will need to add more during those times.

Tablet Chlorination Systems Never tamper or alter your chlorinator system. This will void any warranties *(if applicable)*.

- ❖ Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. *MJ Septic does not carry this product for resale.*
- ❖ **Warning!** Never use swimming pool chlorine tablets or solutions for your septic system. Mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction.
- ❖ **Warning!** Always store your septic chlorine tablets in a cool, dry and well-ventilated area.
- ❖ **Warning!** Do not store your septic chlorine tablets near water heaters, water heater closets, near gas fixtures or electricity.

When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator canister from clogging. *If the canister is clogged, use a water hose to rinse and completely clean and clear the canister before adding fresh tablets.*

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Michael J. Long, TCEQ License #MP0001294 Exp Aug 31 2025

MJSEPTIC

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28 W. Morgfeld Dr. San Antonio, TX 78260

(210) 875-3625

info@mjseptic.com

- ❖ Exceeding your septic system's rated daily capacity I: The septic system is engineered to manage a specific quantity of waste and water on a daily basis. Surpassing this limit can lead to several detrimental effects, such as the accelerated accumulation of sludge and premature failure of system components.
- ❖ Exceeding your septic system's rated daily capacity II: To ensure the proper functioning of your aerobic system, it's crucial not to overload it. Conserving water can help prevent this issue. Be vigilant about fixing leaky faucets and running commodes to avoid unnecessary water usage. Distribute your laundry throughout the week, aiming for one to two loads daily. Avoid doing all your laundry on the same day, as this can create a sudden surge of water entering the system. This hydraulic overload can disrupt the balance of bacteria, hindering the proper breakdown of waste and leading to a faster accumulation of sludge in your pump tank. The result may be a need for more frequent pumping.
- ❖ Septic Tank Cleaning & Part Replacement: Regular cleaning and pumping of the septic system are crucial for its optimal functioning. Ignoring recommendations to clean and pump the system can lead to malfunctions and potential issues. Failure to replace necessary parts as needed can exacerbate the situation, further compromising the system's performance.

Homeowner Responsibilities

- a) Yard Work/Landscaping: Keep grass, weeds, and plants trimmed and clear of tank access points, the control panel, air compressor, etc. Grass, weeds, and plants can block access to the septic system and its components. This can be potentially damaging to the system if grass/weeds grow into the pipes and lines. Overgrown grass around the aerator can restrict proper airflow. Avoid spraying your irrigation system in the same areas as your septic spray areas which will lead to oversaturation and is against code compliance.
- b) Pest Control: To assist in maintaining the longevity and safety of our technicians, regular treatment for ants in the surrounding area is essential. Ants have the potential to form mounds within the electronic components of the system, leading to damage and premature failure. Additionally, treating the septic tank area and components for wasps, hornets, bees, and other insects is crucial to ensure the safety of all individuals involved.
- c) Permitting: Obtain approval from a septic designer and permitting authority before making any additions or modifications to your septic system: Any changes to your septic system must be approved by a septic designer and the permitting authority. Failure to obtain approval can result in fines and penalties. See section entitled *Alterations and Modifications to the System*.
- d) Chlorination Supply: *This does not apply to drip irrigation systems.* You are responsible for maintaining your own chlorine supply. TCEQ regulation requires proper chlorination for all surface application septic systems. For liquid chlorinators, homeowners are to add 2-3 gallons of 6-10% Sodium Hypochlorite (Household Bleach) per month. Chlorine consumption will vary depending on water usage. For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets at a local Home Depot or Lowe's. Warning! Do not use pool tablets, as it poses a significant safety risk. The combination of pool tablets and certain chemicals can result in a hazardous and volatile reaction.
- e) Drip Irrigation Systems: *This does not apply to surface application systems.* It is the homeowners responsibility to clean the drip irrigation disc filter anywhere between weekly to monthly, depending on build up. Build up frequency is directly related to individual usage. The drip irrigation filter will be cleaned during routine inspections.



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VOID

Liability Disclaimer

- MJ Septic will not be liable for any damage, malfunction, or issues resulting from unauthorized alteration or modifications to the septic system.
- The property owner bears full responsibility for ensuring compliance with county codes and regulations.

Electronic Acceptance of Maintenance Agreement

- The agreed-upon price, terms, and conditions are found acceptable and are thus accepted. MJ Septic is granted permission to access the property for the purpose of conducting routine maintenance inspections, as well as for carrying out service calls and repairs, as requested and agreed upon.
- By reviewing this agreement in its entirety, I acknowledge that I have read and accepted the maintenance agreement guidelines above. I understand that I have the right to terminate my contract within 14 business days of reviewing this agreement and receive a full refund, excluding any initial or routine inspections conducted during that period.
- MJ Septic maintains the sole authority to modify this document whenever deemed necessary.

MJ Septic will not sign or approve this agreement without a prior electronic approval for septic installation. This applies to all builders, general contractors, and/or property owners acting as the builder or general contractor of record.

Having thoroughly reviewed the terms of this agreement, I understand that upon receiving the License to Operate from my Permitting Authority, I am responsible for contacting MJ Septic to begin the enrollment or transfer process for this agreement and warranty. Following completion of this process, MJ Septic will electronically transmit all OSSF closing documents for my records.

Property Owner(s): Toll Brothers Inc

Property Address: 1123 Sirockham City & Zip: Bulverde,

Property Owner(s) Signature(s):  Emma Dickson - Director

Property Owner(s) Signature(s): _____

Date of Property Owner(s) Signature(s): July 17, 2025

Authorized MJ Septic Representative Signature: 

Date of MJ Septic Signature: June 24 2025

VOIDAFFIDAVIT TO THE PUBLIC
THE COUNTY OF COMAL
STATE OF TEXAS

SPECIFIC NOTICE OF OSSF REQUIRING MAINTENANCE

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

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

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): _____

Goldsmith Phase 1 Lot 3 Block 9 Unit 1

The property is owned by (Insert owner's full name): Toll Brothers Inc

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 17th DAY OF July, 2025

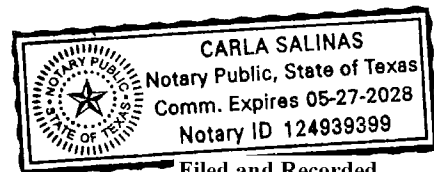
Emma Dickson - Director

[Signature]
Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17th DAY OF July, 2025

Carla Salinas
Notary Public, State of Texas

Notary's Printed Name: Carla Salinas
My Commission Expires: May 27, 2028



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/15/2025 08:09:08 AM
TERRI 1 Pages(s)
202506025965



Bobbie Koepp

Revised

Efrain Gallegos

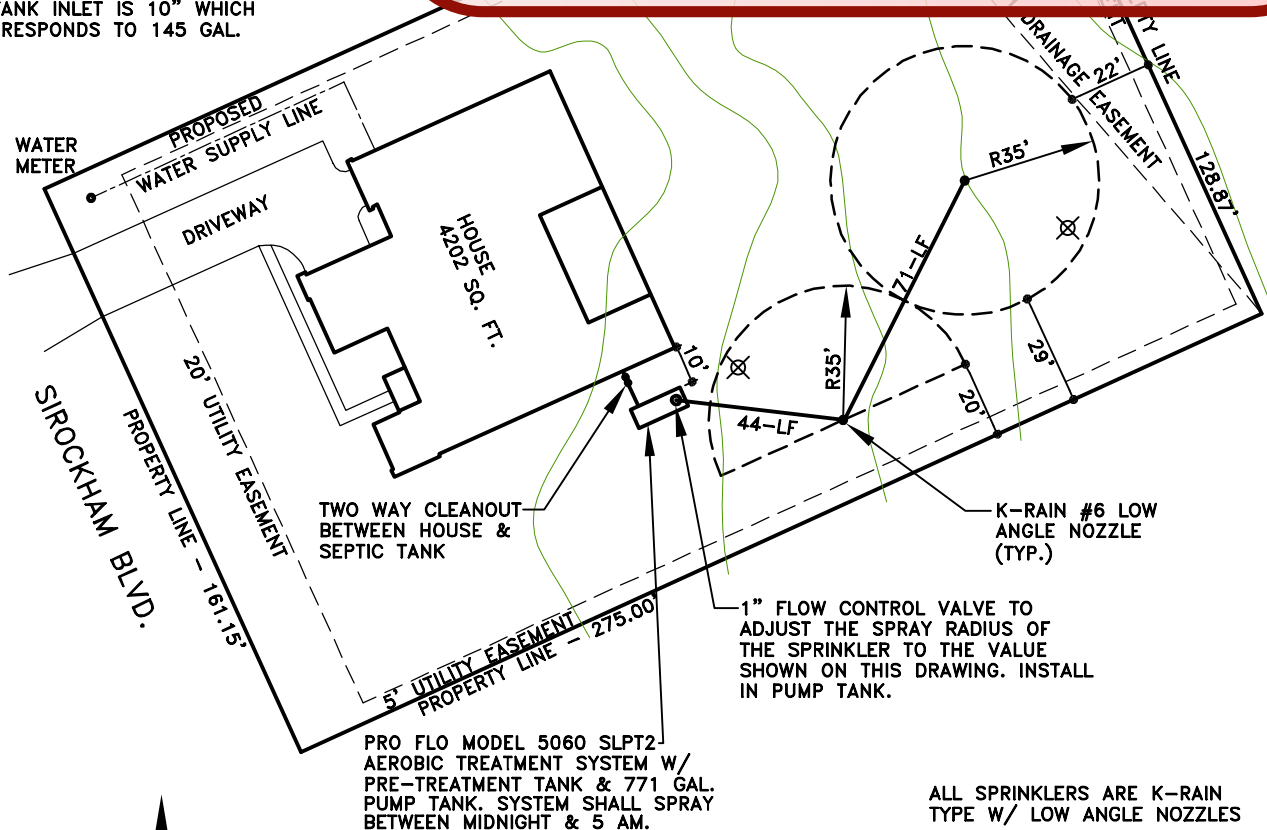
WHERE A WATER LINE IS CLOSER THAN 10' WASTEWATER MAIN, THE WATER LINE SHALL CASD INSIDE OF A SCH 40 PVC PIPE SUCH THAT THE ENDS OF THE CASING ARE AT LE 10' AWAY FROM THE WASTEWATER MAIN. IN ADDITION, IF THE LINES CROSS, THE WATER LINE SHALL BE AT LEAST 6" ABOVE THE WASTEWATER MAIN.

ON: 21" - 304 GAL.
OFF: 20" - 290 GAL.
ALARM LEVEL: 43" - 623 GAL.
TANK INLET: 53" - 768 GAL.

DISTANCE BETWEEN ALARM LEVEL
& TANK INLET IS 10" WHICH
CORRESPONDS TO 145 GAL.

AFTER CAREFUL CONSIDERATION, IT WAS DETERMINED, TO THE BEST OF MY ABILITY, THAT NEITHER THE HOUSE NOR THE SEPTIC SYSTEM IS LOCATED WITHIN THE BOUNDARIES OF A FEMA DESIGNATED 100 YEAR FLOOD ZONE.

VOID



ALL SPRINKLERS ARE K-RAIN
TYPE W/ LOW ANGLE NOZZLES

THE DISTRIBUTION LINE TO THE
SPRINKLERS IS A 1" DIA. SCH
40 PVC LINE

SOIL SHALL BE PRESENT OVER ENTIRE SEPTIC SYSTEM SPRAY AREA. SPRAY AREA SHALL BE SEEDED WITH GRASS, EVERGREEN SHRUBS, BUSHES, TREES, OR LANDSCAPED BEDS CONTAINING MIXED VEGETATION MAY ALSO BE ADDED TO THE SPRAY AREA.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SEPTIC SYSTEM PLAN SHOWN HERE WILL COMPLY WITH ALL PROVISIONS OF THE TCEQ APPROVED CZP.



SYSTEM¹ LAYOUT *

Scale: 1" = 50'

- * Septic tank must be a minimum of 50' from any water well. Closest distance from any part of spray area to water well must be 150' minimum, unless well is pressure cemented. Minimum setback of spray area from property lines is 10'. Minimum separation distance between septic tank or spray area and water supply lines is 10'. Setback of spray area from lakes, streams, ponds, and rivers is 50' minimum.

NOTES:

SLOPE OF INFLOW LINE TO TANK IS 1/8 INCH PER FOOT RUN. PIPE IS 4" DIA. SCH 40 PVC.

PRE-TREATMENT TANK IS BUILT ONTO THE AEROBIC TREATMENT UNIT. NO ADDITIONAL TRASH TANK IS REQUIRED IN THIS SYSTEM.

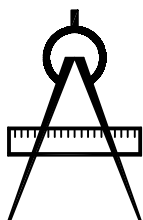
SYSTEM WILL BE INSPECTED BY COUNTY INSPECTOR IN ACCORDANCE WITH CURRENT COUNTY INSPECTION PROCEDURES.

Owner Toll Southwest, LLC

Drawn by: Davy Crandall

Location 1123 Sirockham Blvd.

Drawing No. 100-10160A



MANGOLD Engineering Company

5596 CR 5710
Devine, TX 78016
Phone: (830) 931-0400

Date: 9/17/25

Scale: Noted

FIRM NO. 5549 | Sheet 6 of 6

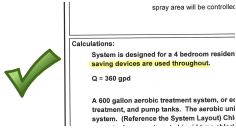
Sheet 6 of 6



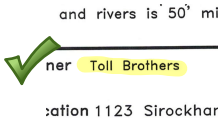
gallee (9)

Update #MP expiration date to show TCEQ website date.

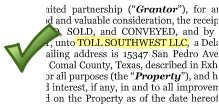
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COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		118931
<i>Date Received</i>	<i>Initials</i>	<i>Permit Number</i>

Instructions:

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

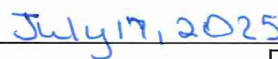
OSSF Permit

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

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


Signature of Applicant

Emma Dickson - Director


Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

INCOMPLETE APPLICATION (Missing Items Circled, Application Refused)
--