



# COMAL COUNTY

ENGINEER'S OFFICE

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

Issued This Date: 12/17/2019 Permit Number: 110007

Location Description: 27338 FELSWAND PKWY  
NEW BRAUNFELS, TX 78132  
Subdivision: Rockwall Ranch  
Unit: 5  
Lot: 8  
Block: 18  
Acreage:

Type of System: Aerobic  
Surface Irrigation

Issued to: Kelly & Diann Johnson

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

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

Alterations to this permit including, but not limited to:

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

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

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

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

Licensing Authority  
Comal County Environmental Health

*Michael Lopez* OS8497  
ENVIRONMENTAL HEALTH INSPECTOR

*Sandra Anna Hernandez, Asst.*  
ENVIRONMENTAL HEALTH COORDINATOR

OS 0025599

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: J.A.V. OSSF Installer #: \_\_\_\_\_

1st Inspection Date: 11/22/19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: 12/17/19

Inspector Name: Mike T. Inspector Name: \_\_\_\_\_ Inspector Name: Mike T.

Permit#: 110007 Address: Rockwall Ranch / 27338 Felsward Dr.

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)		11/22/19		12/17/19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	/	285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	/	285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	/	285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	/	285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements	/	285.32(b)(1)(G)285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

MT - 11/22/19  
Tank set, leveled  
operational ✓  
Ready For Cover.

MT - 12/17/19  
Covered.

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If 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	✓		600	11/24/19		12/17/19
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Wu Water			
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

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



**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes &lt; 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less &amp; an additional 400 ft. for each additional bedroom )</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. &amp; Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) &amp; Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
32	AEROBIC TREATMENT UNIT is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)		11/22/19		12/17/19
33	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided	✓					
34	AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank	✓					
35	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						
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38	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						
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41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓	285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed	✓					
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

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Installer Name: J.A.V. OSSF Installer #: \_\_\_\_\_

1st Inspection Date: 11/22/19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

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Permit#: 110007 Address: Rockwall Ranch / 27338 Felswood Dr.

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35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.</p>	✓					
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials &amp; construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>						
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OSSF Inspection Sheet**

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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: 110007  
Issued This Date: 11/20/2019  
This permit is hereby given to: Kelly & Diann Johnson

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

27338 FELSWAND PKWY  
NEW BRAUNFELS, TX 78132

Subdivision: Rockwall Ranch  
Unit: 5  
Lot: 8  
Block: 18  
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

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

Call (830) 608-2090 to schedule inspections.



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

107911  
old Permit

Date 11-15-2019 Permit # 110007

Owner Name Kelly + DiAnn Johnson Agent Name \_\_\_\_\_  
Mailing Address 12922 423 Avenue Agent Address \_\_\_\_\_  
City, State, Zip Pic-pont, SD, 57408 City, State, Zip \_\_\_\_\_  
Phone # 605-325-3318 Phone # \_\_\_\_\_  
Email \_\_\_\_\_ Email \_\_\_\_\_

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

Subdivision Name Rockwall Ranch Unit 5 Lot 8 Block 18  
Acreage/Legal 1.2 Acres  
Street Name/Address 27338 Folsward Parkway City New Braunfels Zip 78132

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House  
Number of Bedrooms 3  
Indicate Sq Ft of Living Area 4096

RECEIVED  
NOV 18 2019  
COUNTY ENGINEER

Non-Single Family Residential

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

Type of Facility \_\_\_\_\_  
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: \$ 773,000 (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.  
- 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.

Kelly Johnson DiAnn Johnson 11-15-2019  
Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

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

Planning Materials & Site Evaluation as Required Completed By Hoyt Seidenstricker

System Description Aerobic with spray distribution

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

Tank Size(s) (Gallons) 600 600 Absorption/Application Area (Sq Ft) 5652

Gallons Per Day (As Per TCEQ Table III) (360 as per design)

(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.

Hoyt Seidenstricker  
Signature of Designer

11-15-2019  
Date





201806029772 07/31/2018 04:00:04 PM 1/1

1/c

# 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 (OSSFs), 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.

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COUNTY ENGINEER

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

Lot 8, Block 18 Rockwall Ranch Subdivision unit 5, Comal County, TX.

The property is owned by Kelly Johnson

This OSSF must be covered by a continuous service policy 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 may be obtained from: Comal County.

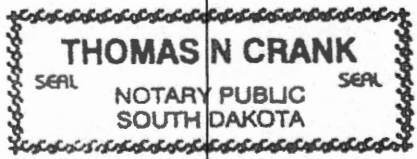
IN WITNESS WHEREOF (s)he has hereto set his/her hand.

Signature [Handwritten Signature]

Print Name Kelly Johnson

I hereby certify that Kelly Johnson, known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 3rd DAY OF July, 2018.



Thomas N Crank  
Notary Public, State of ~~Texas~~ South Dakota  
My Commission Expires: \_\_\_\_\_

Thomas N. Crank, Notary Public  
My Commission Expires 5-2-2019

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
07/31/2018 04:00:04 PM  
JESSICA 1 Page(s)  
201806029772



Bobbie Koepf

Regulatory Authority \_\_\_\_\_

Permit / License Number \_\_\_\_\_

NOV 18 2019

**JAJ Construction Services, LLC**  
**Aerobic Services Division**  
 Jeff Jay - MP0001423  
 1913 Hwy 46 East  
 Boerne, TX 78008  
 Phone (830) 336-3821  
 Fax (830) 336-3841

Customer Kelly Johnson  
 Site Address 27338 Folsom and Panting COUNTY ENGINEER  
 City, State, Zi: New Braunfels, TX 78132  
 Mailing Address 12922 423 Avenue, Pierpont SD 57468  
 County Comal Map # \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Phone # 615 325 3318

**WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT**

The effective date, if this is an initial maintenance contract, shall be the date the license to operate is issued.

- I. **General:** This Work for Hire Agreement (herein after referred to as "Agreement") is entered into by and between Kelly Johnson (hereinafter referred to as "Customer") and JAJ Construction Services, LLC. By this Agreement JAJ Construction Services, LLC and its employees (hereinafter, inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein. The designed flow rate for this system is a maximum of \_\_\_\_\_ gallons per day.
- II. **Effective Dates:** This Agreement commences on \_\_\_\_\_ and ends on \_\_\_\_\_ for a total of \_\_\_\_\_ two (2) years (initial Agreement) or \_\_\_\_\_ one (1) year (there after). If this is an Initial Agreement (new installation), the Customer will notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This Agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.
- III. **Renewal:** This Agreement shall automatically renew each at the same terms, conditions, and costs, unless either party gives notice of termination a minimum of thirty (30) days prior to end of first Agreement period. See Section IV.
- IV. **Termination of Agreement:** This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform to accordance with its terms, without fault or liability of the terminating party. If this Agreement is so terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to Customer within thirty (30) days. Either party terminating this Agreement for any reason, including no renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.
- V. **Services:** Contractor will
  - a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three (3) visits to site per year.
  - b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
  - c. Repair or replace. If Contractor has necessary materials at site, any component of the OSSF to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and services costs are \$100.00 or less, Customer hereby authorizes Contractor to perform the service and bill Customer for said service. When service costs are greater than \$100.00, or if Contractor does not have necessary supplies at the site, Contractor will notify Customer of required service(s) and associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
  - d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
  - e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
  - f. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. **Disinfection:** Not Required XXX Required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer \_\_\_\_\_ (Initial).
- VII. **Electric Monitoring:** Electric Monitoring is not included in this Agreement.
- VIII. **Performance of Agreement:** Commencement of performance by Contractor under this Agreement is contingent on the following conditions:
  - a. If this is an Initial Agreement (new installation):
    - I. Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
    - II. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
  - b. If this is not an Initial Agreement (existing system):
    - I. Contractor's receipt of a fully executed original copy or facsimile of this Agreement and all documentation requested by Contractor.
    - II. Contractor's receipt of payment of the wastewater-monitoring fee in accordance with the terms as described in Section XIV of this Agreement.
  - c. If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.



**IX. Customer's Responsibilities:** The Customer is responsible for each and all of the following:

- a. Provide all necessary yard or lawn maintenance and removal of all obstacles including, but not limited to, dogs and other animals, vehicles, trees, brush, trash, or debris as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
- b. Protect equipment from physical damage including, but not limited to, that damage caused by insects.
- c. Maintain a current license to operate, and abide by the conditions and limitation of that license, and all requirements for and OSSF from the State and or local regulatory agency, whichever are more stringent, as well as proprietary system's manufacturer recommendations.
- d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of the OSSF.
- e. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluation on the OSSF's performance. If these samples are taken to a laboratory for testing with the exception of the service provided under Section V sub-section 'd' above. Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$35.00 per hour plus the associated fees for laboratory testing.
- g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
- h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulicaly overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- j. Maintain site drainage to prevent adverse effects on the OSSF.
- k. Pay promptly and fully all Contractor's fees, bills, or invoices as described herein.

**X. Access by Contractor:** Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. If not an initial Agreement (new installation) and this access is not in place or provided for by the Customer, the cost for the labor of excavation, and possibly other labor and material costs will be required. These costs shall be billed to Customer as an additional service at a rate of \$35.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electrical cable, water, air, or gas lines, etc.), or for the uneven settling of the soil.

**XI. Limit of Liability:** Contractor shall not be held liable for any incidental consequential, or special damages, or for economic loss due to expense, or for loss of profit or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable to an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

**XII. Severability:** If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

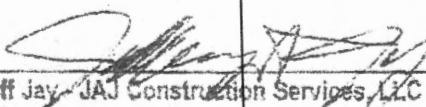
**XIII. Fee for Services:** The fee does not include any equipment, material, or labor necessary for non-warranty repairs or for unscheduled inspections or Customer requested visits to the site.

**XIV. Payment:** Full amount due upon signature (Required of new Customer). Payment of invoice(s) for any other service or repair provided by Contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$3.00 return check fee.

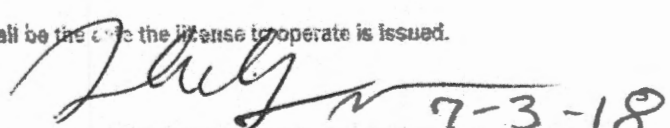
**XV. Application or Transfer of Payment:** The fees paid for this Agreement may transfer to the subsequent property owner(s) however this Agreement is not transferable. Customer will advise subsequent property owner(s) of the State requirement that they sign a replacement Agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's office within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

**XVI. Entire Agreement:** This Agreement contains the entire Agreement of the parties and there are no other conditions in any other Agreement, oral or written.

The effective date of this initial maintenance contract shall be the date the license to operate is issued.

  
Jeff Jay, JAJ Construction Services, LLC  
MP0001423

1 copy: JAJ Construction Services, LLC

  
Customer Signature

7-3-18  
Date

1 copy: Customer

1 copy: Regulatory Authority





ON-SITE SEWERAGE FACILITY  
Site Evaluation Report Information

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Date: 7/1/2018

Site Evaluator Information:

**Applicant Information:**

Name: Kelly Johnson

Name: Hoyt Seidensticker

License: OS0008771 Exp. 8/31/2020

COUNTY ENGINEER

Address: 12922 423 Avenue

Company: Land Stewardship Services, LLC

City: Pierspoint State: South Dakota Zip: 57468 Address: 1822 FM 473

Phone: \_\_\_\_\_

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603 Fax: (830) 336-4697

**Property Location:**

Lot: 8 Section: 18 Sub.: Rockwall Ranch, Unit 5

**Installer information:**

Street/Road Address: 27338 Felswand Pkwy.

Name: Jeff Jay OS0020500

City: New Braunfels State: Texas

Zip: 78132 Company: J.A.J. Construction Services, LLC

Unincorporated Area? Y or N

y Address: 1013 Hwy 46 E.

Additional information \_\_\_\_\_

City: Boerne State: Texas Zip: 78006

Phone: (830) 336-3821 Fax: (830) 336-3841

**Schematic of Lot or Tract**

**Show:**

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

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

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

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

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers,

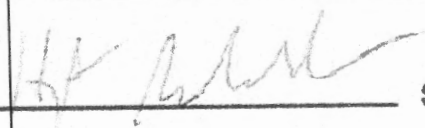
high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

**SITE DRAWING**

Lot Size: \_\_\_\_\_ acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No: OS0008771

7/19/2018  
4:16 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA KELLY JOHNSON

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### Property Information:

St. Address: 27338 Felswand Parkway  
City: New Braunfels State: Texas  
Zip code: 78132

### House Information

No. of Bedrooms: 3  
Sq. footage (Approx.): 4096  
Water Supply: PUBLIC

### Predicted Quantity of Sewage (Q)

Water Saving Devises in Home (y/n): YES  
Gallons/day (Q): 360  
Greywater included (yes/no): YES

### Supply Line from House

Length of supply line (approx. ft): 10  
Type of supply line: SCH 40 PVC  
Size of Supply line (in): 3 or 4

### Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064  
Minimum Adsorptive Area (sq. ft.): 5625

### Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 90  
Type of supply line: SCH 40 PVC  
Size of supply line (in): 1

### Aerobic Unit

Required size of aerobic unit: 600 gpd  
Pretreatment Tank (gallons): 353  
Class 1 Aerobic Unit: NuWater 550-PC-400PT  
Pump tank total capacity (gal): 768  
Chlorination: Liquid installed in Tank  
Pump Switch operation: Float system  
Dosing cycle quantity (gals): Varied  
Cycling time: night time  
Pump size and capacity: Franklin E-Series 20 GPM

### Disposal Area per this System

$\pi (30)^2 = 2826$   
 $\pi (30)^2 = 2826$   
=   
=   
Total irrigated area (sq. ft.): 5652

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

Hoyt Seidensticker  
Hoyt Seidensticker, R.S. No. 3588  
Land Stewardship Services, LLC, 1822 FM 473, Boerne, Texas 78006  
Cell (210) 414-6603, Fax (830) 336-4697

7-19-18  
Date



Effective immediately: If any change(s) are made that require a revision to this design, a \$75.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.



7/19/2018  
4:16 PM  
Aerobic with Spray  
Distribution System

# ON-SITE SEWAGE FACILITY DESIGN CRITERIA KELLY JOHNSON

### Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>3.6</u>
Total head:	<u>99.6</u>

### Sprinkler Head Information

K-Rain sprinkler head PROPLUS, low angle nozzle	
No. 3 @40psi	GPM: <u>3.1</u>
Number of sprinkler heads:	<u>2</u>
Gallons per minute:	<u>6.2</u>

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by a Chlorination Station 200-1500 Unit in the pump tank, before being disposed of through above ground sprinkler heads. All warning systems shall be installed with the aerobic unit

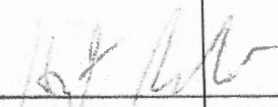
Land acceptable for surface application shall have a flat terrain (with less than or equal to 15% slope). Sloped land (with greater than 15% slope) may be acceptable if it is properly landscaped and terraced to minimize runoff. There shall be nothing in the surface application area within ten feet of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

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

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

At every inspection a Total Chlorine Residual test must be conducted on the effluent in the pump tank and must be a minimum acceptable level of .1 mg/l residual.

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

  
\_\_\_\_\_  
Hoyt Seidensticker, R.S. No. 3588  
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7-19-18  
\_\_\_\_\_  
Date



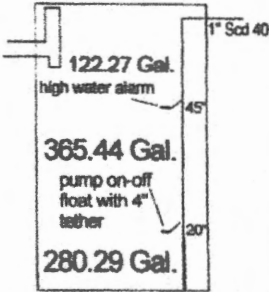
Scale 1"=50'

# Site Map Aerobic with Spray Distribution System Kelly Johnson Lot: 8 Blk. 18 Rockwall Ranch Subdivision Unit 5 27338 Felswand Pkwy. New Braunfels, Texas 78132 Comal County

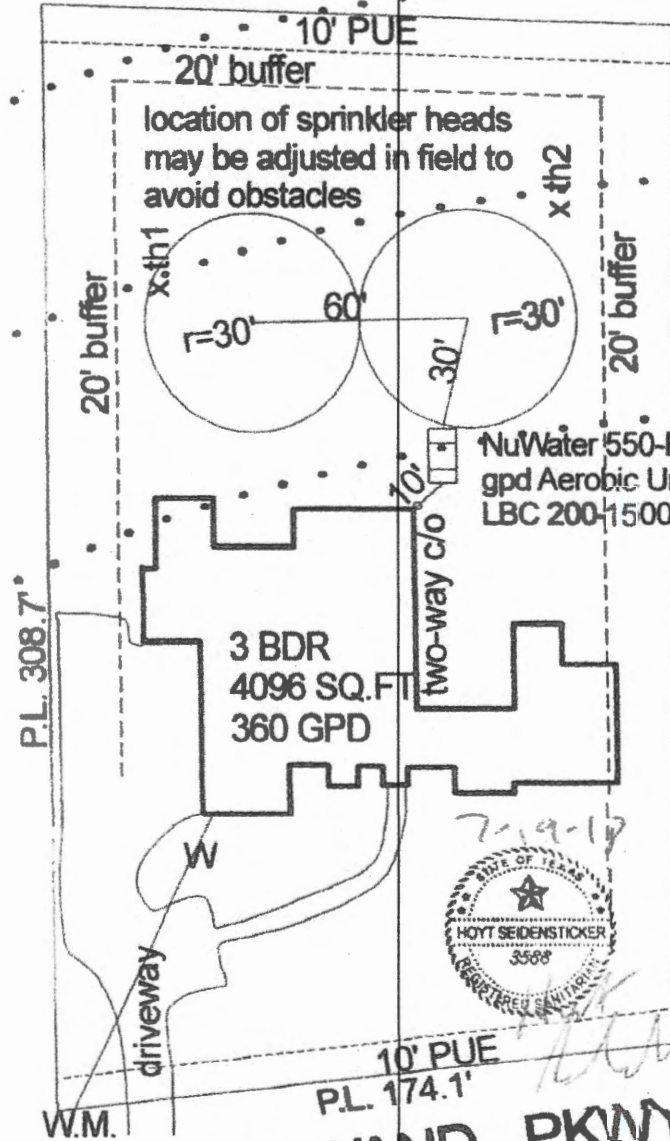
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This design complies with all provisions of the existing water pollution abatement plan and there is not a recharge feature within 150' of the proposed septic system.



P.L. 179.9'



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

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

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m. Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be seeded or soddec with a mixture of rye and Bermuda grasses or other grass species prior to system operation.

100 yr flood plain does not exist on this tract

All external electrical lines must be in gray conduit

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



27338 FELSWAND PKWY.

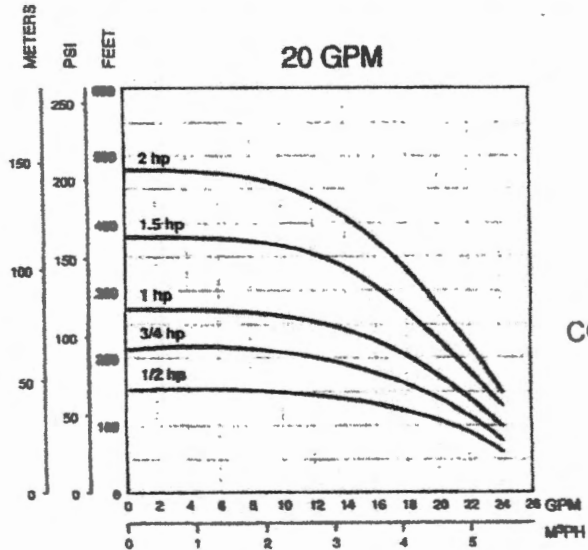
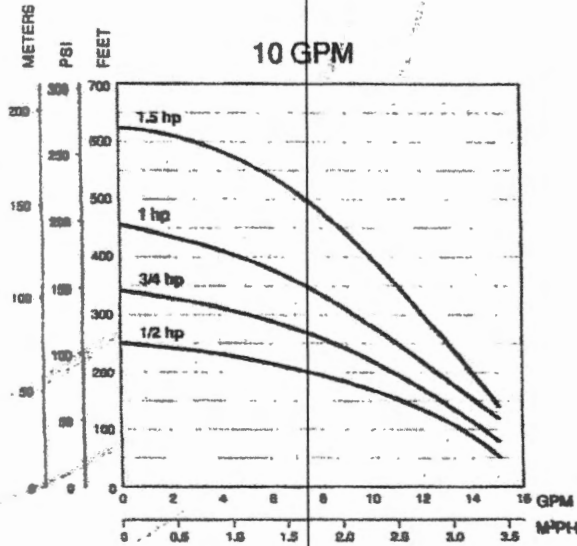


**E-Series**

**FPS**

# Environmental Series Pumps

## Thermoplastic Performance



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 COUNTY ENGINEER

## Thermoplastic Units Ordering Information

2 - 1.5 HP Single-Phase Units

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	48
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1.2 - 2 HP Pump Ends

Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11



# 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.

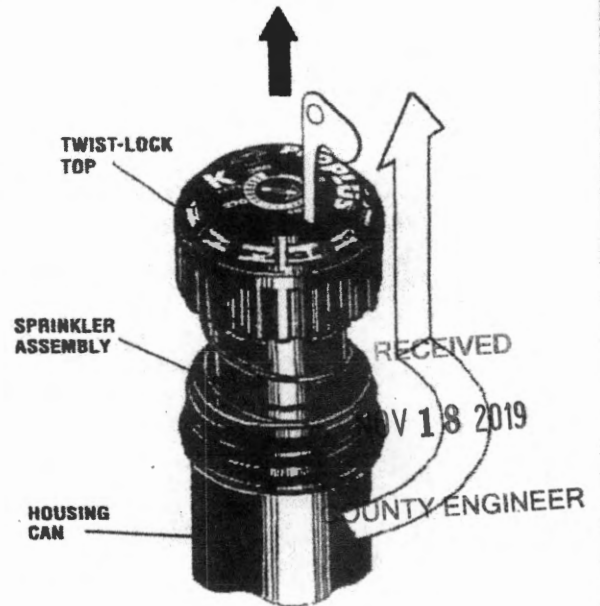
### 2 ► INSPECTING THE FILTER

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 easily be pulled out, cleaned and re-installed.

### 3 ► WINTERIZATION TIPS

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

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



## STANDARD NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC			Flow GPM	Flow LPM
	Pressure PSI	Radius FT	Flow GPM	Pressure Bars	Radius METERS	Flow LPM		
#2.5 Factory Installed Nozzle	30	36"	2.5	2.0	11.6	8.5	.57	
	40	39"	2.8	2.75	11.9	10.6	.64	
	50	40"	3.2	3.45	12.2	12.1	.73	
	60	41"	3.5	4.13	12.5	13.2	.79	
#0.5	30	28"	0.7	2.0	8.8	2.6	.16	
	40	30"	0.8	2.75	9.1	3.0	.18	
	50	31"	0.9	3.45	9.4	3.4	.20	
	60	32"	1.0	4.13	9.8	3.8	.23	
#1	30	32"	1.2	2.0	11.3	9.1	.54	
	40	33"	1.5	2.75	11.9	10.6	.64	
	50	34"	1.6	3.45	12.2	12.1	.73	
	60	35"	1.8	4.13	12.5	13.2	.79	
#2	30	37"	2.4	2.0	11.3	9.1	.54	
	40	40"	2.5	2.75	12.2	9.5	.56	
	50	42"	3.0	3.45	12.8	11.4	.68	
	60	43"	3.3	4.13	13.1	12.5	.75	
#3	30	38"	2.8	2.0	11.3	9.1	.54	
	40	39"	3.0	2.75	11.9	10.6	.64	
	50	41"	3.2	3.45	12.2	12.1	.73	
	60	42"	3.5	4.13	12.5	13.2	.79	
#4	30	43"	4.4	2.0	13.1	16.7	.99	
	40	44"	5.1	2.75	13.4	19.3	1.15	
	50	46"	5.6	3.45	14.0	21.2	1.27	
	60	48"	5.9	4.13	14.9	22.3	1.33	
#6	40	45"	5.0	2.0	11.3	22.9	1.33	
	50	46"	5.5	2.75	11.9	22.7	1.36	
	60	48"	6.0	3.45	12.2	23.8	1.43	
	70	49"	6.5	4.13	12.5	25.4	1.52	
#8	40	42"	8.0	2.0	12.8	30.3	1.81	
	50	45"	8.5	2.75	13.7	32.2	1.92	
	60	49"	9.5	3.45	14.9	36.0	2.15	
	70	50"	10.0	4.13	15.2	37.9	2.27	

## LOW ANGLE NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC			Flow GPM	Flow LPM
	Pressure PSI	Radius FT	Flow GPM	Pressure Bars	Radius METERS	Flow LPM		
#1	30	22'	1.2	2.0	6.7	4.5	.34	
	40	24'	1.7	2.75	7.3	6.4	.39	
	50	26'	1.8	3.44	7.9	6.8	.41	
	60	28'	2.0	4.13	8.5	7.8	.46	
#3	30	29'	1.5	2.0	7.3	5.1	.36	
	40	32'	2.0	2.75	8.0	6.1	.41	
	50	35'	2.5	3.44	8.5	6.8	.41	
	60	37'	2.8	4.13	9.1	7.8	.46	
#4	30	31'	3.4	2.0	9.4	12.9	.78	
	40	34'	3.9	2.75	10.4	14.8	.89	
	50	37'	4.4	3.44	11.9	16.7	1.00	
	60	38'	4.7	4.13	11.6	17.8	1.07	
#6	40	38'	5.0	2.0	11.3	24.6	1.68	
	50	40'	5.5	2.75	11.9	27.6	1.66	
	60	42'	6.0	3.44	12.2	30.3	1.82	
	70	44'	6.5	4.13	12.5	32.6	1.96	

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



**K-RAIN MANUFACTURING CORP.**  
 1640 Australian Avenue  
 Riviera Beach, FL 33404 USA  
 PH: 1-561-844-1002 / 1-800-735-7246  
 FAX: 1-561-842-9493  
 WEB: <http://www.krain.com>



# 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 up 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.

## 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.

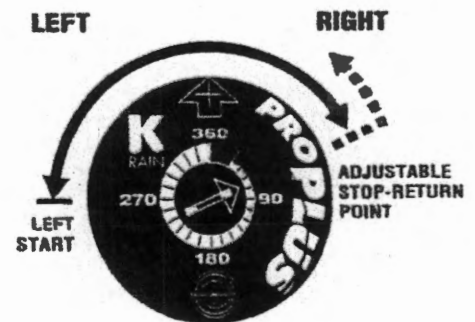
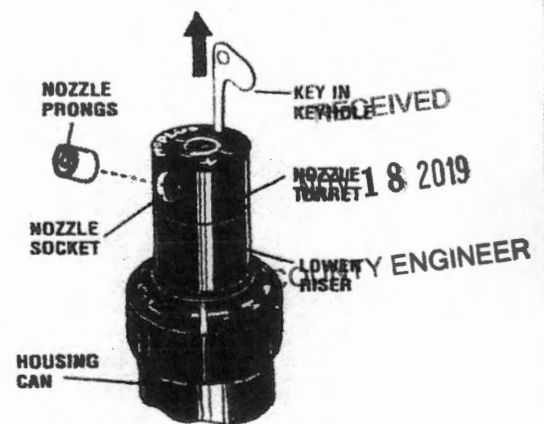
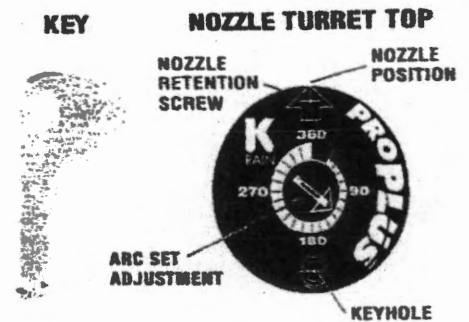
### 2► ORIENTING THE LEFT START POSITION

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.

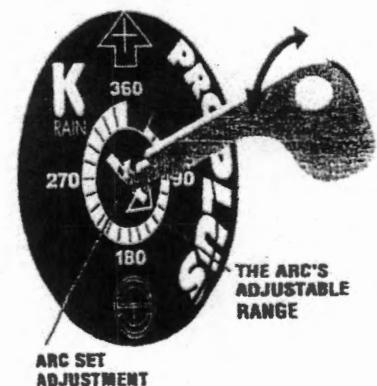
### 3► CHANGING THE ARC

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.**



**ARC SELECTION:  
35° TO 360°**





# FPS

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## E series

### High Head Filtered Effluent Pump

#### Applications:

- Filtered Effluent Service
- Aeration
- Ornamental Fountains/Waterfalls

#### Features:

- Cast iron filter assembly housing and diffuser
- Stainless Steel 304 Therma-Seal™ drive shaft and motor bracket are tough and resistant to the harsh materials that are highly resistant to damage from the abrasives and other substances typically found in effluent
- Heavy duty, 300 volt, 10' S/COW motor leads
- Ceramic bearing sleeve has time proven durability for years of reliable service
- Hex rubber bearing has extra large surface assuring a tight seal and multiple flow channels keeping particles away from bearing surfaces
- Proven Venturi staging with close tolerance and increased efficiency
- Dual speed stainless steel pump to operate in either low or high speed applications
- Removable cover for easy access
- Pump and motor are protected from weather conditions



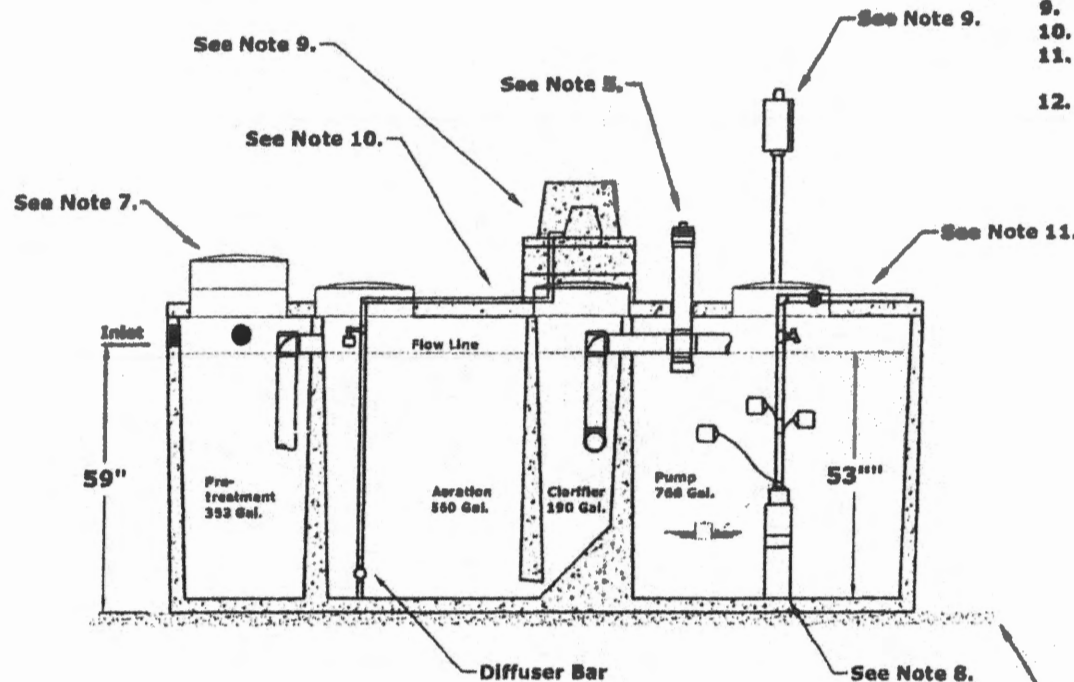


# Assembly Details

OSSF

## GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grass.
3. Weight = 14,900 lbs.
4. Treatment capacity is 600 GPD. Pump compartment set-up for a 360 GPD Flow Rate (4 bedroom, < 4,000 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 1.62 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be
7. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
8. 20 GPM 1/2 HP, high head effluent pump.
9. HIBLOW Air Compressor w/ concrete housing.
10. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
11. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
12. 4" min. compacted sand or gravel pad by Contractor



### DIMENSIONS:

Outside Height: 67"  
 Outside Width: 63"  
 Outside Length: 164"

### MINIMUM EXCAVATION DIMENSIONS:

Width: 76"  
 Length: 176"

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**NuWater B-550 (600 GPD)  
 Aerobic Treatment Plant (Assembled)**

**Model: B-550-PC-400PT**

March, 2012 - Rev 1  
 By: A.S.

Scaler  
 \* All Components subject to alternate specification tolerances.

Dwg. #: ADV-B550-3

**Advantage**  
 Wastewater Solutions Inc.

Advantage Wastewater Solutions Inc.  
 444 A Old Hwy No 9  
 Comfort, TX 78013  
 830-995-3189  
 fax 830-995-4051

TTT/CPR 8842 Closser NE 15

3/TC NB



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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

STATE OF TEXAS  
COUNTY OF COMAL

SECTION

KNOW ALL MEN BY THESE PRESENTS:

THAT, KT REAL ESTATE DEVELOPMENT, L.P., a Texas limited partnership ("Grantor"), whose mailing address is 1100 N. E. Loop 410, Suite 900, San Antonio, Texas 78209, for and in consideration of TEN DOLLARS (\$10.00) cash and other good and valuable consideration paid by Grantees (hereinafter named) to Grantor, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto **KELLY JOHNSON and DIANN JOHNSON** ("Grantees"), whose address is 12922 423<sup>RD</sup> Avenue, Pierpont, South Dakota 57468, all of the following real property, together with all rights and interests appurtenant thereto, but excluding water rights (herein collectively called the "Property"):

**Lot 8, Block 18, ROCKWALL RANCH SUBDIVISION-UNIT 5**, situated in Comal County, Texas, according to plat thereof recorded under Document No. 200706009705, Map and Plat Records of Comal County, Texas, being also known as 27338 Felswand Parkway, New Braunfels, Texas 78132.

This Warranty Deed is executed by Grantor and accepted by Grantees subject to those certain restrictive covenants, reservations and other matters of record affecting the Property in Comal County, Texas, to the extent valid and in full force and effect ("Permitted Encumbrances") which are more particularly described in Exhibit "A" attached hereto. Water rights in the Property are reserved to Grantor. Taxes for the current year have been prorated as of the date hereof and Grantees assume and agree to pay the same as they become due and payable, excluding any rollback taxes which shall be paid by Grantor.

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto Grantees, their heirs, representatives, successors and assigns forever. Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the above Property unto Grantees, their heirs, representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED effective as of March 28, 2016.



**EXHIBIT "A"**  
[Permitted Encumbrances]

1. Restrictive Covenants filed of record in Document No. 200506015435, Document No. 200506016430, Document No. 200506019494, Document No. 200506033182, Document No. 200606021860, Document No. 200606038263, Document No. 200706022029, Document No. 200806012256, Document No. 201106006255, Document No. 201106043667, Document No. 201106044747, Document No. 201306009747, Document No. 201506028294, of the Official Records of Comal County, Texas.

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2. The following, all according to plat recorded in Doc. No. 200706009705, Official Public Records of Comal County, Texas:

Building Setback Line, Twenty-Five (25) feet wide, along the street side property lines;

Building Setback Line, Ten (10) feet wide, along the rear and side property lines;

Electric, Gas, Telephone, Cable TV and Utility Easement, Ten (10) feet wide, along the street side property lines;

Typical Electrical and Utility Easement, Ten (10) feet wide, along the front and rear property lines; and five (5) feet wide, along the side property lines;

3. Easement provisions set out in Articles 23, 24 and 39 of Declaration recorded in Document No. 200506015435, Official Public Records of Comal County, Texas, modified in Document No. 201106006255 Official Public Records of Comal County, Texas.

4. EDWARDS Aquifer Protection Plan referenced by Affidavit recorded in Document No. 200406040297, Real Property Records, Comal County, Texas.

5. Covenants providing for Assessments payable to Rockwall Ranch Property Owners Association, Inc., as provided for in instrument(s) recorded in Document No. 200506015435, Document No. 200506016430 and Document No. 200506019494, Official Public Records of Comal County, Texas. Subordination to first lien of record contained therein.

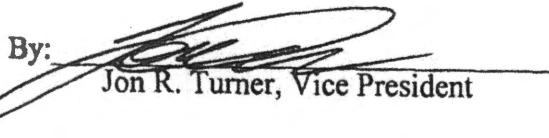
6. Conveyance of Water Rights in Document No. 201206036129, Official Public Records, Comal County, Texas.

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
03/30/2016 03:18:45 PM  
CASHTWO 3 Page(s)  
201606012987



*Bobbie Koepf*

KT REAL ESTATE DEVELOPMENT, L.P., a  
Texas limited partnership,  
BY: KT REAL ESTATE MANAGEMENT,  
L.L.C., a Texas limited liability company, its  
General Partner

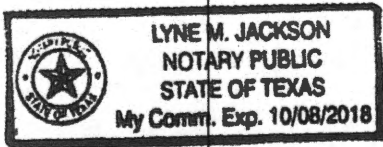
By:   
Jon R. Turner, Vice President


STATE OF TEXAS

COUNTY OF BEXAR

§  
§  
§  
§  
§

This instrument was acknowledged before me on the 28<sup>th</sup> day of March, 2016 by Jon R. Turner, Vice President of KT Real Estate Management, L.L.C., a Texas limited liability company, as General Partner of KT Real Estate Development, L.P., a Texas limited partnership, on behalf of the partnership.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Trinity Title of Texas  
228 S. Seguin Avenue  
New Braunfels, TX 78130  
Attention: Naomi Flores, Escrow Officer

# MJ Central Texas Septic, LLC - DBA MJ SEPTIC



1328 W Borgfeld Drive  
San Antonio, Texas 78260  
(210) 875-3625  
[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com) (email)  
[www.mjseptic.com](http://www.mjseptic.com) (website)

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

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

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

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

# MJ Central Texas Septic, LLC - DBA MJ SEPTIC



1328 W Borgfeld Drive  
San Antonio, Texas 78260  
(210) 875-3625  
[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com) (email)  
[www.mjseptic.com](http://www.mjseptic.com) (website)

## **Residential Aerobic Maintenance Contract**

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

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



# MJ Central Texas Septic, LLC - DBA MJ SEPTIC

1328 W Borgfeld Drive  
San Antonio, Texas 78260  
(210) 875-3625  
mjseptic@mjseptic.com (email)  
www.mjseptic.com (website)

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

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

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

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

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

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

Property Address: 27338 Felswand Pkwy, New Braunfels, TX 78132

Client Name: Kelly Johnson Contract Start and End Date: (02/01/2022 - 02/01/2025)

Total Fee Paid: \$675 Paid 01/20/2022 Permitting Authority: Comal County #110007 Subdivision Gate Code: #5746

Property Gate Code: none Special Access Instructions: None

Subdivision: Rockwall Ranch The Estates Number in Household: 2 Aggressive Dogs: No dogs

Email Address: mkjohnson@venturecomm.net Email Address: mkjohnson@venturecomm.net

Cell Phone: 605-380-3017 Cell Phone: 605-380-3017 Home Phone: 605-380-3017

Client Approval Signature: \_\_\_\_\_ Date of Client Acceptance: 01 / 24 / 2022

MJ Central Texas Septic, LLC Authorized Signature: Catherine Jefferson Date of MJ Approval: 01 / 24 / 2022





## Maintenance Tips/Septic Guide

1328 W Borgfeld Drive  
San Antonio, Texas 78260  
(210) 875-3625  
[mjseptic@mjseptic.com](mailto:mjseptic@mjseptic.com)  
[www.mjseptic.com](http://www.mjseptic.com)

To keep your system functioning properly, regular maintenance is required. No matter how well the system is maintained or how well your aerobic system is designed and household usage, there will be parts that need to be replaced. Some are less expensive (and more common) like diffuser bars (if required, not all brands use diffusers), filters, sprinkler heads, airline, float switches, timers, audio and visual alarms, etc. Some are more expensive like sprinkler pumps, air compressors and septic tank cleanings, etc. With owning an aerobic system, you should expect to have parts replaced and it needing to be cleaned/pumped out. The life span of each part of your system will vary depending upon how many people use your system, how much water is used, what types of food you eat, what medicines are taken, the type of cleaning chemicals being used in the household, what you flush down the commode and of course the regular life expectancy for each functioning part, etc. Some of the items checked during routine inspections that may need to be replaced or repaired according to their life span. These items include, but are not limited to: air compressor (aerator), a/c filters, filter pads, diffuser bars, sprinkler pumps (irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell, toggle switches, wires, junction boxes, risers and/or lids, sprinkler heads, chlorinators, etc. Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly.

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

<b>TITLE</b>	27338 Felswand Pkwy, New Braunfels, TX 78132 (Johnson...
<b>FILE NAME</b>	HelloSign Residen...ract Template.pdf
<b>DOCUMENT ID</b>	3c2a0b6d9ea96a690099b5c29259803ca27c302e
<b>AUDIT TRAIL DATE FORMAT</b>	MM / DD / YYYY
<b>STATUS</b>	● Signed

## Document History



SENT

**01 / 20 / 2022**

14:20:56 UTC-6

Sent for signature to Kelly Johnson (mkjohnson@venturecomm.net) and MJ Septic (cat@mjseptic.com) from cat@mjseptic.com  
IP: 216.177.186.101



VIEWED

**01 / 24 / 2022**

07:34:30 UTC-6

Viewed by Kelly Johnson (mkjohnson@venturecomm.net)  
IP: 96.8.248.238



SIGNED

**01 / 24 / 2022**

07:37:50 UTC-6

Signed by Kelly Johnson (mkjohnson@venturecomm.net)  
IP: 96.8.248.238



VIEWED

**01 / 24 / 2022**

08:07:56 UTC-6

Viewed by MJ Septic (cat@mjseptic.com)  
IP: 216.177.186.101



SIGNED

**01 / 24 / 2022**

08:13:21 UTC-6

Signed by MJ Septic (cat@mjseptic.com)  
IP: 216.177.186.101



COMPLETED

**01 / 24 / 2022**

08:13:21 UTC-6

The document has been completed.

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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Kelly Johnson  
27338 Felswand Pkwy  
New Braunfels, TX 78130

Printed: 11/2/2022  
Site: 27338 Felswand Pkwy  
New Braunfels, TX 78132  
(605) 380-3017

Permit #: **110007**  
Agency: Comal County Environmental Health  
County: Comal Sub: Rockwall Ranch  
Mfg / Brand: NuWater - NuWater  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 6993  
Contract Dates: 2/1/2022 - 2/1/2025  
Scheduled Date: 10/1/2022 Inspection 2 of 9

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **10/24/2022** Time In: 2:24 pm

Entered By: Audrey Miller

Method: Other

Copy emailed to Customer  
Customer Emailed: 10/28/2022

Technician: Deaundrae Ross

Copy emailed to the Agency  
Agency Emailed: 11/2/2022

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 3"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 10/28/2022.

Insp ID #:47881

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025



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

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Kelly Johnson  
27338 Felswand Pkwy  
New Braunfels, TX 78130

Printed: 7/28/2023  
Site: 27338 Felswand Pkwy  
New Braunfels, TX 78132  
(605) 380-3017

Permit #: **110007**

Agency: Comal County Environmental Health  
County: Comal Sub: Rockwall Ranch  
Mfg / Brand: NuWater - NuWater  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 6993  
Contract Dates: 2/1/2022 - 2/1/2025  
Scheduled Date: 6/1/2023 Inspection 4 of 9

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **6/26/2023**

Time In: 5:54 pm

Out: 6:04 pm

Entered By: Brianna Perez

Method: Other

Copy emailed to Customer  
Customer Emailed: 7/12/2023

Technician: Steve Chavarria

Copy emailed to the Agency  
Agency Emailed: 7/28/2023

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 6"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\* - \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 7/12/2023.

Insp ID #:53247

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025

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

Phone: (210) 875-3625

www.mjseptic.com    mjseptic@mjseptic.com

To: Kelly Johnson  
27338 Felswand Pkwy  
New Braunfels, TX 78130

Printed: 3/24/2023  
Site: 27338 Felswand Pkwy  
New Braunfels, TX 78132  
(605) 380-3017

Permit #: **110007**  
Agency: Comal County Environmental Health  
County: Comal                      Sub: Rockwall Ranch  
Mfg / Brand: NuWater - NuWater  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 6993  
Contract Dates: 2/1/2022 - 2/1/2025  
Scheduled Date: 2/1/2023                      Inspection 3 of 9

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: **2/15/2023**                      Time In: 11:43 am                      Out: 11:54 am

Entered By: Audrey Miller

Method: Other

Copy emailed to Customer  
Customer Emailed: 2/24/2023

Technician: Steve Chavarria

Copy emailed to the Agency  
Agency Emailed: 3/24/2023

Maint. Provider: Michael J. Long

Aerators: Operational

**Sludge Levels**

Filters: Operational

For Tank 1: 5"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

**Comments**

**Service Completed**

- Tech reset your timer.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- \*Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.\*
- \*This inspection report is not valid for any real estate transactions\* - Copy emailed to the customer on 2/24/2023.

Insp ID #:50387

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025