TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

CONCERNING THE PROPERTY AT 126 Pioneer Passage Bastrop, 78602

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
☐ _____

(2) Type of Distribution System: Spray ☐ Unknown

(3) Approximate Location of Drain Field or Distribution System: front yard as to not interfere with pool or possible water well location in future. ☐ Unknown

(4) Installer: Builder ☐ Unknown

(5) Approximate Age: 2 yrs ☐ Unknown

B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☒ Yes ☐ No
If yes, name of maintenance contractor: Armando Salinas
Phone: 512-845-0674 contract expiration date: 8/30/2015
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard" on-site sewer facilities.)

(2) Approximate date any tanks were last pumped? N/A

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

(4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☒ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____

(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.

(3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

RE/MAX Bastrop Area, 87 Loop 150 West Bastrop, TX 78602
Phone: 512.921.9134 Fax: 512.366.9613 Janis Penick Sauers

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

Facility	Usage (gal/day) without water-saving devices	Usage (gal/day) with water-saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Robert R. Sauers 1/18/15

Signature of Seller Date

Robert R. Sauers

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

BASTROP COUNTY SANITATION SERVICES

Bastrop County Sanitation Services
806 Water Street
BASTROP, TX 78602

LICENSE TO OPERATE AN ON-SITE SEWAGE FACILITY

Permit #: 12-174

Location: 126 PIONEER PASSAGE, BASTROP TX 78602 Permit Date: 7/9/2012
THE COLONY Block: B Lot: 10
Owner: SAUERS, ROBERT R

A final inspection for the on-site sewage facility installed at the above-described location in Bastrop County has been completed. It is our determination that the system has been installed in basic compliance with the rules set forth under Title 30 TAC, TCEQ Chapter 285, On-Site Sewage Facilities and the Bastrop County Order for On-Site Sewage Facilities.

System Type: Aerobic Spray Installer: Armando Salinas, OS5944

Maximum Water Usage 300 Gallons Per Day

Aerobic Treatment Unit Requiring An On-Going Maintenance Contract?
YES ✓ NO _____ (following to be completed if yes)
Brand Name: Aqua Klear Maintenance Provider: Armando Salinas, MP305
Maintenance Contract Beginning Date: 8·30·12 Expiration Date 8·30·14

If you or your Maintenance provider should disagree with these dates, please contact our office. Also, please be reminded that thirty (30) days prior to the contract expiration, you must submit another contract that must be effective for at least one (1) year.

Leslie Crosby OS8697 8·8·12
Agency Official Date

GRID

0 20 40

SCALE: 1"= 40'

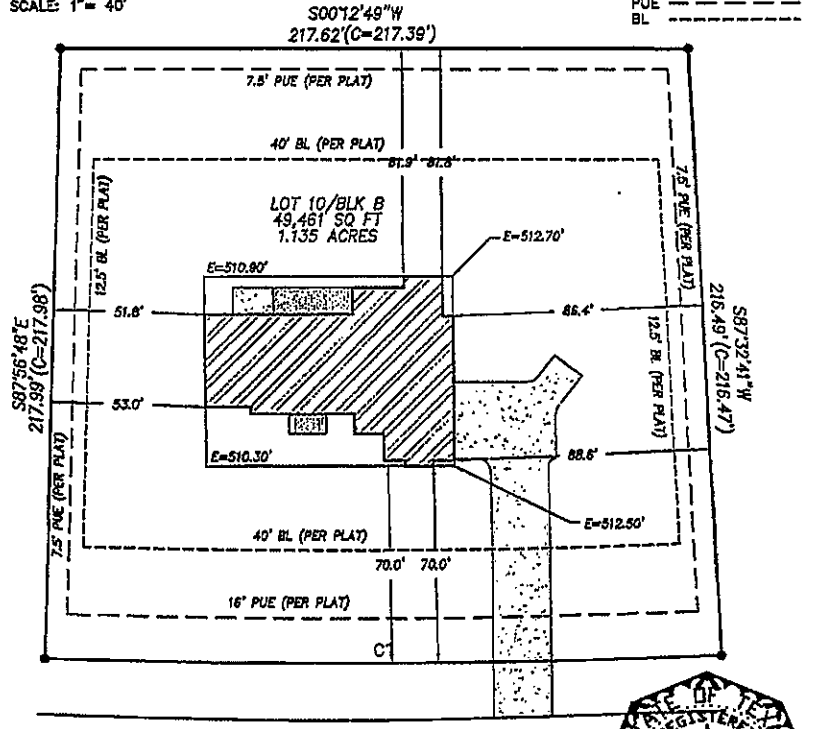
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CH-BEARING
C1	234.76	2930.00	4°35'27"	117.45	234.70	N00°10'54"W

LEGEND:

● 1/2" IRON ROD FOUND

PUE — — — —

BL ----------



PIONEER PASSAGE

(50' RIGHT-OF-WAY)

STATE OF TEXAS
REGISTERED
BRUCE L. BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT NO. 125 PIONEER PASSAGE IN BASTROP COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 10, BLOCK B, THE COLONY, SECTION 6A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 4, SLIDE 146-B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

FLOOD NOTE:
THE PROPERTY DEPICTED HEREON **IS NOT** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. **48021 C0185E EFFECTIVE 1-19-05** LOCATED IN ZONE "X".

TO: NALLE CUSTOM HOMES

RE: 128 PIONEER PASSAGE, PROJ. NO. 12-158

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN 4/146-B, PRBC.

NOTE: NO TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: MARCH 29, 2012

BRYAN TECHNICAL SERVICES, INC.

BTS

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9095
FAX: (512) 352-9531

surveying@austin.rr.com

Z:\AUTOCAD\PROJECT DRAWINGS\2012 DRAWINGS\12-158-PLOT.dwg 3/29/2012 4:02:21 PM CDT

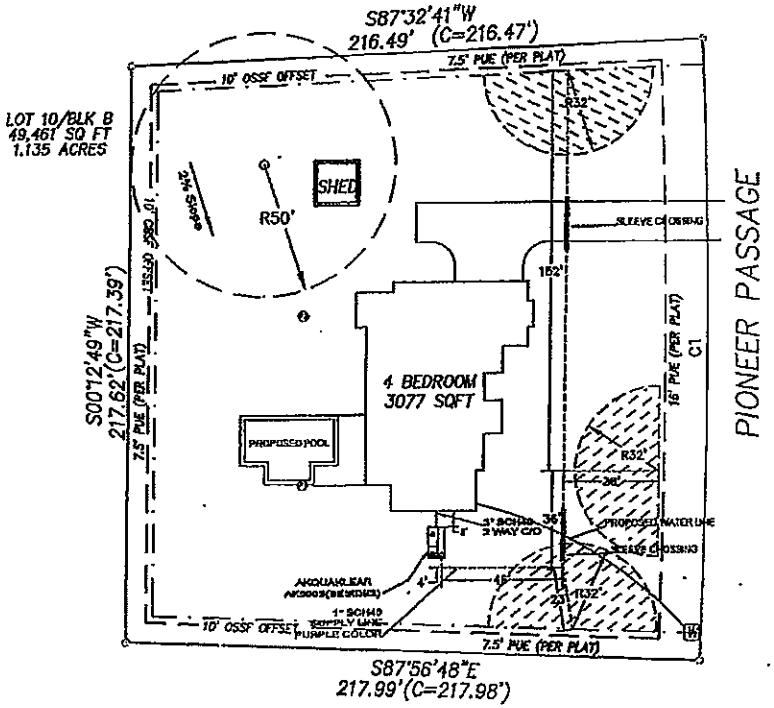
OSSF FOR RESIDENCE AT: 126 PIONEER PASSAGE BASTROP, TX

Tract Size: 1.135 Acres Block B Lot 10 Colony 6A

NOTE: INSTALLER IS RESPONSIBLE FOR DAMAGE TO ALL ABOVE OR BELOW GROUND UTILITIES.

NOTE: ALL IRRIGATION EASEMENTS SHOULD BE PRIVATE OR PUBLIC WELL W/IN 150'

NOTE: ALL PIPING AND VALVE BOXES SHOULD BE PERMANENTLY COLORED PURPLE AS PER TAC 30 CH 285. PROPOSED WELL MUST BE PRESSURE CEMENTED OR GROUTED TO 100' OR GROUNDWATER WHICH EVER IS LESS PER TAC30 CH285.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CH-BEARING
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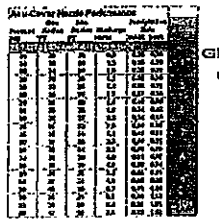
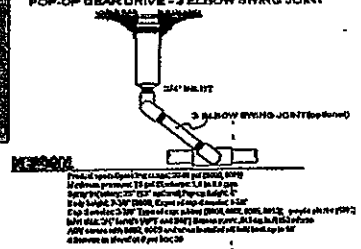
1 SYSTEM LAYOUT

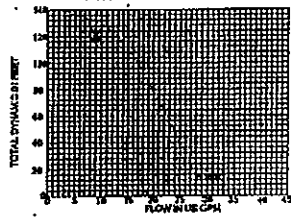


GEAR DRIVE SPRINKLERS, POP-UP
MODELS 5005, 5004-ADV, 6005, 6005-ADV
POP-UP GEAR DRIVE – 3 ELBOW SWING JOINT



2 DISCHARGE NOZZLES

SCHAEFER
LEGACY
4" SUBMERSIBLE EFFLUENT PUMP



3 PUMP PERFORMANCE CURVE

Surface Irrigation System Sizing

Pump Selection

4 SYSTEM SIZING CHART

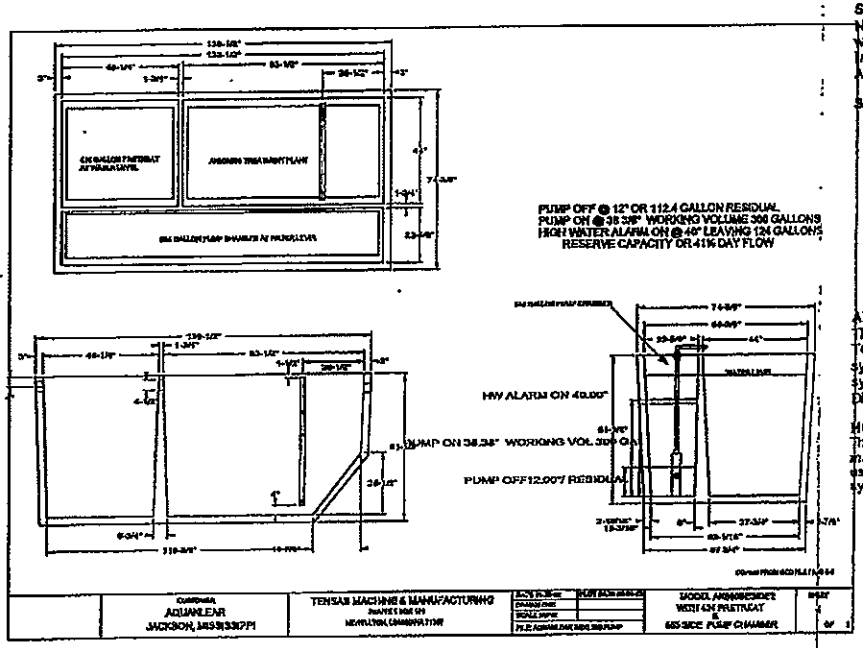
SCALE: 1"=40'
Date: 6-29-2012
Filename: 126PIONEERPS
Drawn by: DR
Checked by: DR

DARREL A. REEDER
98402
STATE OF TEXAS
REGISTERED
LICENSED
SANITARIAN

PREMIER ONSITE DESIGN SERVICE
4045 TRIBUTE LN, BELTON, TEXAS 76513
(254) 394-2039 E-MAIL premieronsite@embarqmail.com

OSSF FOR RESIDENCE AT: 126 PIONEER PASSAGE BASTROP, TX

Tract Size: 1.135 Acres Block B Lot 10 Colony 6A



(5) AEROBIC TREATMENT UNIT CROSS-SECTION

GENERAL NOTES:
This proposal is for a 4 bedroom home (3077 SQFT) System sizing based on TCEQ Table III Water Usage Rates. The effluent will have secondary treatment, be disinfected, then disposed of via surface irrigation, utilizing low angle nozzles and night spray. The disposal area must be seeded or sodded prior to system utilization.

SITE INFORMATION
No flood influences were noted according to the plat provided. The site is served by a public water supply, and no wells were found within 150' of any system component. No potable water line is within 10' of any system component. The site has positive slope of approximately 3%. Adequate soil exists to support vegetation.

SYSTEM COMPONENTS
- AQUALEAR AK5BES 2) Treatment System W/555 gallon pump chamber
- Onboard Trash compartment
- Onboard treatment chamber
- 555 Gallon pump chamber
- Liquid Chlorinator on board w/ audio and visual alarm via BIO503AK-T
- B.I.O. Inc. BIO500 AK-T Control Unit (Audio & Visual) floats set to 1/3 day flow above high water alarm (with contractor ID tag)
- Timer- on board with 4 right dispersement system between 1am and 5am
- Schaefer Legacy 1/2HP pump (or equivalent)
- Factory sampling port (unthreaded to alleviate tampering or unintended use of system effluent)
- 1" SCH 40 PVC Supply Line to the distribution nozzles must be purple in any color
- (3) Nelson 12 degree low angle nozzles (6000 purple top *Use #7 Nozzles)

ADDITIONAL CONSIDERATIONS
This design proposal is intended to meet Bastrop County Regulations as well as the current TCEQ guidelines effective 9-11-08. The installer is responsible for proper instruction regarding system operation and repair. An on-going maintenance contract is required on this system during system operation. **No large vegetation nor trees are to be within 10' of any discharge nozzle. Discharge area designed to maintain a 10' OSSF Setback per Bastrop County regulations.

HOMEOWNER MAINTENANCE PROVISIONS
The homeowner is responsible for properly maintaining this aerobic treatment system. An installation manual is available to instruct you on the proper use of this type of system and the following items are maintenance provisions required of the homeowner/ system operator.

- The On-going maintenance contract must be maintained on this system at all times during operation. The contract must be renewed
- 30 days prior to expiration will post being provided to the permitting authority.
- Owner is responsible for maintaining constant supply of electric to the system at all times during operation.
- Keep the field areas mowed and in good condition
- Additional watering may be required to maintain vegetation in disposal areas during excessively dry periods.
- Seeding of winter grass as i.e. rye for adequate winter growth must be done.
- No obstructions either natural or man made are allowed within 10 of the sprinkler nozzles.
- Leaking faucets and commodes must be repaired immediately.
- Use of garbage disposals to dispose of kitchen waste is prohibited.
- Disposing of kitchen grease in to your septic system is prohibited.
- Flushing paper products or items not intended for septic use is prohibited (i.e. toilet paper only).
- Be sure to pump out your pretreatment tank every 2 to 3 years to avoid excessive sludge build up. Excessive build up reduces storage volume in your tank and can damage your treatment unit..
- Water softeners are not to be used because they may cause corrosion of electrical components and shorten the life of pumps and floats.
- If any problem persists, such as frequent high water alarms or effluent backing up into home, call a licensed maintenance contractor for consultation or repair service.
- The homeowner or builder is to be responsible for identifying all property lines, easements, wells and other related improvements either actual or proposed and verifying that the septic system installation does not violate any regulation or law.
- Liquid input into this septic system shall not exceed 300 gallons per day.

(6) GENERAL NOTES (Components & Useage)

SCALE: NTS
Date: 6-29-2012
Filename: 126PIONEERPS
Drawn by: DR
checked by: DR

STATE OF TEXAS
DANIEL A. REEDER
103702
LICENSED
PROFESSIONAL
ENGINEER

PREMIER ONSITE DESIGN SERVICE
4045 TRIBUTE LN. BELTON, TEXAS 76513
(254) 394-2039 E-MAIL premieronsite@embarqmail.com