



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 276 Stephen F. Austin
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: sprinklers ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: back yard, and into the woods ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: _____ age of house, approximately 12 years ☐ 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: David Johnson Services
Phone: 512-243-1190 contract expiration date: 8/2/2013
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? 9/2011
- (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.**

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller DF, [Signature] Page 1 of 2

RE/MAX Bastrop Area 87 Loop 150 West Bastrop, TX 78602
Phone: 512.921.9134

Fax: 512.366.9613

Janis Penick

Fields

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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.

<u>Facility</u>	<u>Usage (gal/day)</u> <u>without water-</u> <u>saving devices</u>	<u>Usage (gal/day)</u> <u>with water-</u> <u>saving devices</u>
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.



6/9/2013

Signature of Seller
Duane K. Fields



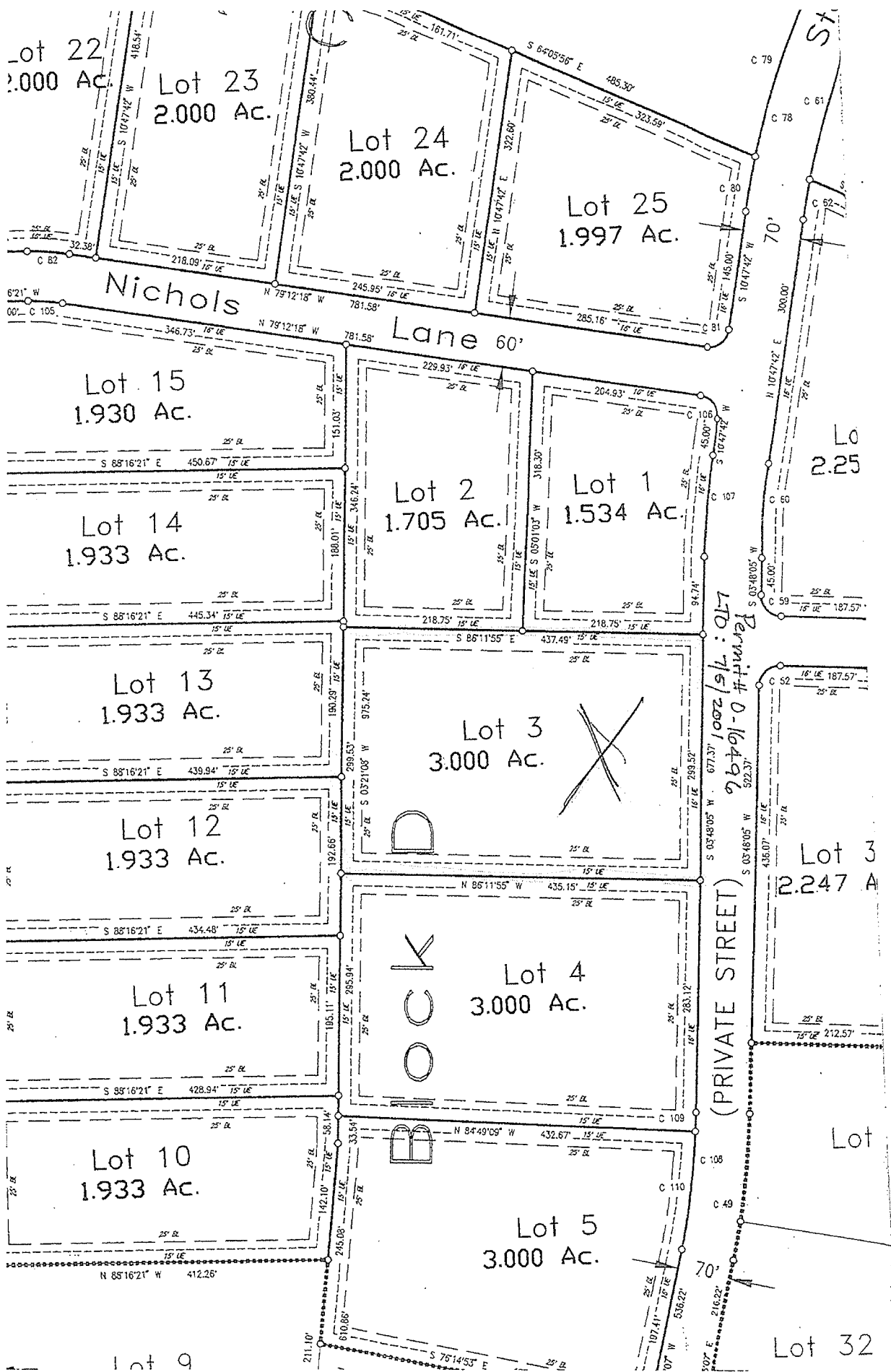
6/9/2013

Signature of Seller
Kris L. Fields

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



Extra Copy

DAVID W. COOMBS, P.E.

REGISTERED PROFESSIONAL ENGINEER
WATER AND WASTEWATER TREATMENT
ON-SITE SEPTIC SYSTEM DESIGN
STORMWATER MANAGEMENT
SITE DEVELOPMENT

March 30, 2001

Bastrop County Department of
Health and Sanitation
P.O. Box 802
Bastrop, TX 78602

Attention: Mr. James Gurka

Subject: Septic System Design for 276 Stephen F. Austin Blvd.;
Lot 3, Blk D, The Colony Sec. 1;
Reytex Homes

Dear Mr. Gurka:

The attached calculations and design drawings are for a surface irrigation wastewater treatment and disposal system to serve the single family residence at the above referenced site. The proposed residence is to be 4 bedrooms and 2,888 SF when completed. The site is to be served by an existing public water supply.

Tank sizing and spray irrigation area requirements were determined in accordance with the OSSF Rule, 30 TAC Chapter 285, effective 2/4/97.

CALCULATION SUMMARY

In accordance with the OSSF Rule, the residence requires irrigation area sizing based on a 4-bedroom equivalent. The application rate is chosen as $R_i = 0.064$ GPD/SF per Fig. 1. Application area is calculated as follows:

Waste flow, $Q = 300$ GPD (per Table III)

Irrigation area req'd = $Q / R_i = 300 \text{ GPD} / 0.064 \text{ GPD/SF} = \underline{4,688 \text{ SF}}$ required

For 2 full-circle sprinkler heads with spray radii of 30':

Irrigation area proposed = $2 \times [30^2 \times 3.14] = \underline{5,652 \text{ SF}}$ proposed

COMPONENT SUMMARY

A summary of the proposed system components is as follows:

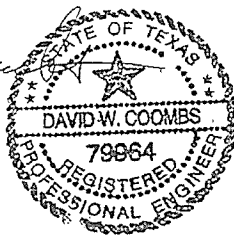
- An AquaSafe model BTAS500-4+75 aerobic treatment unit with integral trash tank and pump tank, and an integral tablet chlorinator.
- A 0.5 hp effluent pump and controls.
- 2 Hunter PGH-360-6LA low-angle sprinkler heads arranged to irrigate an area of at least 4,688 SF.

If you have any comments regarding this application, please call my office at 281-3500.

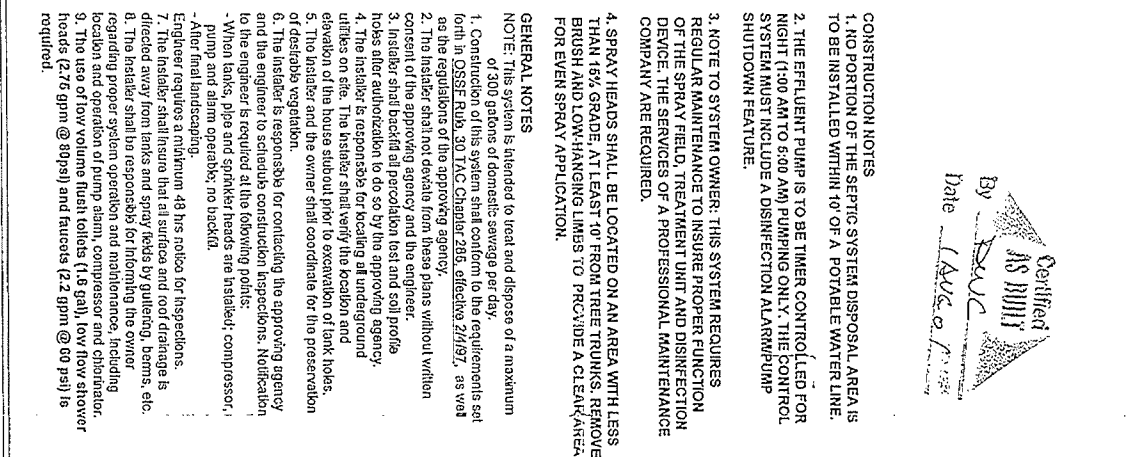
Sincerely,



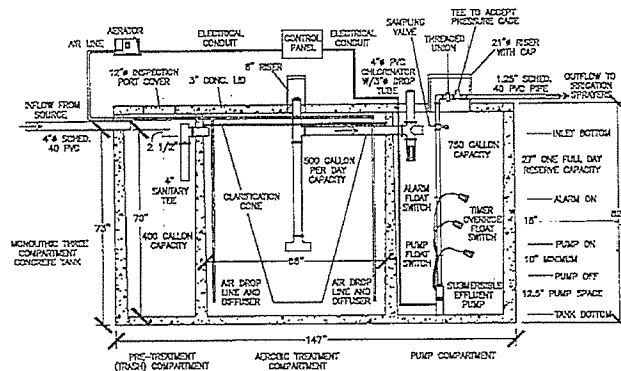
David W. Coombs, P.E.



Attachments



DWN BY:	DNK
CHK BY:	DWC



AQUA SAFE SINGLE TANK THREE COMPARTMENT TREATMENT UNIT

AEROBIC TREATMENT UNIT INSTALLATION NOTES

1. The aerobic treatment unit required for this installation shall be an AQUASAFE Model BTAS500-4+75, with a minimum treatment capacity of 500 GPD. The unit shall be installed per manufacturer's instructions.
2. An air compressor and a control panel shall be provided with the treatment unit, and shall be installed in a weather-protected location per manufacturer's instructions. A power source is required at 115v, 1 phase, 60 Hz. Controls shall include an audible/visible alarm signal on air failure.
3. The chlorinator shall be an integral AQUASAFE tablet chlorinator or an equal commercially manufactured substitute with a minimum of 4 months' treatment capacity at normal waste flow rates. The chlorinator shall be accessible from grade for maintenance.

DISPOSAL FIELD INSTALLATION NOTES

1. The disposal field for this system shall provide a minimum 5,625 sq ft of spray irrigation field using two HUNTER PGH-360-6LA (or equal) low-angle sprinkler heads arranged as shown on the site plan. Install sprinkler heads per manufacturer's instructions.
2. The installer is responsible for sprinkler staking and verification of grades and set-backs prior to installation. Any grade discrepancies greater than 6" or other site changes adversely affecting the disposal area shall be reported to the engineer prior to excavation.
3. Should ground water be encountered during excavation that was not previously indicated on the system plans, the installer shall stop construction and notify the approving agency and the engineer.
4. Pipe sizes for this system:
Tank connections = 4" PVC ASTM D-3034, SDR 35
Transfer line to sprinklers = 1.25" PVC Sch. 40
All lines except risers to sprinkler heads shall have a minimum of 12" soil cover.
5. No other automatic lawn sprinkler system shall be installed over any part of the disposal area.
6. If not naturally vegetated, the finished disposal area must be seeded or hydromulched (do not solid-sod) before final inspection. Use hulled Bermuda for summer application or an equal mix of hulled Bermuda and Winter Rye for winter application. Final approval will not be given to a system lacking established vegetative cover.

TANK INSTALLATION NOTES

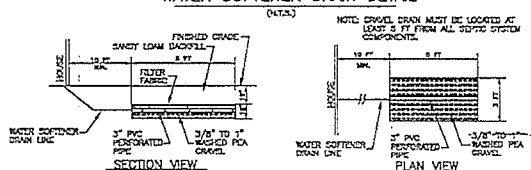
1. All tanks shall be set level on a min. 4" thick sand pad. Any over-excavation of the tank hole bottom shall be filled with sand to prevent settling. Tank excavation shall be backfilled with sand, pea gravel, select backfill or loam.
2. Tank lids and pipe connections shall be grouted or otherwise sealed to prevent groundwater intrusion.
3. Tanks shall be covered with at least 6" of clean material on completion. Tanks buried more than 12" below finished grade shall have rigid ribbed PVC risers grouted to the tank lid over each inspection port and brought to within 6" of the finished grade.
4. Riser lids shall be gasketed or otherwise sealed to prevent groundwater intrusion and shall be permanently marked at grade for ease of location for maintenance. Risers may extend to grade, but must be bolted or padlocked to prevent unauthorized access.
5. Tank location may be changed from that shown on the design plan with engineer's approval.
6. If building construction is on-going subsequent to tank backfill, installer shall clearly mark tank locations to avoid damage by construction traffic.
7. If a tank of material other than concrete is to be used, contractor shall contact engineer before installation.

PUMP INSTALLATION NOTES

NOTE: NIGHT PUMPING REQUIRED - PUMP CONTROLS SHALL INCLUDE A TIMER TO ALLOW PUMPING ONLY BETWEEN THE HOURS OF 1:00 TO 5:00 AM - SET FOR "PUMP ON" FOR 20 MINUTES EACH HOUR.

1. The pump required for this system is a Red Jacket Renegade 5CC or equal (94.8 @ 5 GPM), to be complete with level alarm and on-off mercury float switches, a discharge check valve, and an alarm panel with audio/visual signal.
2. Pump power requirements are 1/2 hp, 1 phase, 60 Hz, 230 volt for spray pump. 3. Provide separate power circuits for the pump and the high water level alarm. All wiring outside the tanks shall be in conduit.
4. All electrical connections shall be made by a licensed electrician in accordance with the National Electric Code and the regulations of the local power supply company.

WATER SOFTENER DRAIN DETAIL



DAVID W. COOMBS, P.E.

P.O. BOX 966
ELGIN, TX 78621

(512) 281-3500
FAX: (512) 285-5117



APPLICANT: REYTEX HOMES
7940 SHOAL CREEK BLVD
AUSTIN, TEXAS. 78757

SITE: 276 STEPHEN F. AUSTIN BLVD
LOT 3, BLK.D, SEC.1
THE COLONY

SPRAY IRRIGATION SEPTIC SYSTEM DESIGN TANK/PUMP DETAILS

DWG NO: 12030
DATE: 3/23/01

SHEET 2 OF 2

DWN BY: DNK
CHK BY: DWC