



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

359 Matthew Cove
Bastrop TX, 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: Soil Absorption ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: See Attached Diagram. ☐ Unknown
- (4) Installer: Dale Cook, Backhoe Services, Inc. ☐ Unknown
- (5) Approximate Age: 5 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: _____
Phone: _____ contract expiration date: _____
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? New Install in 2007, November
- (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

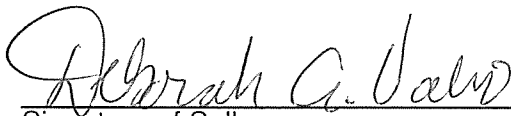
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (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.**

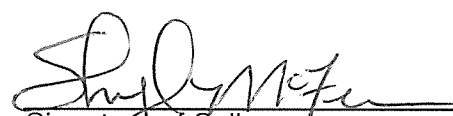
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater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

<u>Facility</u>	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.

 4-5-13

Signature of Seller Date
Deborah A. Valvo

 4-5-13

Signature of Seller Date
Sheryl McFerren

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

VALVO-McFERREN
359 MATTHEWS COVE
ADG #34207

APPROX. SQ. FOOTAGE	03/19/07
LOWER LIVING	3177.0
UPPER LIVING	1317.0
TOTAL LIVING	4494.0
COV. PORCH (front)	214.0
COV. PORCH (rear)	220.0
FOUNDATION	3611.0

© Weekley Homes SB LP 0200 The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.	
David Weekley Homes	
ADG #34207	Scale: 1/4" = 1'-0"
11/18/04	04/20/07
Proj No:	Lot:
Job No:	Block:
	Section:
NORTH 1655-1 CALC SANDEF CENTRAL ID	



Office: 512.247.2336 - Fax 512.247.2544 - Mobile 512.784.7096

November 5, 2007

Bastrop County Department of Health & Sanitation
Attn: Leslie Crosby, D.R.
P. O. Box 802
Bastrop, TX 78602

Re: OSSF
Deborah Valvo
359 Matthew Cove
Bastrop, TX 78602

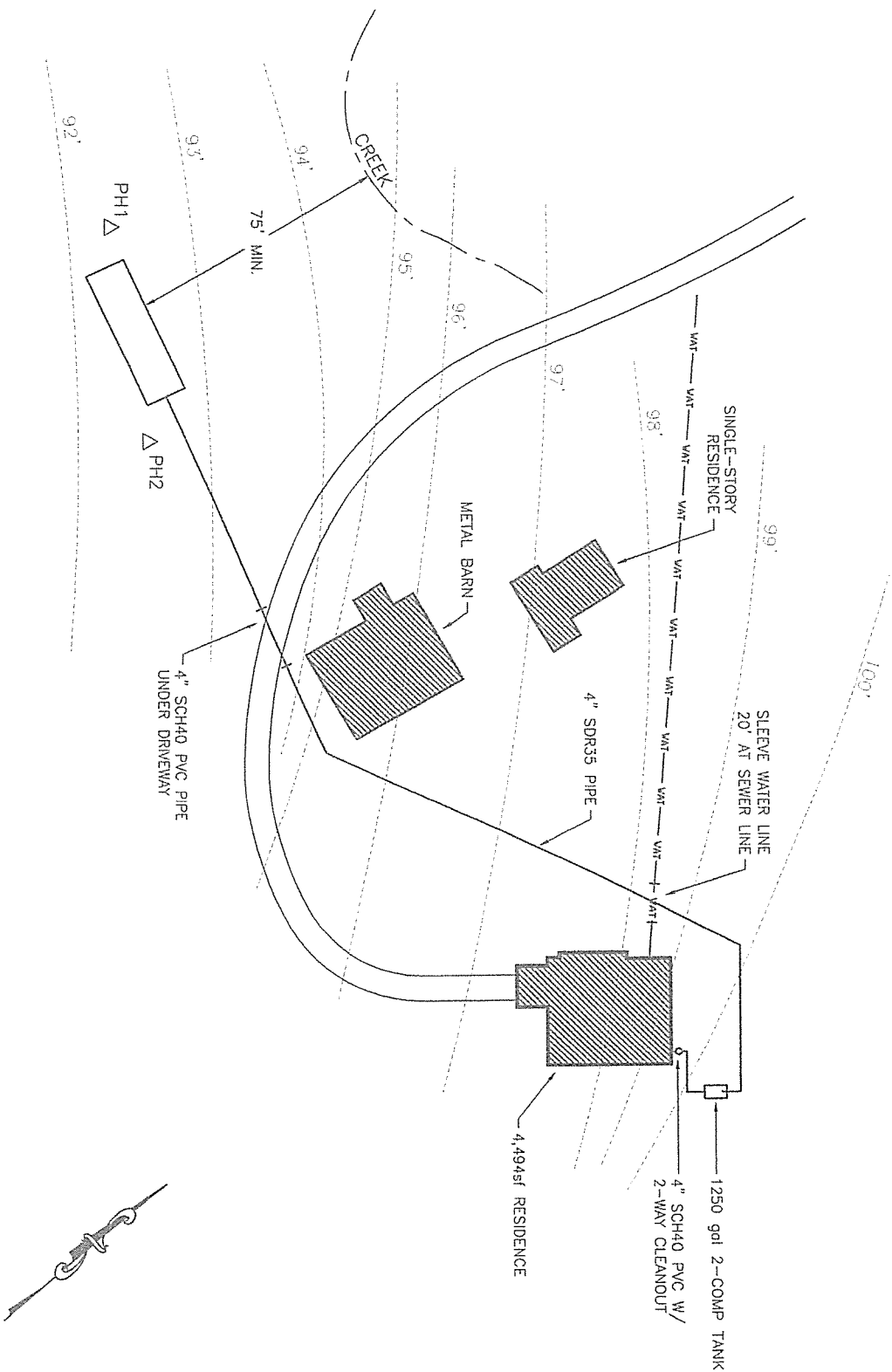
Dear Ms. Crosby:

The drainfield portion of the above referenced septic system will be installed in the 100 year flood plain; but it will not have any adverse effect on the environment.

Sincerely,

Dale Cook

Dale Cook
Dale Cook Backhoe Service, Inc.
SE/Installer II, OS0017962



SHEET NO. A1 OF : 1	DATE 11/3/07	Dale Cook Backhoe Service, Inc. DEL VALLE, TEXAS	Valvo Residence 359 Matthew Cove Bastrop, Texas	SCALE: 1"=80' Austin CAD Services
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**EVALUATION BASTROP COUNTY
ON-SITE SEWAGE FACILITY SOIL & SITE REPORT**

Property Owner's Name: **Deborah Valvo**

Property Location: **359 Matthew Cove, Bastrop, TX 78602**

Site Evaluator and Installer Information: **Dale Cook**

Dale Cook Backhoe Service, Inc.

5461 Highway 71 East, Del Valle, TX 78617

Office: 512-247-2336, Mobil: 512-784-7096

Fax: 512-247-2544

Certification Type: SE/OSSF II

License Number: OS0017962 – Expiration 10/31/09

Requirements:

At least two profile holes (excavations) must be dug at opposite ends of the proposed disposal area. Location of the profile holes must be shown on the design. For subsurface disposal systems, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal the surface horizon must be evaluated. Describe EACH SOIL HORIZON and IDENTIFY ANY RESTRICTIVE FEATURES on this form. Indicate DEPTHS where features appear.

Excavation Number #1						
Depth (feet & inches)	Texture Class	Soil Texture	Structure Analysis	Drainage (mottles/water table)	Restrictive Horizon	Observations Noted
0' – 5'	Class II – Sandy Loam			None	None	

Excavation Number #2						
Depth (feet & inches)	Texture Class	Soil Texture	Structure Analysis	Structure Drainage (mottles/water table)	Restrictive Horizon	Observations Noted
0' – 5'	Class II – Sandy Loam			None	None	

FEATURES OF SITE AREA:

Presence of flood plain: **No**
Presence of adjacent ponds, streams, water impoundments: **No**
Existing or proposed water well on site: **No**
Existing or proposed water well on adjacent property: **No**
Organized sewage service available to property: **No**

IF ANY OF THE ABOVE ARE ANSWERED YES, THESE ISSUES ARE ADDRESSED WITHIN THE SITE PLANS.

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability, and in accordance with State and County guidelines.

Dale Cook
Dale Cook

November 5, 2007
Date

EVALUATION BASTROP COUNTY ON-SITE SEWAGE FACILITY SOIL & SITE REPORT

PROPERTY OWNER: **Deborah Valvo**

PERMIT #

LOCATION/911 ADDRESS: **359 Matthew Cove, Bastrop, TX 78602**

(Single-Family Residence with 3 bedrooms –
with 4494 square feet with low-flow fixtures.)

SYSTEM TYPE: Soil Absorption

3/4" – 2" Washed Rock

Rock & Pipe

Field Type: Bed

Gallon per day flow rate: 360

Application Rate: .25

DRAINFIELD REQUIREMENTS:

Excavation Width: 20'

Excavation Length: 72'

Excavation Depth: 18" – 24"

Minimum Square Footage: 1440

Proposed Square Footage: 1440

Sand-wicks Required: Yes

Berm Required: N/A

Backfill with sandy loam.

TANK REQUIREMENTS:

Number of Tanks: One

Number of Compartments: Two

(1) 1250 gallon two-compartment tank

Gallon Capacity: 1250

PIPING REQUIREMENTS:

4" SCH 40-house to tank-1/4" fall per foot.

4" SDR 35-tank to drainfields.

4" SDR 35-perforated pipe in drainfields.

Inspection port on drainfields.

Bull Run Valve: N/A

PUMP REQUIREMENTS:

N/A

SETBACK REQUIREMENTS:

Minimum 10' from water line.

Minimum 5' from property lines.

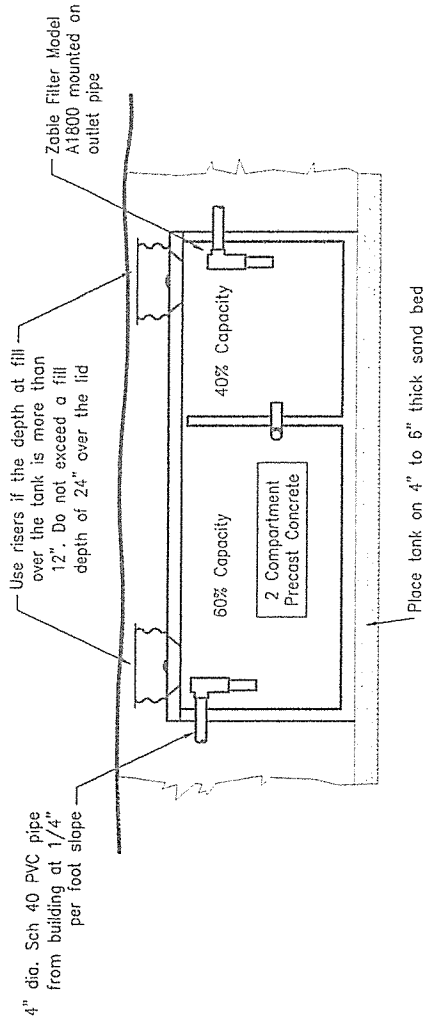
Minimum 100' from water well.

Minimum 75' from drainfield to creek.

****SEE ATTACHED DRAWING****

SITE EVALUATOR: DALE COOK
SE/OSSF II – LICENSE NUMBER: OS-9642/OS17962

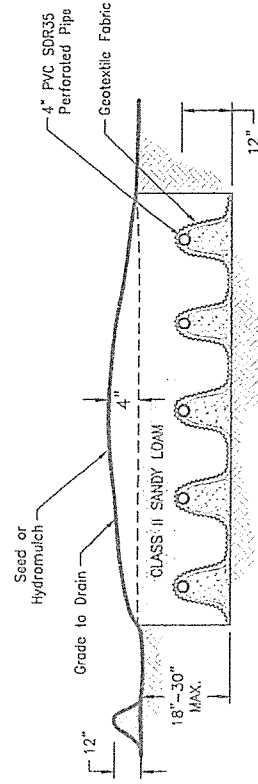
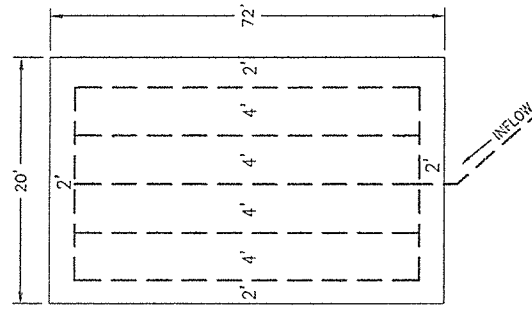
November 5, 2007



SEPTIC TANK DETAIL

NOTES:

1. The Septic Tank Size shall be 1,250 gallons, 2 Compartment.
2. Precast Tanks shall be from Texas Concrete Tank Co., Hill Country Tank, or equal.



GRAVITY DRAINFIELD

SHEET NO.
A2
OF : 2

DATE
11/3/07

Dale Cook Backhoe Service, Inc.
DEL VALLE, TEXAS

Valvo Residence
359 Matthew Cove
Bastrop, Texas

SCALE: N.T.S.
Austin CAD Services