



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

153 Eight Oaks
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: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown

- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: _____ ☐ 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? _____
- (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>	<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.


 Signature of Seller
 Barbara Miller

01/04/13
 Date

 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 St.

BASTROP, TX 78602

(512) 581-7176

LICENSE TO OPERATE AN ON-SITE SEWAGE FACILITY

Permit #: 10-281

Location: 153 EIGHT OAKS DR, BASTROP TX 78602

Permit Date: 9/20/2010

THE COLONY Block: M Lot: 6

Owner: CHRISTOPHER DAVID HOMES, INC.

Mailing address: 706 WALNUT ST BASTROP TX 78602

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: Claude Hoffman, OS4040
Maximum Water Usage 300 Gallons Per Day

Aerobic Treatment Unit Requiring An On-Going Maintenance Contract?

YES ☒ NO ☐

(to be completed if applicable)

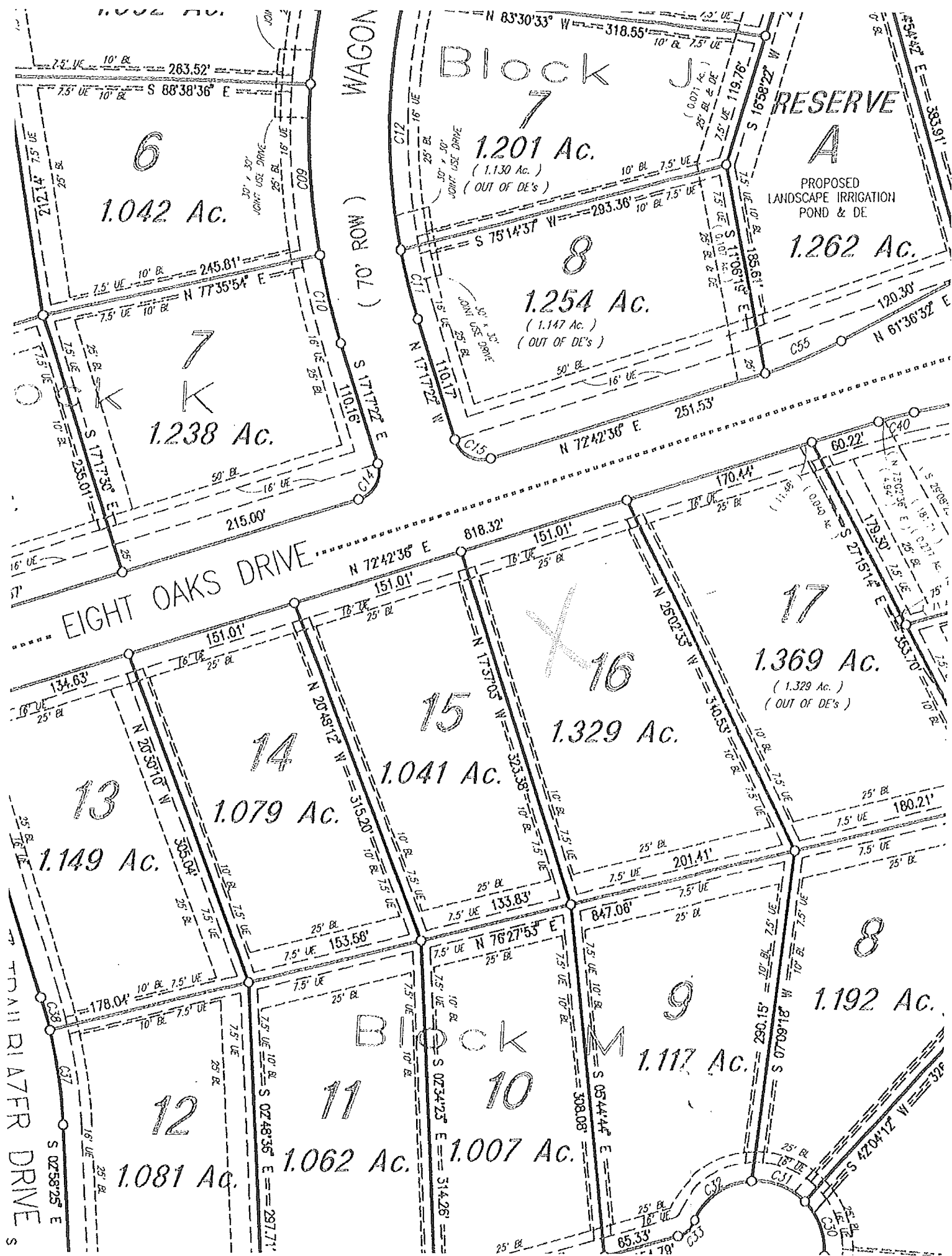
Brand Name: AquaClear Maintenance Provider: Claude Hoffman, MP1421
Maintenance Contract

Beginning Date: 11.30.10 Expiration Date: 11.30.12

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.

Lester Crosby, OS8697
Agency Official

11.22.10
Date



OSSF FOR RESIDENCE AT: 153 EIGHT OAKS I
LEGAL INFORMATION: 1.33 AC LOT 16 BLOCK M THE COLOI

EIGHT OAKS DR.

PRIVATE WATER LINE
APPROX LOC.

4 Bedroom
2700 SqFt

1" SCH40
SUPPLY LINE
PURPLE COLOR

AQUA KLEAR
AK500 BESIDE 2

3" SCH40
2 WAY C/O

5% Slope



NOTE: INSTALLER IS RESPONSIBLE FOR
TO ALL ABOVE OR BELOW GR

NOTE: ALL KNOWN EASEMENTS SHOWN
PRIVATE OR PUBLIC WELL W/

NOTE: ALL PIPING AND VAL
SHOULD BE PERMANENTLY C
PURPLE AS PER TAC 30 CH

DR BASTROP, TX NY SEC 5 BASTROP COUNTY, TEXAS

GEAR DRIVE SPRINKLERS, POP-UP MODELS 5500, 5505-ADV, 6000, 6005-ADV POP-UP GEAR DRIVE - 3 ELBOW SWING JOINT

Accu-Cover Nozzle Performance					
Pressure PSI	Radius FT	Max Radius FT	Discharge GPM	Precipitation Rate in/hr	Rate in/hr
20	25	20	0.9	0.25	0.25
20	30	23	1.3	0.23	0.29
20	35	25	1.5	0.25	0.31
20	40	26	1.7	0.25	0.31
20	45	27	1.9	0.27	0.33
20	50	28	2.1	0.28	0.35
20	55	29	2.3	0.30	0.37
20	60	30	2.5	0.32	0.39
20	65	31	2.7	0.34	0.41
20	70	32	2.9	0.36	0.43
20	75	33	3.1	0.38	0.45
20	80	34	3.3	0.40	0.47
20	85	35	3.5	0.42	0.49
20	90	36	3.7	0.44	0.51
20	95	37	3.9	0.46	0.53
20	100	38	4.1	0.48	0.55
20	105	39	4.3	0.50	0.57
20	110	40	4.5	0.52	0.59
20	115	41	4.7	0.54	0.61
20	120	42	4.9	0.56	0.63
20	125	43	5.1	0.58	0.65
20	130	44	5.3	0.60	0.67
20	135	45	5.5	0.62	0.69
20	140	46	5.7	0.64	0.71
20	145	47	5.9	0.66	0.73
20	150	48	6.1	0.68	0.75
20	155	49	6.3	0.70	0.77
20	160	50	6.5	0.72	0.79
20	165	51	6.7	0.74	0.81
20	170	52	6.9	0.76	0.83
20	175	53	7.1	0.78	0.85
20	180	54	7.3	0.80	0.87
20	185	55	7.5	0.82	0.89
20	190	56	7.7	0.84	0.91
20	195	57	7.9	0.86	0.93
20	200	58	8.1	0.88	0.95
20	205	59	8.3	0.90	0.97
20	210	60	8.5	0.92	0.99
20	215	61	8.7	0.94	1.01
20	220	62	8.9	0.96	1.03
20	225	63	9.1	0.98	1.05
20	230	64	9.3	1.00	1.07
20	235	65	9.5	1.02	1.09
20	240	66	9.7	1.04	1.11
20	245	67	9.9	1.06	1.13
20	250	68	10.1	1.08	1.15
20	255	69	10.3	1.10	1.17
20	260	70	10.5	1.12	1.19
20	265	71	10.7	1.14	1.21
20	270	72	10.9	1.16	1.23
20	275	73	11.1	1.18	1.25
20	280	74	11.3	1.20	1.27
20	285	75	11.5	1.22	1.29
20	290	76	11.7	1.24	1.31
20	295	77	11.9	1.26	1.33
20	300	78	12.1	1.28	1.35
20	305	79	12.3	1.30	1.37
20	310	80	12.5	1.32	1.39
20	315	81	12.7	1.34	1.41
20	320	82	12.9	1.36	1.43
20	325	83	13.1	1.38	1.45
20	330	84	13.3	1.40	1.47
20	335	85	13.5	1.42	1.49
20	340	86	13.7	1.44	1.51
20	345	87	13.9	1.46	1.53
20	350	88	14.1	1.48	1.55
20	355	89	14.3	1.50	1.57
20	360	90	14.5	1.52	1.59
20	365	91	14.7	1.54	1.61
20	370	92	14.9	1.56	1.63
20	375	93	15.1	1.58	1.65
20	380	94	15.3	1.60	1.67
20	385	95	15.5	1.62	1.69
20	390	96	15.7	1.64	1.71
20	395	97	15.9	1.66	1.73
20	400	98	16.1	1.68	1.75
20	405	99	16.3	1.70	1.77
20	410	100	16.5	1.72	1.79
20	415	101	16.7	1.74	1.81
20	420	102	16.9	1.76	1.83
20	425	103	17.1	1.78	1.85
20	430	104	17.3	1.80	1.87
20	435	105	17.5	1.82	1.89
20	440	106	17.7	1.84	1.91
20	445	107	17.9	1.86	1.93
20	450	108	18.1	1.88	1.95
20	455	109	18.3	1.90	1.97
20	460	110	18.5	1.92	1.99
20	465	111	18.7	1.94	2.01
20	470	112	18.9	1.96	2.03
20	475	113	19.1	1.98	2.05
20	480	114	19.3	2.00	2.07
20	485	115	19.5	2.02	2.09
20	490	116	19.7	2.04	2.11
20	495	117	19.9	2.06	2.13
20	500	118	20.1	2.08	2.15
20	505	119	20.3	2.10	2.17
20	510	120	20.5	2.12	2.19
20	515	121	20.7	2.14	2.21
20	520	122	20.9	2.16	2.23
20	525	123	21.1	2.18	2.25
20	530	124	21.3	2.20	2.27
20	535	125	21.5	2.22	2.29
20	540	126	21.7	2.24	2.31
20	545	127	21.9	2.26	2.33
20	550	128	22.1	2.28	2.35
20	555	129	22.3	2.30	2.37
20	560	130	22.5	2.32	2.39
20	565	131	22.7	2.34	2.41
20	570	132	22.9	2.36	2.43
20	575	133	23.1	2.38	2.45
20	580	134	23.3	2.40	2.47
20	585	135	23.5	2.42	2.49
20	590	136	23.7	2.44	2.51
20	595	137	23.9	2.46	2.53
20	600	138	24.1	2.48	2.55
20	605	139	24.3	2.50	2.57
20	610	140	24.5	2.52	2.59
20	615	141	24.7	2.54	2.61
20	620	142	24.9	2.56	2.63
20	625	143	25.1	2.58	2.65
20	630	144	25.3	2.60	2.67
20	635	145	25.5	2.62	2.69
20	640	146	25.7	2.64	2.71
20	645	147	25.9	2.66	2.73
20	650	148	26.1	2.68	2.75
20	655	149	26.3	2.70	2.77
20	660	150	26.5	2.72	2.79
20	665	151	26.7	2.74	2.81
20	670	152	26.9	2.76	2.83
20	675	153	27.1	2.78	2.85
20	680	154	27.3	2.80	2.87
20	685	155	27.5	2.82	2.89
20	690	156	27.7	2.84	2.91
20	695	157	27.9	2.86	2.93
20	700	158	28.1	2.88	2.95
20	705	159	28.3	2.90	2.97
20	710	160	28.5	2.92	2.99
20	715	161	28.7	2.94	3.01
20	720	162	28.9	2.96	3.03
20	725	163	29.1	2.98	3.05
20	730	164	29.3	3.00	3.07
20	735	165	29.5	3.02	3.09
20	740	166	29.7	3.04	3.11
20	745	167	29.9	3.06	3.13
20	750	168	30.1	3.08	3.15
20	755	169	30.3	3.10	3.17
20	760	170	30.5	3.12	3.19
20	765	171	30.7	3.14	3.21
20	770	172	30.9	3.16	3.23
20	775	173	31.1	3.18	3.25
20	780	174	31.3	3.20	3.27
20	785	175	31.5	3.22	3.29
20	790	176	31.7	3.24	3.31
20	795	177	31.9	3.26	3.33
20	800	178	32.1	3.28	3.35
20	805	179	32.3	3.30	3.37
20	810	180	32.5	3.32	3.39
20	815	181	32.7	3.34	3.41
20	820	182	32.9	3.36	3.43
20	825	183	33.1	3.38	3.45
20	830	184	33.3	3.40	3.47
20	835	185	33.5	3.42	3.49
20	840	186	33.7	3.44	3.51
20	845	187	33.9	3.46	3.53
20	850	188	34.1	3.48	3.55
20	855	189	34.3	3.50	3.57
20	860	190	34.5	3.52	3.59
20	865	191	34.7	3.54	3.61
20	870	192	34.9	3.56	3.63
20	875	193	35.1	3.58	3.65
20	880	194	35.3	3.60	3.67
20	885	195	35.5	3.62	3.69
20	890	196	35.7	3.64	3.71
20	895	197	35.9	3.66	3.73
20	900	198	36.1	3.68	3.75
20	905	199	36.3	3.70	3.77
20	910	200	36.5	3.72	3.79
20	915	201	36.7	3.74	3.81
20	920	202	36.9	3.76	3.83
20	925	203	37.1	3.78	3.85
20	930	204	37.3	3.80	3.87
20	935	205	37.5	3.82	3.89
20	940	206	37.7	3.84	3.91
20	945	207	37.9	3.86	3.93
20	950	208	38.1	3.88	3.95
20	955	209	38.3	3.90	3.97
20	960	210	38.5	3.92	3.99
20	965	211	38.7	3.94	4.01
20	970	212	38.9	3.96	4.03
20	975	213	39.1	3.98	4.05
20	980	214	39.3	4.00	4.07
20	985	215	39.5	4.02	4.09
20	990	216	39.7	4.04	4.11
20	995	217	39.9	4.06	4.13
20	1000	218	40.1	4.08	4.15
20	1005	219	40.3	4.10	4.17
20	1010	220	40.5	4.12	4.19
20	1015	221	40.7	4.14	4.21
20	1020	222	40.9	4.16	4.23
20	1025	223	41.1	4.18	4.25
20	1030	224	41.3	4.20	4.27
20	1035	225	41.5	4.22	4.29
20	1040	226	41.7	4.24	4.31
20	1045	227	41.9	4.26	4.33
20	1050	228	42.1	4.28	4.35
20	1055	229	42.3	4.30	4.37
20	1060	230	42.5	4.32	4.39
20	1065	231	42.7	4.34	4.41
20	1070	232	42.9	4.36	4.43
20	1075	233	43.1	4.38	4.45
20	1080	234	43.3	4.40	4.47
20	1085	235	43.5	4.42	4.49
20	1090	236	43.7	4.44	4.51
20	1095	237	43.9	4.46	4.53
20	1100	238	44.1	4.48	4.55
20	1105	239	44.3	4.50	4.57
20	1110	240	44.5	4.52	4.59
20	1115	241	44.7	4.54	4.61
20	1120	242	44.9	4.56	4.63
20	1125	243	45.1	4.58	4.65
20					

153 EIGHT OAKS DR BASTROP, TX

LEGAL INFORMATION: 1.33 AC LOT 16 BLOCK M THE COLONY SEC 5 BASTROP COUNTY, TEXAS

GENERAL NOTES:

This proposal is for a cabin containing 4 Bedroom with a living area <500 SQ.FT., System sizing based on TOEC Tabell Raters. The effluent will have secondary treatment, be disinfected, then disposed irrigation, utilizing low angle nozzles and night spray. The disposal area must be sodded prior to system utilization.

SITE INFORMATION

No flood influences were noted according to the plat provided. The site is served by water supply, with 10' sanitary easement being observed. A well was found but, exact depth not noted. The well is located approximately 10' from the water line. A 100' setback from any system component. No potable water line is within 10' of a 100' setback. The site has positive slope of approximately 5%. Adequate soil exists for vegetation.

SYSTEM COMPONENTS

- AQUAKLAR AKSESSIDE 2) Treatment System w/555 gallon pump chamber
- Onboard treatment compartment
- Onboard treatment chamber
- 555 Gallon pump chamber
- Liquid Chlorinator on board w/ audio and visual alarm via BIO500AK-T
- B.I.O. Inc. BIO500 AK-T Control Unit (Audio & Visual) (Bats set to 1/3 day flow rate)
- Alarm (with control ID tag)
- Timer on board with N/Ph dispersion system between 1am and 5am
- Schneider Legacy 1/2HP pump (or equivalent)
- Factory sampling port (unthreaded to allow safe sampling or unintended use of system)
- 4" SCH 40 PVC Supply Line to the distribution nozzles must be purple in mfg color
- (1)SOLAR 6000 12 degree low angle nozzles (Use #7 Nozzles)

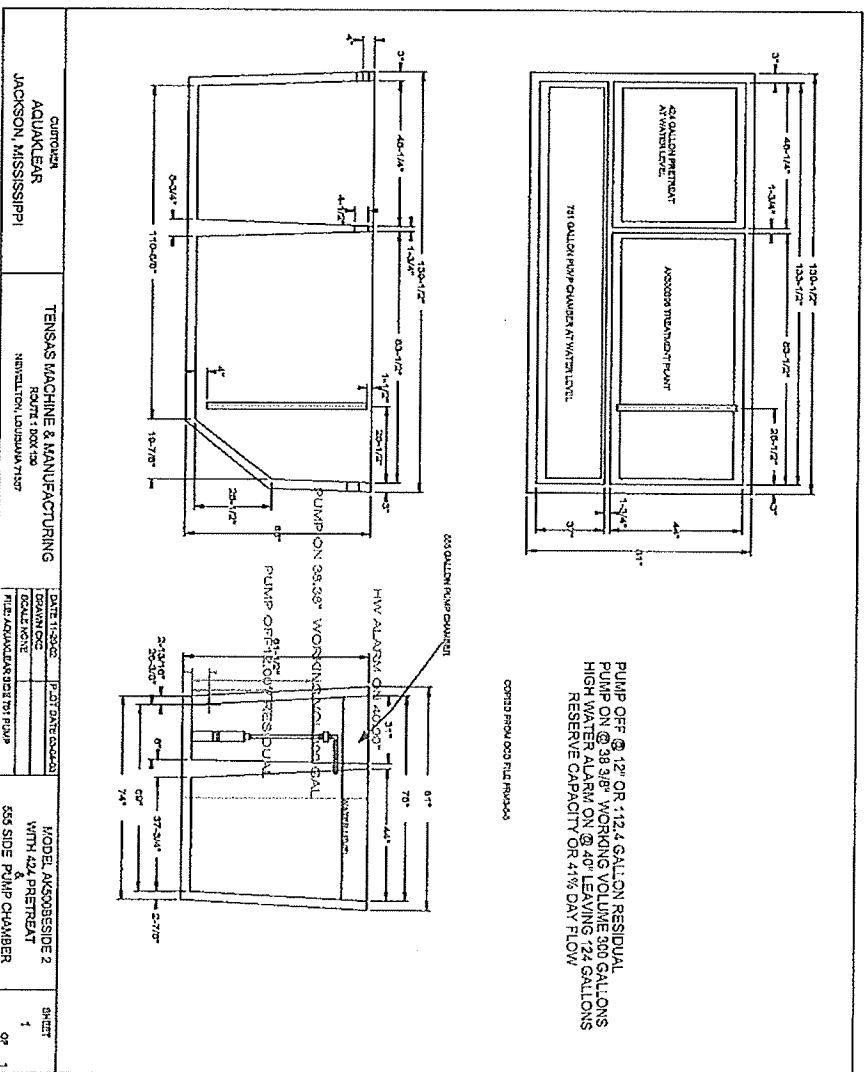
ADDITIONAL CONSIDERATIONS

This design proposal is intended to meet Bastrop County Regulations as well as the current guidelines effective 9-1-08. The installer is responsible for proper instruction regarding system and repair. An on-going maintenance contract is required on this system during system or large valve replacement not to be within 10' or any discharge area device. Discharge area device 10' OGSF setback per Bastrop County Regulations.

HOMEOWNER MAINTENANCE PROVISIONS

The homeowner is responsible for properly maintaining this aerobic treatment system. An 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 system operator.

- The on-going maintenance contract must be maintained on this system at all times during the 30 days prior to expiration with proof being provided to the permitting authority. Owner is responsible for maintaining constant supply of chlorine in the system at all times. Keep the field area mowed and in good condition. Additional watering may be required to maintain vegetation in disposal areas during extended periods of winter grasses, i.e. dry for adequate winter growth must be done. No construction of either natural or man made area allowed with in 10 ft of a riparian meadow. Leaking faucets and commodities must be replaced immediately. Use of garbage disposal to dispose of kitchen waste is prohibited. Disposing of kitchen grease into your septic system is prohibited. Flushing paper products or items not intended for septic use is prohibited (i.e. toilet paper or baby wipes). Be sure to pump out your pre-pump tank every 2 to 3 years to avoid excessive sludge to be built up reduces storage volume in your tank, and can damage your treatment unit. Water seepers are not to be used because they may cause corrosion of electrical component of pump and float. If any problem persists, such as frequent high water alarms or efficient backing up into home maintenance contractor for consultation or repair service. The homeowner or builder is to be responsible for identifying all property lines, easements, related improvements either actual or proposed and verifying that the septic system installation complies with all applicable codes and regulations. Liquid input into this septic system shall not exceed 300 gallons per day.



6 AEROBIC TREATMENT UNIT CROSS-SECTION

7 GENERAL NOTES (Components & Usage)