



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

224 Pioneer Passage
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: 2 or 3 spray heads in back yard ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
- (4) Installer: Nalle Custom Homes ☐ Unknown
- (5) Approximate Age: 2012 ☐ 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: Salinas Brothers
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? 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.

- 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.

 10-31-2012

Signature of Seller Date
Edward G. & G. Odette Thomas

Signature of Seller Date
Trust

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

LICENSE TO OPERATE AN ON-SITE SEWAGE FACILITY

Permit #: 11-357

Location: 224 PIONEER PASSAGE, BASTROP TX 78602

Permit Date: 11/7/2011

THE COLONY Block: E Lot: 10

Owner: NALLE CUSTOM HOMES,

Mailing address: 105 APPLEWOOD DR 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 w/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: AquaKlear Maintenance Provider: Armando Salinas, MP305

Maintenance Contract Beginning Date: 1-30-12 Expiration Date 1-30-14

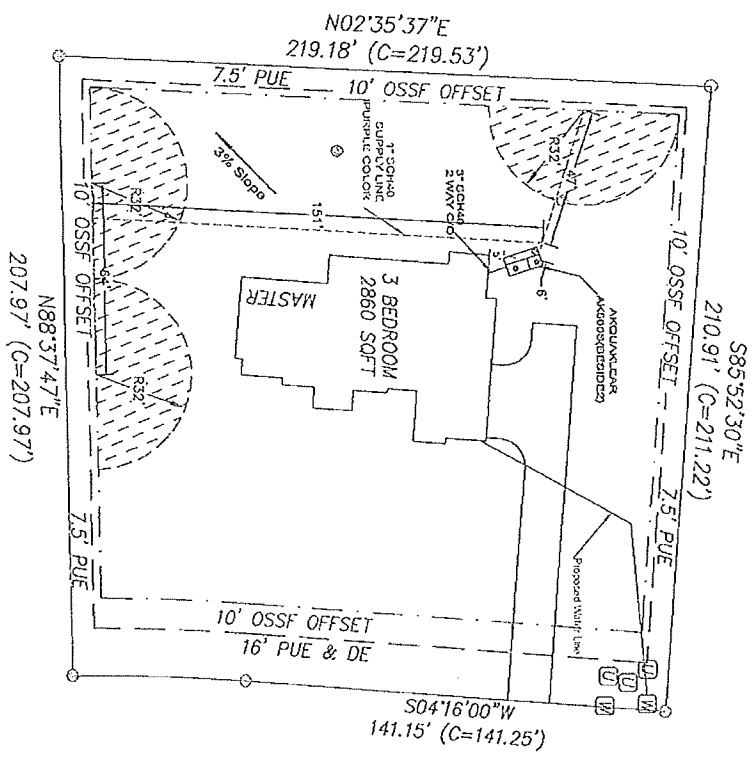
If you or your Maintenance provider should disagree with these dates, please contact our office. Also, please be reminded that thirty (30) days prior to the contract expiration, you must submit another contract that must be effective for at least one (1) year.

Resli Crosby OS8697
Agency Official

3-2-12
Date

OSSF FOR RESIDENCE AT: 224 PIONEER PASSAGE BASTROP, TX Tract Size: 1.00 Acres Block E Lot 10 Colony 6B

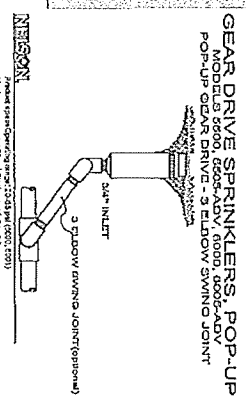
NOTE: INSTALLATION IS RESPONSIBLE FOR OSSF
 TO ALL ASPECTS OF OSSF GROUND UNITS.
 NOTE: ALL WORK OCCURS FROM 10
 FEET OF POLE HILL 1/2"
 NOTE: ALL PUMP AND VALVE BOXES
 SHALL BE PERMANENTLY MARKED
 PURPLE AS PER TAC 30 CH 265.



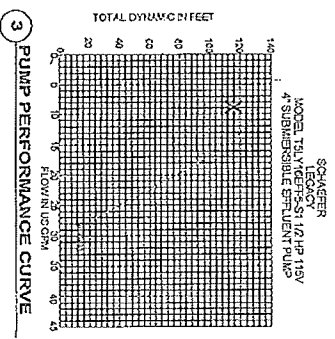
PIONEER PASSAGE

Actual/Model Performance

Flow (gpm)	Head (ft)	Efficiency (%)
0	100	0
10	95	15
20	85	35
30	75	55
40	65	75
50	55	90
60	45	95
70	35	98
80	25	99
90	15	99
100	5	98



2 DISCHARGE NOZZLES



3 PUMP PERFORMANCE CURVE

Surface Irrigation System Sizing

Design Area (sq ft)	Design Flow (gpm)	Design Head (ft)	Design Pressure (psi)
1000	100	100	100
2000	200	100	100
3000	300	100	100
4000	400	100	100
5000	500	100	100
6000	600	100	100
7000	700	100	100
8000	800	100	100
9000	900	100	100
10000	1000	100	100

1 SYSTEM LAYOUT

4 SYSTEM SIZING CHART

PREMIER ONSITE DESIGN SERVICE

4045 TRIBUTE LN. BELTON, TEXAS 76513

(254) 394-2039 E-MAIL premieronsite@embarqmail.com



SCALE: 1"=40'

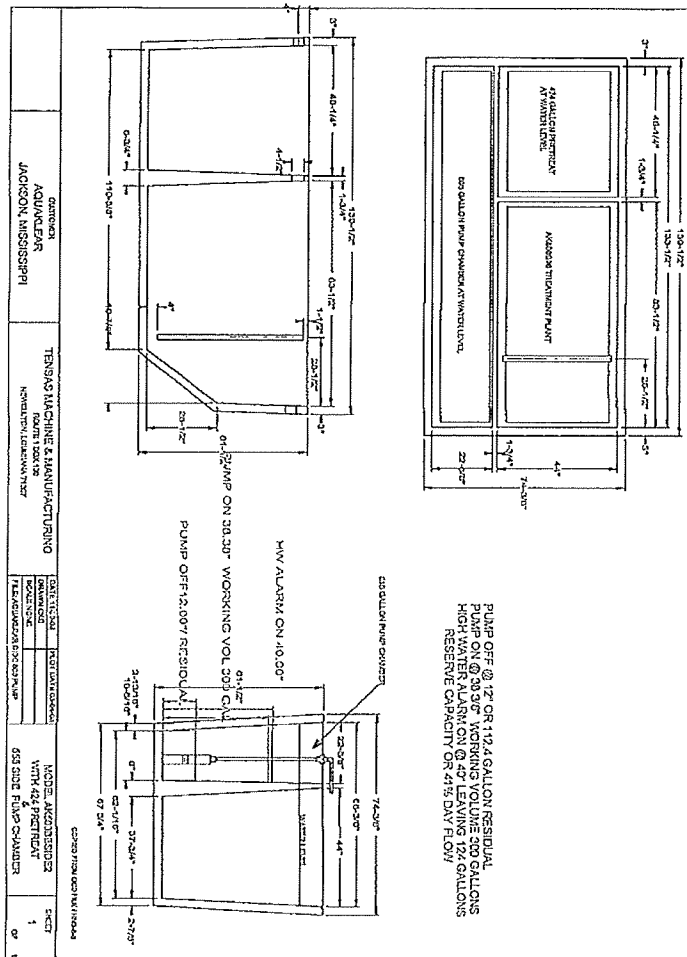
Date: 10-27-2011

Filename: 224PIONEERPS

Drawn by: DR

checked by: DR

OSSF FOR RESIDENCE AT: 224 PIONEER PASSAGE BASTROP, TX
Tract Size: 1.00 Acres Block E Lot 10 Colony 6B



GENERAL NOTES:

This proposal is for a 3 bed-room home (2860 SQFT) System sizing based on TCEQ T-Table II Water Usage Rates. The effluent will have secondary treatment, be disinfected, then disposed of via surface irrigation, utilizing low angle nozzles and right spray. The disposal area must be seeded or sodded prior to system utilization.

STE 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

- AQUAKLEAR assembly 2) Treatment System w/55 gallon pump chamber
- Onboard T12n compartment
- Onboard treatment chamber
- 55Gon pump chamber
- Liquid Chlorinated - on-board w/ audio and visual alarm via BIO500AK-T
- B.I.O. Inc. BIO500 AK-T Control Unit (Audio & Visual) Hests set to 1/3 dry flow above high water alarm (with capacitor, 12.12g)
- Timer- on board with 1/4gph displacement system between 1am and 5am
- Sch leader Legacy 12H-P pump (or equivalent)
- Factory sampling port (unfired to alleviate tampering or unfired/undue of system effluent)
- 1" SCH 40 PVC Supply Line to the distribution nozzle a must be purple in mfg color
- (3) Nelson 12 degree low angle nozzles (5000 purple pop, Upo #7, Nozzle)

ADDITIONAL CONSIDERATIONS

Discharge area designed to maintain a 10' OSS setback per Eastrop County regulations.

HOMEOWNER MAINTENANCE PROVISIONS

The homeowner is responsible for properly maintaining this septic 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.

- [illegible]

PREMIER ONSITE DESIGN SERVICE

4045 TRIBUTE LN. BELTON, TEXAS 76513
(254) 394-2039 E-MAIL premieronsite@embaramail.com



SCALE: NTS

Date: 10-27-2011

Filename: 224PIONEERPSG

Drawn by: DR

checked by: DR