



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 110 Sabine Dr
Cedar Creek, TX 78612-3408

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 field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
Sprayer located in field
by home
- (4) Installer: Bill Maulding ☐ Unknown
- (5) Approximate Age: 11 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: 1/30/18
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? Pumped once - a few years ago
- (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 ☒ last inspection report
- (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) without water- saving devices</u>	<u>Usage (gal/day) with water- 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.

Harold Darman
6/20/17

Signature of Seller
Date

Harold Darman

Trudy Lee Darman
6/20/17

Signature of Seller
Date

Trudy Lee Darman

Receipt acknowledged by:

Signature of Buyer
Date

Signature of Buyer
Date

"LICENSE TO OPERATE"
An On-Site Sewage Facility

2005-2027
Permit Number

Harold Darman
Owner's Name

Aerobic Spray (Aqua-Aire)
Type Of System

Property Location: 110 Sabine Dr.

Installer: Bill Maulding

License #: 23268

Maintenance Holder: David Johnson

License #: 5047

A final inspection for the on-site sewage facility being installed on your property 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 Chapter 285, On-Site Sewage Facilities and the Bastrop County Rules and Regulations for On-Site Sewage Facilities.

Aerobic Wastewater Treatment Units Requiring An On-Going Maintenance Contract

Required? YES ☒ NO ☐

(To be completed if applicable)

Maintenance Contract

Beginning Date: 1/30/06 Expiration Date: 1/30/08

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

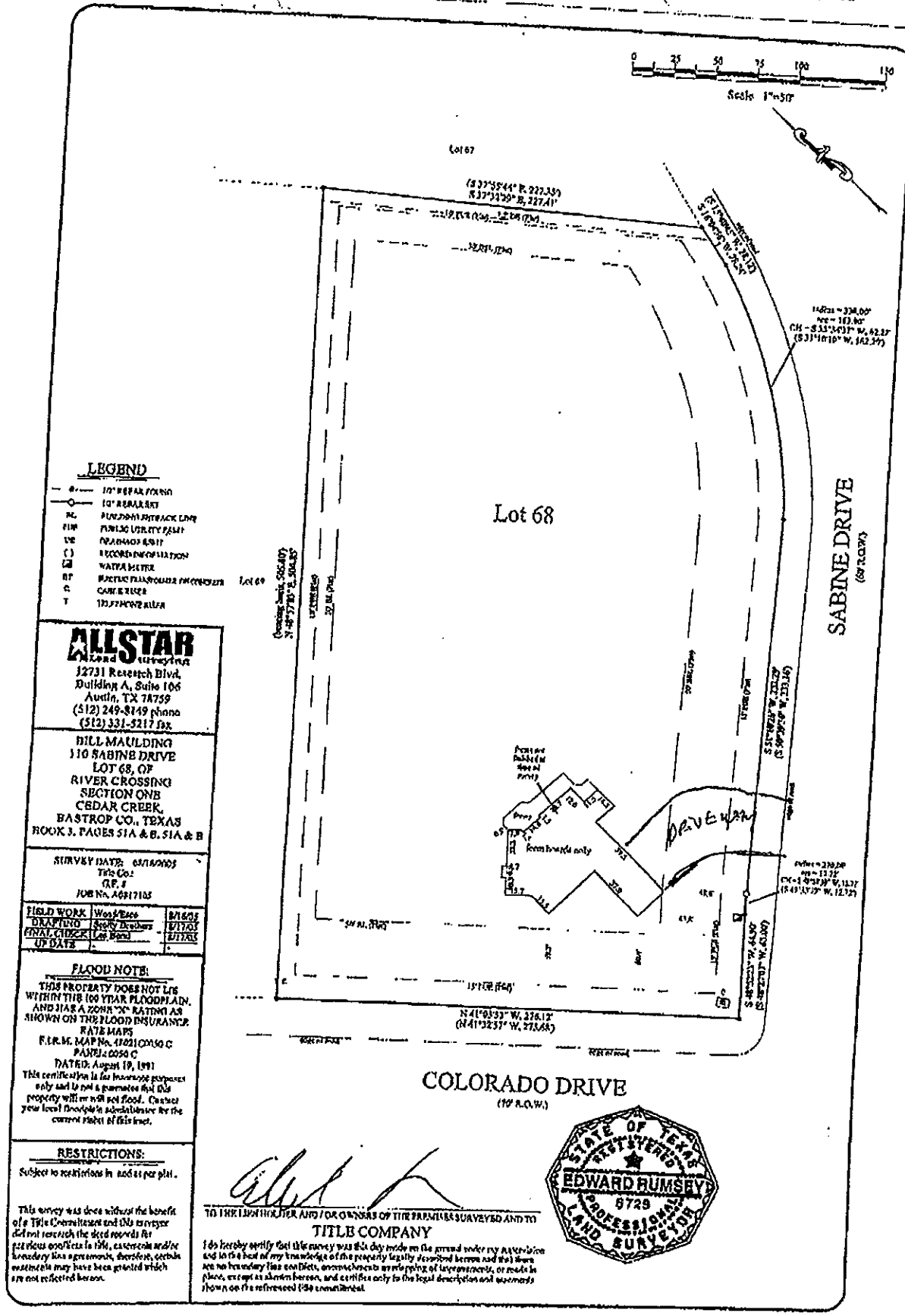
Robert Crowley
Designated Representative Signature

8697
License #

2/15/06
Date

OFFICE COPY - PINK

OWNER'S COPY - WHITE



LEGEND

- 10\"/>

ALLSTAR
LAND SURVEYING

32731 Research Blvd.
Building A, Suite 106
Austin, TX 78759
(512) 249-8149 phone
(512) 331-5217 fax

HILL MAULDING
110 SABINE DRIVE
LOT 68, OF
RIVER CROSSING
SECTION ONE
CEDAR CREEK,
BASTROP CO., TEXAS
BOOK 3, PAGES 51A & B, 51A & B

SURVEY DATE: 08/18/2005
TAX CO.:
JOB NO. A6917103

FIELD WORK	Wood/Stone	1/16/05
DRAFTING	Shirley Brubaker	1/17/05
FINAL CHECK	Lee Ward	2/17/05
DATE		

FLOOD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONING OF RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS.
F.L.R.M. MAP NO. 41021 CDUSO C
PAGE 10054 C
DATE: August 19, 1991
This certificate is for insurance purposes only and is not a guarantee that this property will not be flooded. Check your local floodplain administration for the current status of this tract.

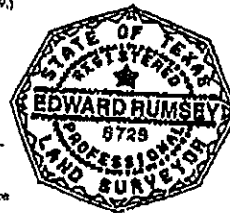
RESTRICTIONS:

Subject to restrictions in deed as per plat.

This survey was done without the benefit of a Title Commitment and this surveyor did not research the deed records for easements or other interests in the property. No warranty is made by this surveyor as to the accuracy of the survey, and no liability shall be assumed for any errors or omissions, whether or not caused by negligence, in the survey or in the preparation of this report.

TO THE LANDHOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY

I do hereby certify that this survey was this day made on the ground under my observation and to the best of my knowledge of the property legally described herein and that there are no boundary line conflicts, encroachments, or other matters of record in the public records, except as shown herein, and certify only to the legal description and easements shown on the referenced (30) unrecorded plat.



N 48°29'31" E 505.18'

10' AQUA, BEC, DE, PUE & UE
15' BEC & DE
30' BL

Titan Homes
110 Sabine Drive

#6 nozzle, 360°
30' radius
#3 nozzle, 180°
30' radius

1 inch 250'
Aqua Pipe 8" 500' 42" 500' 42"
Supply Line
2 way c. connector

Pool House

Pool House
DETAILS
FORMS ONLY
NOT TO SCALE
Count Yard
Drive

15' AQUA, BEC,
DE, PUE, & UE

Colorado Drive

162.21'
164.83'



S 50°39'36" W 233.16'

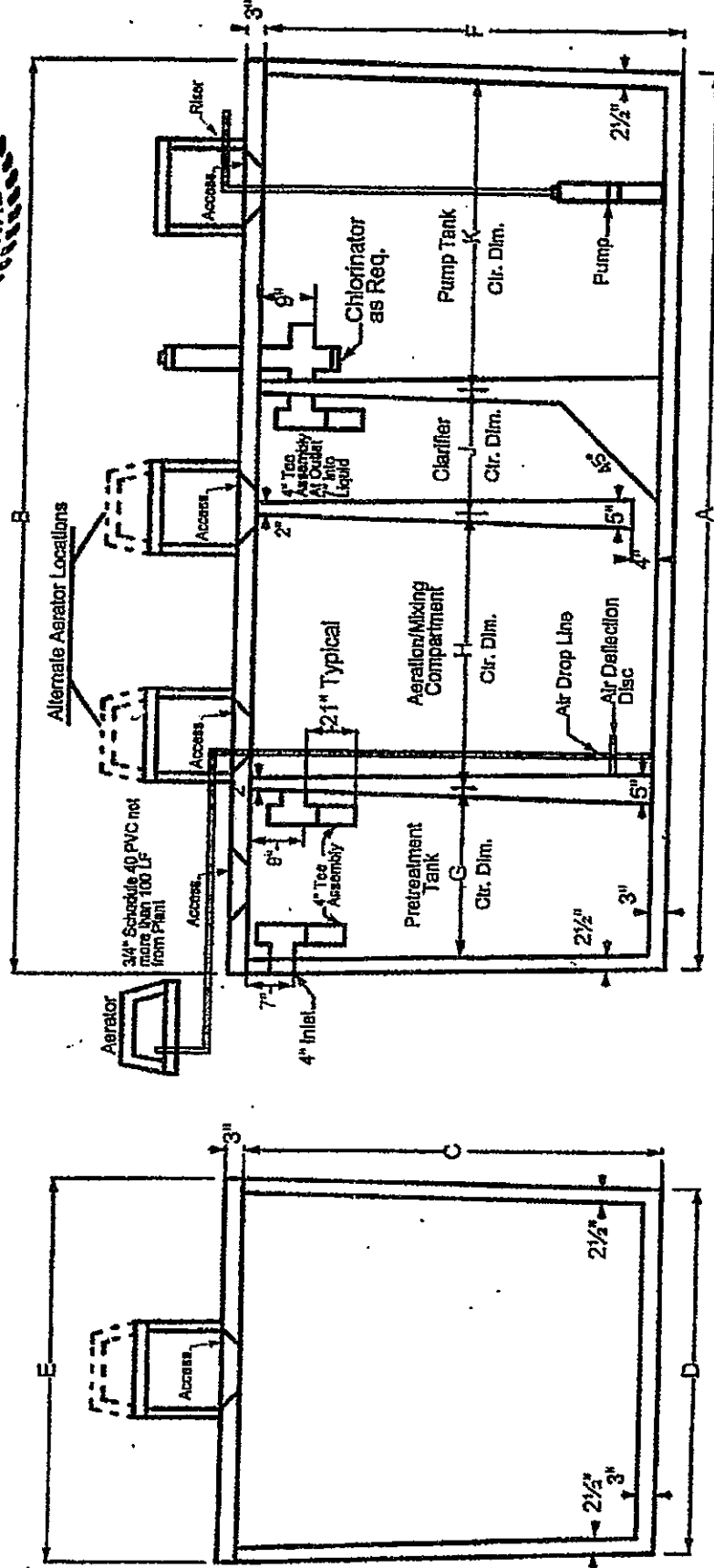
Sabine Drive

S 19°33'19" W 330.00'

pump 1" = 14.4 gal
 alarm on 32"
 pump on 11"
 pump off 7"

Aquatic Sewage Treatment System
 Models AA500-3575, AA500-4075, AA500-4050
 One Piece with Lid

Lorraine G. Prescott
 State of Texas
 7-11-85
 REGISTERED PROFESSIONAL SANITARIAN
 3532



Schedule

Designation	Treat Capacity	Total Volume	Aerator Volume	Clarifier Volume	A	B	C	D	E	F	G	H	J	K	Pretank Volume	Pump Tank Volume
AA500-3575	500GPD	748	560	188	162 1/2	163 1/2	64	60	63	64	29 1/2	47 1/2	20 1/2	61 1/2	350 GAL	750 GAL
AA500-4075	500GPD	748	560	188	167 1/2	170 1/2	64	60	63	64	34 1/2	47 1/2	20 1/2	61 1/2	400 GAL	750 GAL
AA500-4050	500GPD	748	560	188	148	161	64	60	63	64	34 1/2	47 1/2	20 1/2	42 1/2	400 GAL	500 GAL

Length - 171"
 Height - 67"
 Width - 63"
 Intet - 57"

MAINTENANCE CONTRACT

Date: 11-1-16

1. In consideration of prepayment of this Maintenance Contract in one lump sum, and in accordance with the most current version of Chapter 25 rules regulation On-Site Sewage Facilities in Texas. This maintenance service company agrees to the following:
2. This contract authorizes DAVID JOHNSON SERVICES to operate and maintain the AQUA AIRE located in Brewer County. Permit # 2005-2007 or a period of 1 year(s) beginning 1-30-17 and ending 1-30-18. This contract shall automatically renew annually thereafter on the same terms unless otherwise stated in writing 30 days prior to expiration. The Certified Service Technician, David Johnson is responsible for all required performance check, treating and maintenance of your aerobic system as follows:
3. Three (3) routine site visits per year (at least once every 4 months), including evaluation, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure that all equipment is functioning properly.
4. Visual check for color, turbidity, scum and odors. An effluent sample will be tested for Total Chlorine residual and reported as required once every four (4) months.
5. In any improper or abnormal operation is observed which cannot be corrected at the time of the service visit, the property owner will receive a written notice of the existing conditions, corrective actions needed.
6. The Maintenance Company will respond to any/all system complaints within 24-48 hours.
7. Complete a performance report after each visit which includes all maintenance findings and test results, then submit copies within 14 days to the permitting authority and the property owner(s), and the original will be kept in the Service Company's file.
8. This maintenance contract does not cover damage to any portion of the system caused by misuse, abuse, or failure to maintain electrical power to the system. Also excessive flows that exceed the organic loading or hydraulic design capabilities of the system as well as occurrences such as natural disasters or severe weather conditions, sludge pumping or disposal of non-biodegradable materials oils, greases, chemicals, solvents, paints, etc... or any usage contrary to the requirements as listed in the system owner's manual.

Owner(s) Responsibilities

9. Maintain spray irrigation areas by cutting grass, deep debris clear of OSSF for easy access to system, and shall adhere to OSSF rules section 285.39 OSSF Maintenance and Management Practices. Property Owner
10. Maintain chlorinator by refilling with approved EPA wastewater chlorine tablets needed, and do not allow any backwash from water softeners or reverse osmosis filters to enter the OSSF system. Property Owner

Terms and Conditions

11. The Maintenance Company or anyone authorized by the service company may enter the property at reasonable hours without prior notice for the purpose of performing maintenance work on the aerobic system.
12. The agreement may be terminated by either party with the following stipulations. If the property owner terminates this agreement prior to the expiration, then he/she agrees to pay the Maintenance Company a fee equal to one-half the cost of the service agreement. Upon expiration of this policy, the owner is required by law to continuously maintain a signed written contract with a valid maintenance company and shall provide the permitting authority with a copy at least 30 days prior to the expiration of the previous contract. If the property owner or maintenance company desire to discontinue the maintenance contract. The maintenance company shall notify, in writing the permitting authority at least 30 days prior to the date service will cease. If a maintenance company continues business, the owner shall within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance agreement.

() Initial two (2) year maintenance contract.

(✓) On-going maintenance contract.

David Johnson Services \$175.00.

David Johnson Services

1196 Sky Line Road

Dale, TX 78616-2441

(512)243-1190

Maintenance Provider

0000130

Location

110 SABINE DR

Cedar Creek

78612

DAVID JOHNSON & TRACY

Property Owner(s)

Name(s) Print

Property Owner(s)

Signature(s)

Maintenance Company

Name(s) Print

Owner/Certified Technician

Signature(s)

DAVID JOHNSON SERVICES

SEPTIC INSPECTION

SAMPLE TESTING AND REPORTING RECORD

TCEQ Installer II OS-5047, Site Evaluator OS-11954

Maintenance Provider No. 0000130

Date: 5-15-17

1. System Installed Aqua Rise
Owner Harold Daimon
Address 110 Sabine ST

Phone _____
Permit No. 2005-2027
City/Zip Bastrop

2. Inspected Items
Aeration System /
Air Filter /
Efficiency Pump /
Floats /
Sprinkler Operation /
Absorption Area /
Back Fill /
Chlorinator /

Two way clean out /
Trash Tank /
Aerobic Tank /
Pump Tank /
Probes /
Secured Access Ports /
Timer /
Alarms /

3. Repairs to System and General Comments of Recommendations _____

4. Test required and results _____ Results / Test Method D.P.P.

5. Untreated waste water contains pathogens that would have waterborne diseases which would include

Typhoid
Cholera
Giardiasis

Hepatitis
Polio
Meningitis

☒ Inspection
☐ Repair

Materials _____
Time _____

Total Price 210

6. Inspected By: [Signature]
(Signature)