



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 7735 Steinfeld Ln
Brenham, TX 77833-0606

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ✓ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
10/11/2017 (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.		✓	
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal		✓	
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures			
Natural Gas Lines		✓	

Item	Y	N	U
Liquid Propane Gas:	✓		
-LP Community (Captive)		✓	
-LP on Property	✓		
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: sump grinder		✓	
Rain Gutters	✓		
Range/Stove <u>(in shop)</u>	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector - Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System		✓	

Item	Y	N	U	Additional Information
Central A/C	✓			✓ electric gas number of units: <u>2</u>
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			✓ electric gas number of units: <u>2</u>
Other Heat	✓			if yes, describe: <u>propane wall heater in shop</u>
Oven	✓			number of ovens: <u>2</u> electric gas other: _____
Fireplace & Chimney	✓			wood ✓ gas logs mock other: _____
Carport <u>machinery shed</u>	✓			attached ✓ not attached
Garage <u>(3 car)</u>	✓			✓ attached not attached
Garage Door Openers	✓			number of units: <u>2</u> number of remotes: <u>3</u>
Satellite Dish & Controls		✓		owned leased from: _____
Security System		✓		owned leased from: _____
Solar Panels		✓		owned leased from: _____
Water Heater	✓			✓ electric gas other: _____ number of units: <u>2 in house</u>
Water Softener	✓			✓ owned leased from: _____
Other Leased Items(s)		✓		if yes, describe: _____

(TAR-1406) 02-01-18

Coldwell Bankers Properties Unlmt, 2402 South Day St. Brenham TX 77833
Lindi Braddock

Initialed by: Buyer: _____, _____ and Seller: AMB, PCB

Phone: 979.836.0011 Fax: 979.353.4334
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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7735 Steinfeld Ln

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>yard around house</u>
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Water supply provided by: city ☒ well ☐ MUD ☐ co-op ☐ unknown ☐ other: (city water available)

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: composition Age: 16 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Some fluorescent lights in shop not working

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks <u>propane above ground</u>		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI <u>when constructed</u>		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous Fires <u>AMB None</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(TAR-1406) 02-01-18

Initialed by: Buyer: _____, _____ and Seller: PCB, AMB

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7735 Steinfeld Ln
Brenham, TX 77833-0606

Concerning the Property at _____

Historic Property Designation	<input checked="" type="checkbox"/>	Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

in bar

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☒ yes ☐ no If yes, explain (attach additional sheets if necessary):

Shop bldg has some roof leaks around skylight

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____

Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☒ Any condition on the Property which materially affects the health or safety of an individual.

☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☒ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

Concerning the Property at _____

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Seller ☐ has ☒ has not attached a survey of the Property.Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? ☐ yes ☒ noSection 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☐ no If yes, explain: _____Section 11. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☐ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Billy C. Bryant 9-24-2018 Anna M. Bryant 9-24-18
Signature of Seller Date Signature of Seller Date

Printed Name: _____ Printed Name: _____

(TAR-1406) 02-01-18

Initialed by: Buyer: _____, _____ and Seller: _____, _____

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Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric:	<u>Bluebonnet Electric</u>	phone #:	_____
Sewer:	<u>> private</u>	phone #:	_____
Water:	_____	phone #:	_____
Cable:	<u>Direct TV - not connected</u>	phone #:	_____
Trash:	<u>Town & Country - not using now</u>	phone #:	_____
Natural Gas:	<u>—</u>	phone #:	_____
Phone Company:	<u>ATT connections are there</u>	phone #:	_____
Propane:	<u>Brenham LP Gas</u>	phone #:	_____
Internet:	<u>none connected</u>	phone #:	_____

- (7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	



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

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 7735 Steinfeld Ln
Brenham, TX 77833-0606

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: Field lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 150 ft. east side of house. ☐ Unknown

- (4) Installer: Dirt Dobber Const. Co. (Justin Flisowski) ☐ Unknown
- (5) Approximate Age: 15 yrs. ☐ 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? July, 2018
- (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 BCBUMB

Page 1 of 2

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.

Billy C. Bryant 9-24-2018
 Signature of Seller Date
Billy C Bryant

Anna M. Bryant 9-24-18
 Signature of Seller Date
Anna M Bryant

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

South Day Inc dba Coldwell Banker Prop Unlmt	417611	lindi.camaron@coldwellbanker.com	(979)836-0011
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Lindi Braddock	233744	lindi.camaron@coldwellbanker.com	(979)277-4763
Designated Broker of Firm	License No.	Email	Phone
same			
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Lindi Braddock	233744	lindi.camaron@coldwellbanker.com	(979)277-4763
Sales Agent/Associate's Name	License No.	Email	Phone
<i>BCB</i>	<i>amB</i>	<i>9-24-18</i>	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov

Coldwell Bankers Properties Unlmt, 2402 South Day St. Brenham TX 77833
Lindi Braddock

Phone: 979.836.0011

Fax: 979.353.4334

IABS 1-0 Date

7735 Steinfeld Ln

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

277-629.

WASHINGTON COUNTY ENVIRONMENTAL DERPARTMENT

100 E. Main Street, Brenham, Texas, 77833, (979) 277-6290 Fax # (979) 277-6291

EVALUATION FORM-ON-SITE SEWERAGE FACILITY
FOR OVER 10 ACRES

Property Owners Name: Billy C. Anna M. Bryant Application No. _____

Permanent Mailing Address: 7588 Steinfeld Ln. City: Brenham Zip: 77833-0604

Home Telephone #: (979) 836-6442 Work Telephone #: () same

County Road Address (911): 7588 7735 Steinfeld Ln. City: Brenham Zip: 77833-0604

Property Description: Lot: _____ Size: _____ Block: _____ Sec: _____

✓ Or Deed Description with Vol. # 0903 Page #: 465

✓ Other than Subdivision: Acreage: 28.7 Survey: Abner Kay Kendall A70

Water Source: ☒ Private Well _____ Public Water Supplier _____

House _____ Mobile Home _____ No. of Bedrooms 4

TYPE OF DEVELOPMENT—COMMERCIAL (ONLY)

Commercial/Institutional (including multi-family residences) Type _____

No. of Employees/Occupants/Units (circle one): _____ Days occupied per week _____

Estimated Maximum Daily Water Consumption (gpd) (water bill): _____

Any Organized Sewage Collection within 300 feet: _____ YES _____ NO

Site Evaluator: _____ Registration No. _____ Phone No: _____

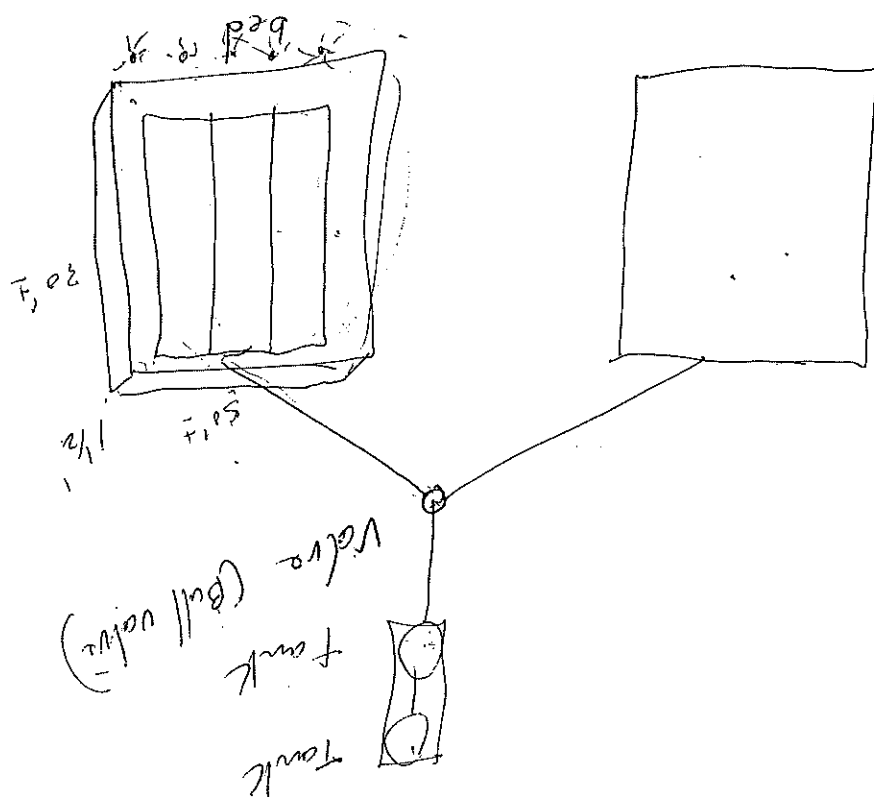
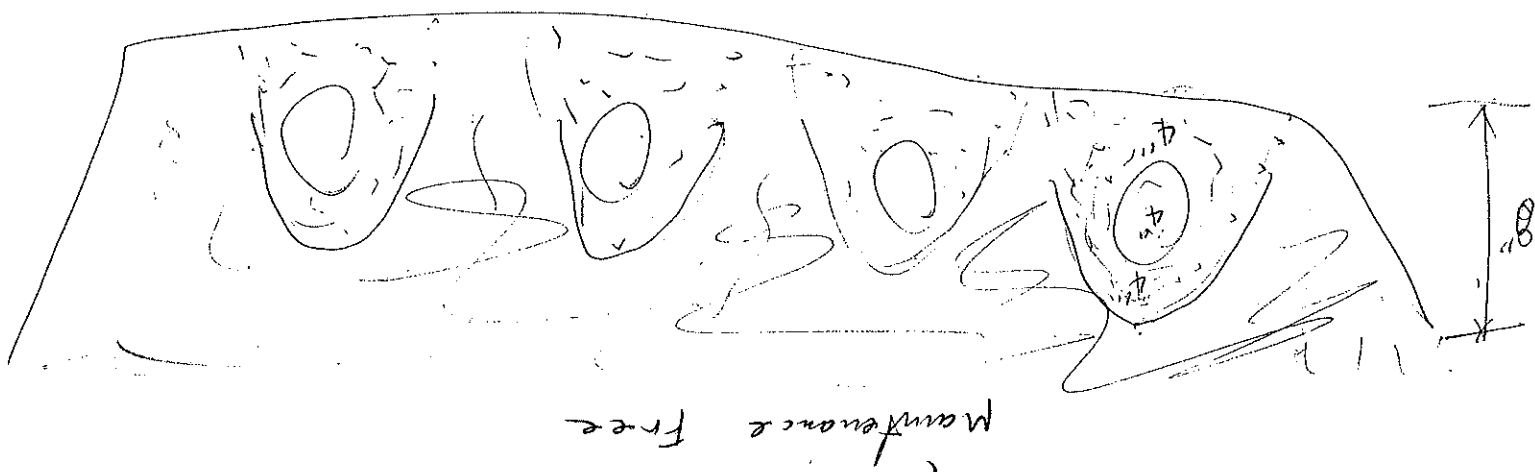
Designer: _____ License No. _____ Phone No: _____

Installer: _____ Registration No. _____ Phone No: _____

Owner hereby authorizes the WASHINGTON COUNTY ENVIRONMENTAL INSPECTOR, TNRC, and Texas Department of Health, their agents and designees, singly or jointly, to enter upon the described property for the purpose of making soil/site evaluation tests, inspecting the private sewage facility or performing other activities consistent with the water quality programs of WASHINGTON COUNTY, TNRC, or Texas Department of Health.

Signature of Owner _____ Date _____ over-10 eval

* system to be installed at 7735 Steinfeld Ln.



The On-Site Wastewater Treatment Systems series of publications is a result of collaborative efforts of various agencies, organizations and funding sources. We would like to acknowledge the following collaborators:

Texas State Soil and Water Conservation Board
 Texas On-Site Wastewater Treatment Research Council
 Texas Natural Resource Conservation Commission
 USDA Water Quality Demonstration Projects
 Consortium of Institutes for Decentralized Wastewater Treatment

USEPA 319(h) Program
 Texas Agricultural Extension Service
 Texas Agricultural Experiment Station
 Texas On-Site Wastewater Association
 USDA Natural Resources Conservation Service

Produced by Agricultural Communications, The Texas A&M University System

All publications in the On-site Wastewater Treatment Systems series can be downloaded free from the World Wide Web at:

<http://agpublications.tamu.edu/pubs/ewaste>

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On-site wastewater treatment systems

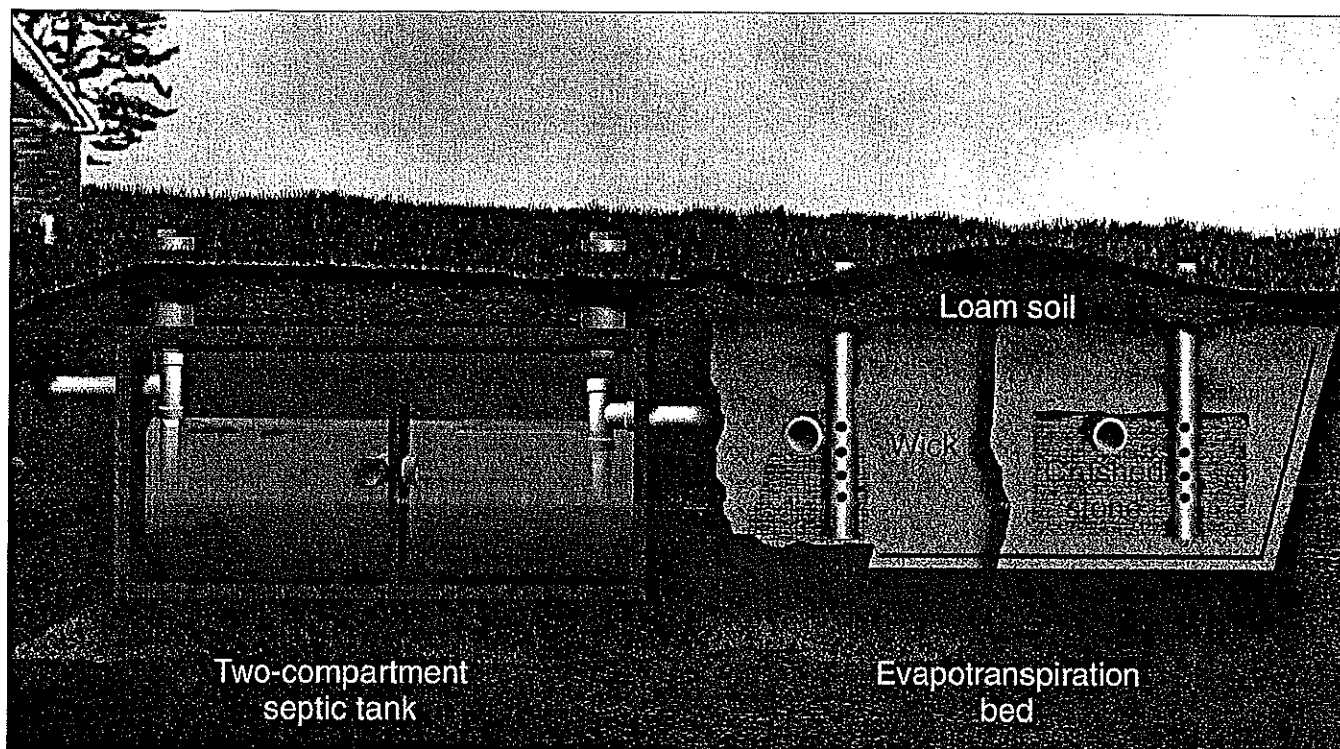


Figure 1: An evapotranspiration bed system.

Evapotranspiration bed

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An evapotranspiration (ET) bed treats wastewater by using evapotranspiration — the loss of water from the soil by evaporation and by transpiration from plants growing there.

ET beds are used where the soil cannot treat wastewater before it percolates to groundwater, such as in rocky soils, or where the soil prevents wastewater from percolating from the application field, such as in heavy clay soils.

ET systems are designed according to local evapotranspiration and rainfall rates, which vary across Texas. The local authorized agent, generally the local health department or regional office of the Texas Natural Resource Conservation Commission,

can tell you what the rates are in your area. ET bed systems can be smaller in drier regions of the state compared to the same size household in wetter locations. These systems do not work in very wet areas where more rain falls than is evaporated or transpired.

There are two types of ET beds: lined and unlined. In lined systems, the ET bed is lined with a natural clay, synthetic or concrete liner. A liner is required if the surrounding soil is very permeable, such as in sandy gravel or karst limestone.

Unlined systems can be used in highly impermeable soils such as heavy clays. In unlined systems, wastewater is disposed of by a combination of evaporation, transpiration and absorption, which is often called an evapotranspiration/absorption (ETA) system.

ET 1

Grass cover is important for transpiration of wastewater

Treatment

In ET bed systems, solid materials are removed from the wastewater by a septic tank. Then the wastewater is distributed throughout the ET bed system. There, final treatment and disposal occur when the water evaporates and plants use nutrients in the effluent and release moisture through transpiration.

As the water evaporates, salts, minerals and solids from the effluent accumulate in the bed. During very wet periods when evapotranspiration is low, ET beds store water until drier periods when it evaporates and transpires.

Design

An ET bed contains storage trenches, loam backfill around the trenches and sandy loam soil over the top of the loam backfill for grass growth. Generally, the required bed surface area is divided between two beds, which allows for switching between the beds to avoid overloading.

A liner and sand cushion are placed in the ground, and the storage system is set on the bed bottom. Generally, the storage system consists of a bed of rocks or gravel of a uniform size ranging from $\frac{3}{4}$ -inch to 2 inches in diameter, filling the bed to a depth of 12 inches or less, depending on the bed's overall depth. Distribution pipes are placed no more than 12 feet apart and no less than 3 feet from the bed walls. The top of the distribution pipe must be flush with the top of the rock media.

Other types of media such as tire chips, or storage systems such as leaching chambers, may be used for the storage trenches.

A water-permeable soil barrier (a geotextile filter fabric) is placed over

the rock. A loam soil is added to fill the bed to within two inches of the top. Selecting the proper soil is extremely important in building an ET system. (State regulations classify the soil as a class II, loamy soil.) The soil draws the water toward the surface faster than coarse sand.

Wicks incorporated into the rock media draw water continuously from the rocks into the soil and toward the surface area, where it evaporates or is taken up by plants. A wick is a column of soil that extends through the rock media to the bottom of the bed. The total wick area should be 10 to 15 percent of the bed surface and should be uniformly spaced throughout the bed.

After the loamy soil is in place, the final two inches are filled with sandy loam and mounded in the center with a slope of 2 to 4 percent toward the outside of the bed. The last step is to plant vegetation specially selected to transpire the most water, such as bermudagrass or St. Augustine grass. Placing grass sod over the bed may be the best approach to establishing grass there. Using seed may let the mounded soil wash away during heavy rainfall before the grass is established. Larger plants with shallow root systems, such as evergreen bushes, may also be used to help take up water.

If you use grasses with dormant periods, be sure to provide adequate vegetation on the beds during these periods. A common solution is overseeding with winter grasses to provide year-round transpiration.

How to keep it working

A valve connecting the two beds allows you to alternate the wastewater inflow between each bed. When one bed becomes saturated, turn the valve to send effluent into the other underloaded bed. An inspection port added

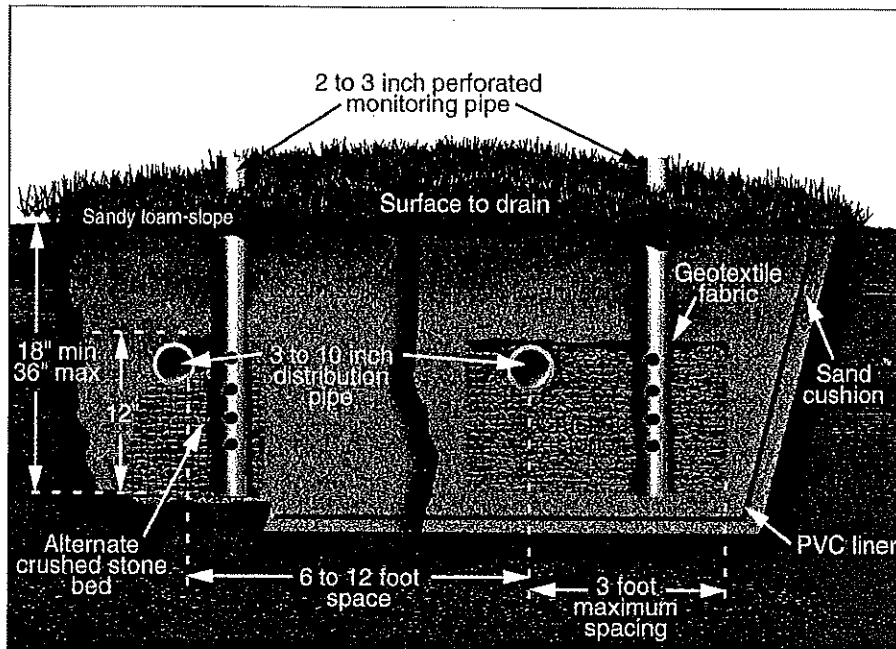


Figure 2: *Evapotranspiration beds should be built as shallow as possible, from 18 inches to a maximum of 36 inches deep.*

to each bed will help you determine each bed's water levels during use. Covering the port prevents insects, small animals and unauthorized people from getting to the bottom of the bed.

Here's how to maintain your ET bed properly:

- ✓ Mow the grass cover regularly. Grass cover is important for transpiration of wastewater. Overseed with a cool-season grass to provide transpiration in winter. If you do not maintain the grass cover, the system will probably fail.
- ✓ Divert rainfall runoff around the system. The system is designed to handle normal rainfall entering from the top of the system, but excessive rainfall will overload it. Rainfall runoff from buildings and paved areas can add too much water to the ET bed. This water must be diverted around the

system. Maintain the sloped cover on the system to help rain run off the bed.

- ✓ Check the vegetation growing on the system as the system matures. You may need to use salt-tolerant grasses, such as bermuda-grass, because salt accumulates in the system. Water leaves salts in the soil when it evaporates. Harvesting the salt-tolerant grasses may reduce the salts in the system if the plants can accumulate the salt in their leaves. The potential for high salt concentrations depends on how much salt is in the water supply.
- ✓ Develop good water conservation habits at home. Excessive water use overloads the system and causes failure.

To keep the beds aerobic and prevent clogging, build them as shallow as possible, from 18 inches to a maximum of 36 inches deep.

Divert rainfall runoff around the system