

LCRA OSSF PREPARATION CHECKLIST FOR SALE/ REINSPECTION

APPLICATION # 20484
 Initial date system installed 01/07/2007
 Date tank replaced _____
 System last inspected on 02/25/2015

Owner of record TERRY NEWBY
 Date system was modified _____
 Date drain-field repaired _____
 Tanks last uncovered 02/25/2015 - PARTIAL

_____ Walkover Inspection-LCRA inspector walks the property, assessing the facility without any of the system being uncovered. Although uncovering is not required, an inspection of the indicated items below must be performed.

☒ If the system is not in current owner's name, complete and submit OSSF Application for Continued Use (Form 1100) which must be submitted with the Re-inspection Application.

_____ House must be retrofitted with low flow devices. **As of April 5, 2010, LCRA rules define low-flow toilets are 1.3 gallons/flush or less, and low-flow showerheads are 2.0 gallons/minute or less at 80 psi of water pressure. These fixtures must be EPA Water Sense certified. Someone must be present at the site for this inspection.**

Reason for retrofit _____ pre-71 requirement, _____ bedroom add on.

Comments: _____

SEPTIC/ PUMP TANK PREPARATION

If either of the uncovering items are checked below, someone must be present at the site to remove the port or manhole covers and to place them back in place after the inspection.

☒ Uncover completely around the inlet and the outlet pipes on the outside of the tank. Uncover sufficient tank lid area to expose the clean-out ports or manhole, which must be removable for easy visual access to the tank interior.

_____ Uncover sufficient tank lid area to expose the clean-out ports or manhole, which must be removable for easy visual access to the tank interior.

_____ Grease traps must be inspected and pumped if needed.

_____ Pump and Alarm must be activated by the owner or the owner's representative during the LCRA inspection. If the pump tank does not have an alarm, an alarm meeting current requirements must be installed **before** the inspection can be requested.

_____ This system requires a current O&M contract to be on file. Current Contract expires _____ No contract on file _____.

_____ Homeowner or Realtor must notify the maintenance provider that a test of the electronic monitoring and notification system will be done for an LCRA inspection, unless the homeowner is doing his/her own maintenance.

_____ A Maintenance Report is not on file with LCRA within the required interval. A copy of the most recent Maintenance Inspection Report is required to be submitted with the sale application. If one is not available, the maintenance provider must conduct an inspection.

Comments: _____

DRAINFIELD PREPARATION:

_____ OSSF drainfields installed prior to Sept. 17, 1971, shall be inspected through the use of one or more sight holes provided by the owner, as directed by LCRA. The sight hole(s) shall be used to verify that a drainfield exists, and to evaluate the drainfield materials, i.e., distribution pipe, and drainfield condition.

_____ Water load test performed by a Texas Commission on Environmental Quality licensed Apprentice, Installer I or Installer II required if the house has not been used for 7 consecutive days OR at the discretion of the LCRA inspector if there are concerns regarding the functionality of the system. The test is a 3-day test (100 gallons per bedroom). The LCRA inspector must be present on the third and final day. It is suggested the test be called into the LCRA inspection line on the first day of the test in order to guarantee inspection on the third day (no weekend inspections). The outlet clean-out port or manhole on the final treatment tank must be open for this inspection.

_____ This system has dual drainfields, the flow alternating valve must be uncovered to verify accessibility and function. The alternative valve must be in a weatherproof protective box. If the valve requires a tool to conduct the switching of the valves the tool must be onsite.

Comments: _____

Once preparations have been made and the application has been submitted and processed (*processing takes 2 full working days from the date the application is received*), you must call the LCRA OSSF inspection line to schedule the inspection by calling (512)473-4091 or 1-800-776-5272, ext 4091. An LCRA inspector will call the designated contact between 7:30 and 8:30 a.m. the day of the inspection with a set time that the inspection will occur.

THIS CHECKLIST WAS PREPARED PRIOR TO RECEIVING THE APPLICATION REQUEST FOR REINSPECTION. THE CHECKED ITEMS ARE SUBJECT TO CHANGE UPON RECEIPT OF THE APPLICATION REQUEST.

Checklist Date 10/06/2020 CC

20484

Proposed System for:

Gerald Adams

207 Pecan

Comanche Rancherías Lot 107+108

Law County

Kingland TX



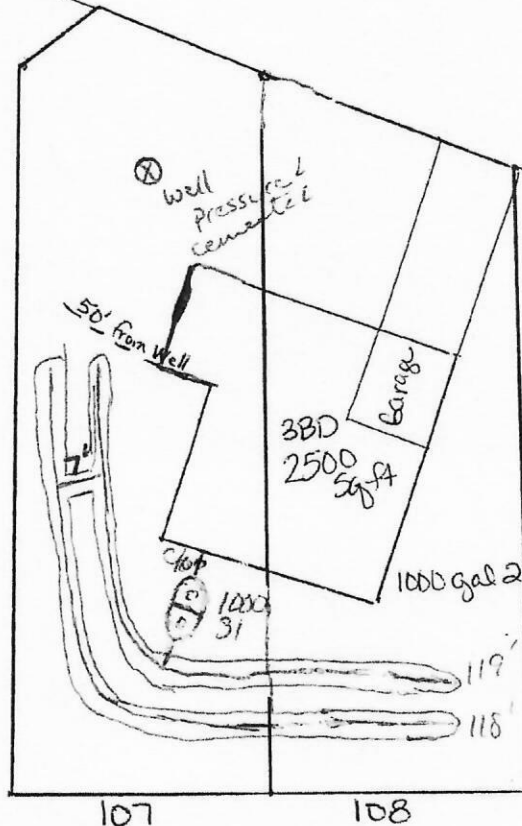
1"=40'

Scale

207 Pecan

1000 gal 2/c tank
244' trench drainfield
36' wide with pipe, gravel, + fabric

THE SKETCH IS FOR LCRA USE ONLY.
LCRA DOES NOT WARRANT OR
REPRESENT THAT THIS SKETCH
DEPICTS THE ACTUAL LOCATION OR
CONFIGURATION OF THE PRIVATE
SEWAGE FACILITY SYSTEM.



As Drawn
installed
1-10-07
By Jimmy IVEY
Kay Young 7/12

2-25-15
K 77242
Scale hido



Lower Colorado River Authority

Post Office Box 220 Austin, Texas 78767 • (512) 473-3200 • Fax (512) 473-3501

ON-SITE SEWAGE FACILITY REINSPECTION APPROVAL LETTER

Application: 20484

Owner: ADAMS, GERALD

Legal Description/location: Subdivision: COMANCHE RANCHERIAS Section: 1 Block: Lot: 107

On 2-25-15 a re-inspection of the on-site sewage facility located on the above referenced property was performed. This re-inspection revealed the on-site sewage facility to be serving the 3 bedroom residence satisfactorily, therefore, the facility is approved.

Treatment type: Septic

Disposal Type: Trench

Please note whether any of the following items are checked:

- () Lack of regular use of this facility does not permit an evaluation of the facility as it would, had the facility been in use full time.
- () This system on this property does not meet current size requirements. Due to this, the structure was required to be retrofitted with low-flow water conserving devices to decrease the loading to the drainfield.
- () The system on this property was exempted from being enlarged as the result of a bedroom or potential bedroom being added due to the retrofitting of the residence with water conserving devices to decrease wastewater loading to the system.
- (X) LCRA rules for the Highland Lakes effective January 1, 1991, require all homes and non-residential facilities served by an on-site wastewater disposal system installed after that date to have low-flow toilets, showerheads and faucet aerators.
- () The distance between the water well and the drainfield does not meet current LCRA or TCEQ standards. This was a pre-existing situation. Periodic testing of the well is recommended.
- () Aerobic treatment systems must have operation and maintenance inspections by either a licensed maintenance provider or the property owner. If performed by a maintenance provider, a copy of the O & M contract must be submitted to LCRA prior to approval for system use. If by the owner, the owner must comply with the provisions of LCRA's rules, Section 10.12.
- () Approval letter is not valid without LCRA attachment.

Special Conditions:

Alteration – No alteration or addition to the dwelling/facility may be made without first contacting LCRA for evaluation of potential increased wastewater loading.

Sale/Transfer of Property - this reinspection approval is valid for a period of six months from this date, or until a Form 1100 is submitted by a new owner, whichever is first. **A new owner must submit a Form 1100 and an O&M Contract if checked above in order to receive LCRA approval for continued use of the sewage disposal facility.** It is recommended a Form 1100 be completed at the time of sale closing, and submitted to LCRA as soon as possible. This document also serves as approval for continued use of the facility by the listed owner. Acceptance of this approval constitutes an agreement to abide by the terms and conditions specified in the most current version of the LCRA and TCEQ regulations for OSSFs.

Inspector: Kay Young 7242

Date: 2-25-15



Lower Colorado River Authority

Post Office Box 220 Austin, Texas 78767 • (512) 473-3200 • Fax (512) 473-3501

REINSPECTION REPORT

Date sent to inspector: 2/9/2015

Application No. 20484

Zone:

Owner: ADAMS, GERALD

Subdivision: COMANCHE RANCHERIAS Section: 1 Block: Lot: 107

Number of bedrooms: 3

Application Number on meter: _____

TANK INSPECTION:

Visual 1 Not required to be uncovered _____ Tank size(s) 1,000

Tank Type: Concrete Pump Tank: N/A Alarm Activated: Yes _____ No _____

Tank(s) in need of pumping: Yes _____ No _____ Tank watertight: Yes 1 No _____

Comments: Tank was required to be paged
Have manifest

DRAINFIELD INSPECTION:

Field area size: 1220 Field Type: Trench Site hole: Yes _____ No _____

Type of vegetation on field surface: Grass

Distance of drainfield to water lines: 10' Water wells: 67' Lakeshore: 11500'

Distance of septic tank to water lines: 10' Water wells: 85' Lakeshore: 6130'

System enlarged since last inspection: Yes _____ No 1 If yes, describe: _____

Property in use: Yes 1 No _____ Indication of vacancy: _____

Retrofit with low-flow water conserving devices: Yes 1 No _____

Water supply: Public (list name) _____

Private: Water well _____ Draw from lake _____

Surfacing Effluent: Yes _____ No 1 If yes, describe extent: _____

Point source discharge on ground surface: Yes _____ No 1 Source: _____

Pictures taken: Yes _____ No 1 If ponding describe extent: _____

Soil over drainfield saturated (effluent is not surfacing): Yes _____ No 1

Odors present: Yes _____ No 1 Mosquitoes or flies present: Yes _____ No 1

Additional comments by inspector: _____

Comments: _____

Date: 2-25-15

Inspector: Kay Young-Miller

WATERFRONT LOT: _____

OFF WATER LOT: X

Boat Dock or Pump House: Y/N

Pump Visible: Y/N

Pipe Visible: Y/N

Watering: Y/N

20484

Proposed System for:

Gerald Adams

207 Pecan

Comanche Rancherías Lot 107+108

Law County

Kingland TX



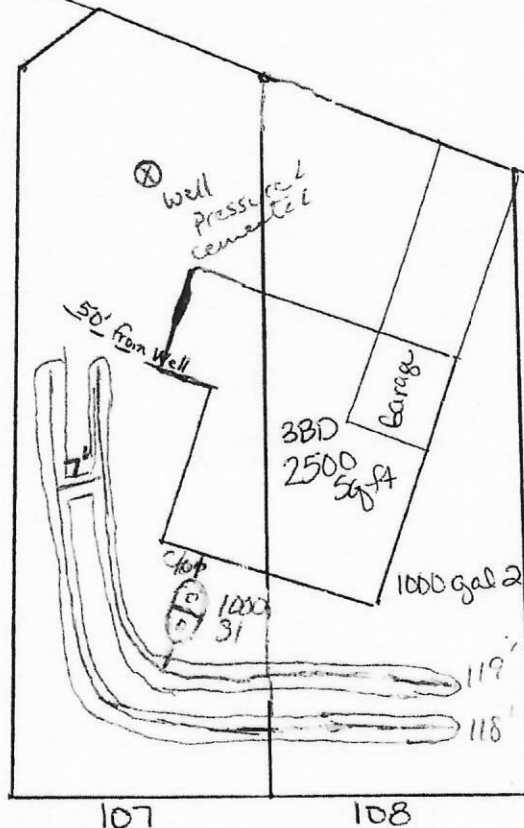
1"=40'

Scale

207 Pecan

1000 gal 2/c tank
244' trench drainfield
36' wide with pipe, gravel, + fabric

THE SKETCH IS FOR LCRA USE ONLY.
LCRA DOES NOT WARRANT OR
REPRESENT THAT THIS SKETCH
DEPICTS THE ACTUAL LOCATION OR
CONFIGURATION OF THE PRIVATE
SEWAGE FACILITY SYSTEM.



As Drawn
installed
1-10-07

By Jimmy IVEY
Kary Young 7/12

2-25-15
K 77242
Sara Lido

CEN-TEX



20484

WASTE WATER, INC.

PO Box 1139, Kingsland, Texas 78639

Phone: (325) 388-4332 or 4044

Fax: (325) 388-3698

www.centexww.com

3415

GENERATOR INFORMATION

(MUST BE COMPLETED BY GENERATOR)

GENERATOR NAME: CEN-TEX WASTE WATER, INC

ADDRESS: P.O. BOX 1139-KINGSLAND, TX 78639 TELEPHONE: 325-388-4044 OR 4332

WASTE REMOVED FROM: CHEMICAL TOILET _____ SEPTIC TANK ☒ GREASE TRAP _____ OTHER _____

WASTE TANK CAPACITY: 2750
GALLONS

I CERTIFY THAT THE WASTE MATERIAL REMOVED FROM THE ABOVE PREMISES CONTAINS NO HAZARDOUS MATERIALS.

GENERATOR NAME/LOCATION: ADAMS 207 pecan kingston

2-19-15
DATE AND TIME

[Signature]
CEN-TEX EMPLOYEE SIGNATURE

TRANSPORTER INFORMATION

(MUST BE COMPLETED BY TRANSPORTER)

BUSINESS NAME: CEN-TEX WASTE WATER, INC TCEQ REGISTRATION NUMBER: #22820

ADDRESS: P.O. BOX 1139-KINGSLAND, TX 78639 TELEPHONE: 325-388-4044 OR 4332

GALLONS TRANSPORTED: 1000 WASTE DISPOSAL SITE NAME: KINGSLAND MUNICIPAL UTILITY DISTRICT

PERMIT NUMBER: #11549-001

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS CORRECT, AND THAT ONLY THE WASTE CERTIFIED FOR REMOVAL BY THE GENERATOR IS CONTAINED IN THE SERVICING VEHICLE. I AM AWARE THAT FALSIFICATION OF THIS TRIP TICKET MAY RESULT IN REVOCATION OF MY WASTE TRANSPORTATION PERMIT, CRIMINAL PROSECUTION, AND/OR CIVIL PENALTIES.

DRIVER'S NAME: Rusty Phelan
(PRINT)

2-19-15
DATE AND TIME

[Signature]
DRIVER SIGNATURE

DISPOSAL INFORMATION

(MUST BE COMPLETED BY DISPOSER)

BUSINESS NAME: KINGSLAND MUNICIPAL UTILITY DISTRICT

DISPOSAL FACILITY REGISTRATION OR PERMIT NUMBER: #11549-001

ADDRESS: 100 ROCK STREET, KINGSLAND, TX 78639 TELEPHONE: 325-388-4559

I CERTIFY THAT I HAVE BEEN AUTHORIZED BY THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION TO ACCEPT THE ABOVE SPECIFIED WASTE AND THAT I HAVE DISPOSED OF THE WASTE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THAT AUTHORIZATION.

AMOUNT RECEIVED: _____ SITE OPERATOR NAME: Ken Black
(PRINT)

2-19-15
DATE AND TIME

10:35 am
SITE OPERATOR SIGNATURE



LCRA OSSF RE-INSPECTION DISAPPROVAL REPORT

Application Number: 20484 Date: 2-17-15

Property Owner's Name: Gerald Adams

Street Address: 207 Pecan Drive

Subdivision: Comanche Rancheria

Section: 1 Block: _____ Lot: 107 Lake: Llano River

An LCRA inspection of the On-Site Sewage Facility (OSSF), serving the above referenced property, was performed on this day. Approval of the OSSF was not issued because one or more required items were not ready for inspection or there were one or more violations of 30 TAC Chapter 285 or LCRA's OSSF Rules. The following items were noted as deficiencies or violations and must be corrected:

Septic Tank not ^{at} working level
water level inside Tank above working
level Tank started filling up when water
was added to Tank
Tank needs Pumping
check solid line to field to see if collapsed
Try to find out Why Field not taking
water
have pump out manifest for LCRA.

ENTERED
KW/2.18

- ☒ After the above items are corrected, the inspection must be scheduled by calling the OSSF inspection line at (512) 578-4091 at least one business day prior to the desired day of inspection.
- ☒ The items listed above must be completed and approved within 30 days of this notice.
- ☐ This OSSF must be modified to current standards. A permit application can be obtained by contacting the LCRA OSSF office at (512) 578-3216.

Kay 4-7-2012
LCRA OSSF Inspector

2-17-15
Date

LCRA OSSF PREPARATION CHECKLIST FOR SALE / REINSPECTION

APPLICATION # 20484
Initial date system installed 1. 10. 2007
Date tank replaced _____
System last inspected on _____

Owner of record Gerald Adams
Date system was modified _____
Date drainfield repaired _____
Tanks last uncovered _____

_____ Walkover inspection-LCRA inspector walks the property, assessing the facility without any of the system being uncovered. Although uncovering is not required, an inspection of the indicated items below must be performed.

_____ T-O-O Inspection. The property must be prepared as indicated and the inspection requested and performed within 30 days of submission of LCRA paperwork.

_____ If the system is not in current owner's name, complete and submit OSSF Application for Continued Use (Form 1100) which can be submitted with the Re-inspection Application.

_____ House must be retrofitted with low flow devices. **As of April 5, 2010, LCRA rules define low-flow toilets are 1.3 gallons/flush or less, and low-flow showerheads are 2.0 gallons/minute or less at 80 psi of water pressure. These fixtures must be EPA Water Sense certified. Someone must be present at the site for this inspection.** Reason for retrofit _____ pre-71 requirement, _____ bedroom add on

Comments: _____

SEPTIC/PUMP TANK PREPARATION

If the manholes have risers with secured lids, someone must be present during the inspection to open the lids and to ensure the lids are re-secured after the inspection is complete.

_____ Uncover completely around the inlet and the outlet pipes on the outside of the tank. Uncover sufficient tank lid area to expose the clean-out ports or manhole, which must be removable for easy visual access to the tank interior.

☒ Uncover sufficient tank lid area to expose the clean-out ports or manhole, which must be removable for easy visual access to the tank interior.

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_____ Pump and Alarm must be activated by the owner or the owner's representative during the LCRA inspection. If the pump tank does not have an alarm, an alarm meeting current requirements must be installed **before** the inspection can be requested.

_____ This system requires a current O&M contract on file. Current Contract expires _____ No contract on file _____

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Comments: _____

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_____ OSSF drainfields installed prior to Sept. 17, 1971, shall be inspected through the use of one or more sight holes provided by the owner, as directed by LCRA. The sight hole(s) shall be used to verify that a drainfield exists, and to evaluate the drainfield materials, i.e., distribution pipe, and drainfield condition.

_____ Water load test performed by a Texas Commission on Environmental Quality licensed Apprentice, Installer I or Installer II required if the house has not been used for 7 consecutive days OR at the discretion of the LCRA inspector if there are concerns the system function ability. The test is a 3-day test (100 gallons per bedroom). The LCRA inspector must be present on the third and final day. It is suggested the test be called into the LCRA inspection line on the first day of the test in order to guarantee inspection on the third day (no weekend inspections). The outlet clean-out port or manhole on the final treatment tank must be open for this inspection.

_____ This system has dual drainfields, the flow alternating valve must be uncovered to verify accessibility and function. The alternative valve must be in a weatherproof protective box. If the valve requires a tool to conduct the switching of the valves the tool must be onsite.

Comments: _____

Once preparation have been made and the application has been submitted and processed (processing takes 2 full working days from the date application is received), you must call the LCRA OSSF inspection line to schedule the inspection by calling (512) 578-4091 or 1-800-776-5272, ext 4091. An LCRA inspector will call the designated contact between 7:30 and 8:30 a.m. the day of the inspection with a set time that the inspection will occur.

THIS CHECKLIST WAS PREPARED PRIOR TO RECEIVING THE APPLICATION REQUEST FOR REINSPECTION. THE CHECKED ITEMS ARE SUBJECT TO CHANGE UPON RECEIPT OF THE APPLICATION REQUEST.

Checklist Date KV/ 2.9.15

Revised 8/2013

20484

Proposed System for:

Gerald Adams

207 Pecan

Comanche Rancherías Lot 107+108

Law County

Kingland TX



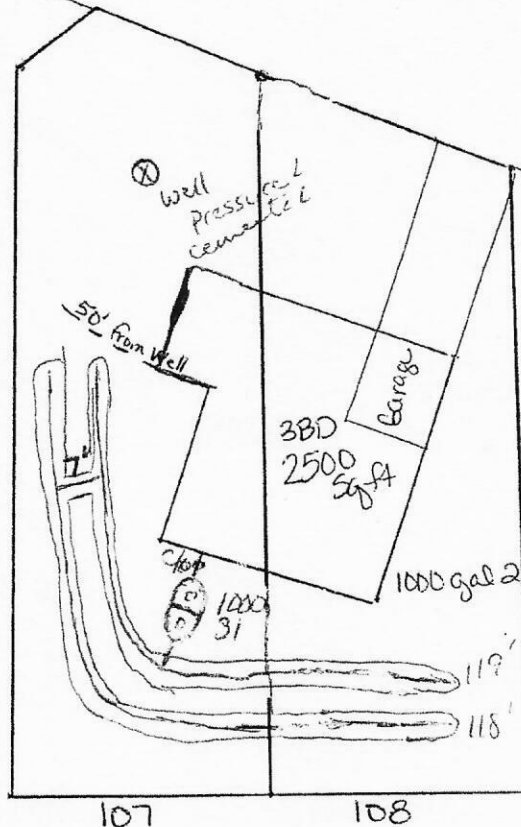
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Scale

207 Pecan

1000 gal 2/c tank
244' trench drainfield
36' wide with pipe, gravel, & fabric

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DEPICTS THE ACTUAL LOCATION OR
CONFIGURATION OF THE PRIVATE
SEWAGE FACILITY SYSTEM.



As Drawn
installed
1-10-07
By Jimmy JUEH
Kay Young 7/12

P.O. Box 22034 • 107. Austin, TX 78767
(512) 473-3216 or 1-800-776-5273 Ext. 3216
Fax (512) 473-3501



Lower Colorado River Authority

500 N. Hwy 281, Marble Falls, TX 78654
(817) 691-5002 or 1-800-776-5273 Ext. 3174
Fax (817) 691-5242

On-Site Sewage Facility Approval for Continued Use Application

This box is for LCRA use only
APPLICATION NO. 20484

DATE

NEW OWNER ☒

T-O-O ☒

FEE \$ 0

This box is for LCRA use only

Date entered

Entered by

See LCRA Rules, Section 10.08 for automatic termination of permits to operate.

I hereby make application for approval for continued use of an OSSF in one of the Highland Lakes Zones as required by LCRA OSSF Rules.

ALL INFORMATION REQUESTED MUST BE COMPLETED

Owner's last name or Company name: Newby Terry First name: Lisa Newby
If owned by a company, a copy of a corporate resolution must be submitted which covers the officers.
Mailing address: Number & Street or Box: 207 Pecan Drive City: Kingland State & Zip: TX 78639
Home phone number: _____ Business phone number: 830-385-1707 Cell number: _____ Other: _____

Location of Property: LBJ Name of nearest Lake: Llano County: _____
If within the city limits, Circle one: ☐ Jonestown ☐ Lakeway ☐ Volente ☐ Lago Vista ☐ Briarcliff ☐ Granite Shoals

Name of subdivision: Comanche Rancheria Section no.: _____ Block no.: 1074108 Lot no.: _____

If not located in a subdivision provide full legal.

Site address of property: 207 Pecan Dr City: Kingland

Type of residence, check one: ☒ Single-family ☐ Multi-family
or () Commercial. Describe: _____ Gallons used per day: _____

Source(s) of Water Supply: () Subdivided () Water District, name of provider: Kingland Water
() Well () Cistern () Lake Pump. A contract with the LCRA must be obtained for any water obtained by a lake pump.

The heated/cooled living area of the residence is 2,912 square feet.

State the TOTAL number of items below and enter zero (0) for none. Note: Number of bedrooms to include heated and/or cooled rooms having adequate space, privacy and a closet.

- | | | |
|--------------------------|---------------------------|------------------------------|
| 1. Bedrooms <u>3</u> | 2. Bathrooms <u>3</u> | 3. Kitchens <u>1</u> |
| 4. Living Rooms <u>1</u> | 5. Rec. Rooms/ Dens _____ | 6. Offices/ Studies <u>2</u> |

Authorization is hereby given to the LCRA, Texas Commission on Environmental Quality (TCEQ), and to their agents or designers, singularly or jointly, to enter upon the above described property during daylight hours for the purpose of inspecting on-site sewage facilities, or for any reason consistent with the water quality programs of the TCEQ or the LCRA.

Property Owner's Signature: Lisa Newby

Date: 2-5-15

P.O. Box 2204-107, Austin, TX 78767
(512) 473-3216 or 1-800-776-5272 Ext. 3216
Fax (512) 473-3301



500 N. Hwy 281, Marlin Falls, TX 78654
(830) 693-6182 or 1-800-776-5272 Ext. 3171
Fax (830) 693-6242

Lower Colorado River Authority

On-Site Sewage Facility Approval for Continued Use Application

This box is for LCRA use only
APPLICATION NO. 10484

DATE

NEW OWNER ☒

T-O-O ☒

FEE \$ 0

This box is for LCRA use only

Date entered

Entered by

See LCRA Rules, Section 10.08 for automatic
termination of permits to operate.

I hereby make application for approval for continued use of an OSSF in one of the Highland Lakes Zones as required by LCRA OSSF Rules.

ALL INFORMATION REQUESTED MUST BE COMPLETED

Owner's last name or Company name: Newby Terry First name: Lisa Newby
If owned by a company, a copy of a corporate resolution must be submitted which covers the officers.
Mailing address: Number & Street or Box: 207 Pecan Drive City: Kingland State & Zip: TX 78639

Home phone number

Business phone number

Cell number: 830-385-4707

Other

Location of Property LCJ

Name of nearest Lake

Llano
County

If within the city limits, Circle one: Jonestown Lakeway Volente Lago Vista Briarcliff Granite Shoals

Name of subdivision: Camanche Rancheria

Section no.

Block no.

Lot no. 1074108

If not located in a subdivision provide full legal

Site address of property: 207 Pecan Dr. City: Kingland

Type of residence, check one: ☒ Single-family ☐ Multi-family

Gallons used per day

Source(s) of Water Supply: ☐ Subdivision ☒ Water District, name of provider: Kingland Water
☐ Well ☐ Cistern ☐ Lake Pump. A contract with the LCRA must be obtained for any water obtained by a lake pump.

The heated/cooled living area of the residence is 2,912 square feet.

State the TOTAL number of items below and enter zero (0) for none. Note: Number of bedrooms to include heated and/or cooled rooms having adequate space, privacy and a closet.

1. Bedrooms 3

2. Bathrooms 3

3. Kitchens 1

4. Living Rooms 1

5. Rec. Rooms/ Dens

6. Offices/ Studies 2

Authorization is hereby given to the LCRA, Texas Commission on Environmental Quality (TCEQ), and to their agents or designers, singularly or jointly, to enter upon the above described property during daylight hours for the purpose of inspecting on-site sewage facilities, or for any reason consistent with the water quality programs of the TCEQ or the LCRA.

Property Owner's Signature: Lisa Newby

Date

2-5-15

P.O. Box 220 M-107, Austin, TX 78767
(512) 473-3216 or 1-800-776-5272, Ext. 3216
Fax (512) 473-3501



500 N. Hwy. 281, Marble Falls, TX 78654
(830) 693-6082 or 1-800-776-5272, Ext. 3171
Fax (830) 693-6242

20484

Re-inspection Application

Application No	20484	Received by	KV
Fee\$	150.00	Check#	4855
		Date	2.9.15

Type of Inspection Complete sections indicated.

☒ **Sale**
(Section A)

☐ **Re-finance**
(Section A)

☐ **Retrofit**
(Section A & B)

☐ **Repair**
(Section A & C)

Owner Name Gerald and Starman Adams
Mailing Address 207 Pecan Drive, Kingland, TX 78639
Phone No. (512) 801-1396 Name of nearest Lake LBJ
Subdivision Camanche Rancheria Section _____ Block _____ Lot No.(s) 107, 108
Site of re-inspection 207 Pecan Drive, City Kingland

If not in a subdivision give full legal _____

Contact Person (Person making request) Name Cheyne Vernon Phone No. (830) 637-9273

Section A Single-Family Number of bedrooms 3 Commercial (type of business) _____

Source(s) of Water Supply () Subdivision () Water District, name of provider KAWD Kingland Water
() Well () Cistern () Lake Pump, A contract with the LCRA must be obtained for any water obtained by a lake pump.

No. of people using plumbing daily 4 Gallons used per day _____

Any history of problems with system? No ☒ Yes _____ Explain _____

Has the system been used for the last seven consecutive days? No _____ Yes ☒

Section B In certain instances, LCRA allows a property owner to add one bedroom or potential bedroom over what the system is currently approved to accommodate provided the residence is retrofitted with low-flow toilets, showerheads and faucet aerators. **Contact the LCRA office for this determination.** The installation of these devices must be verified by LCRA personnel. The Water Agreement to Maintain Water Conserving Devices on the reverse side of this form must be completed and signed by the current property owner.

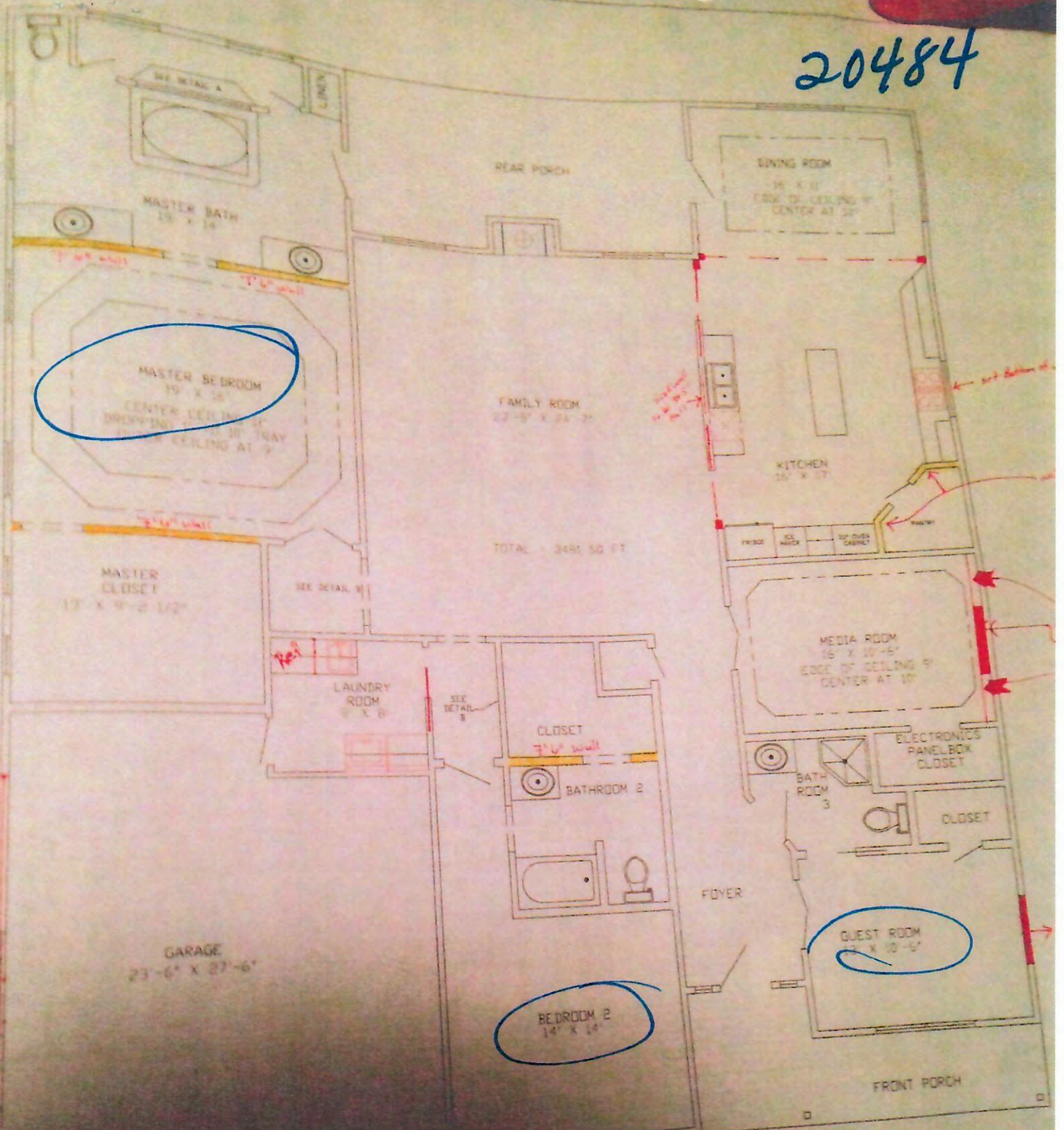
Section C Type of repair work to be performed to the system _____

You may proceed with your repair to the system. An inspection of the work performed must be done by LCRA prior to backfilling. All repair work to the system must be performed by the property owner or by a Texas Commission on Environmental Quality licensed installer. No repair work may be performed on a drainfield.

Stammy Adams
Property owner signature or owner's authorized agent

2/5/15
Date

20484



RECEIVED
FEB 06 2015

20484

ALL FIELDS DETAIL



MLS #	129518	Water Front	No
Class	RESIDENTIAL	# of Bedrooms	3
Type	Single Family/Site	# of Full Baths	3
	Built	# of Half Baths	0
Area	Kingsland Area	# of Stories	1 Story
Asking Price	\$339,000	Golf Course Lot	No
Address	207 Pecan Drive	Water	Mud
Address 2		Sewer	Septic
City	Kingsland		
State	TX		
Zip	78639		
Status	Pending-Taking		
	Backups		
Sale/Rent	For Sale		
IDX Include	Yes		
Price/HCSqFt	\$116.41		

H M I

GENERAL

For Sale or Rent	For Sale	Short Sale Y/N	No
REO/Foreclosure Y/N	No	Listing Date	10/7/2014
Expiration Date	9/30/2015	Agent	CHEYNE VERNON - Cell: (830) 637-9273
Listing Office 1	Dave Hudson - Main: (512) 990-2512	Listing Agent 2	
Listing Office 2		Excl. Right to Sell (Y/N)	Yes
Sub Agency Comm.	0	Variable Rate Comm. (Y/N)	Yes
Buyer Agency Comm.	3	NonMem Buyer Agency Comm	3
NonMem Sub Agency Comm	0	Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	No	Possession	Funding +
Owner Name	Gerald G. and Stammy Adams	Owner Phone	
Occupant Name		Occupant Phone	
Occupied (Y/N)	Yes	Subdivision	Comanche Rncria
School District	Llano	Approx. Year Built	2006
Approx. Heat/Cool SQFT	2,912	SQFT Source	County
Single Level Living (Y/N)	Yes	Water Front Type	
Waterfront Footage		Owned to Water (Y/N/UK)	
Approx. # of Acres	0.45	Approx. Lot Size	128x140x120x164
Lot Size Source		Approx. Lot SQFT	
Zoning		Flood Zone (Y/N/UK)	
Restrictions (Y/N/UK)	Yes	Legal	Lots 107 & 108 Unit 1 Comanche Rancherias
Off Market Date		Agent Hit Count	69
Client Hit Count	13	Search By Map	
Tax ID		VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Update Date	1/31/2015
Status Date	1/31/2015	HotSheet Date	1/31/2015
Price Date	10/7/2014	Input Date	10/7/2014 3:51 PM
Associated Document Count	0	Original Price	\$339,000
Cumulative DOM	122	County	Llano
# of Residences	1	Picture	17
Days On Market	122		

FEATURES

APPLIANCES TO CONVEY	EXTERIOR	FOUNDATION	ROOM
Dishwasher	Stone	Slab	Dining Room
Dryer Connection-Electric	EXTERIOR FEATURES	HEAT	Foyer
Garbage Disposal	Covered Porch/Patio	Central	Great Room
Microwave	Gutters/Downspouts	Electric	Kitchen
Washer Connection	Landscaping	INTERIOR EXTRAS	Laundry
Water-Heater Electric	Sprinkler System	10ft Ceiling	Utility Room Inside
Cooktop	Stonework	Breakfast Bar	Main Level Master Bdrm
Wall Oven	Workshop	Cable TV Wiring	Media Room
ASSOCIATION AMENITIES	FIREPLACES	Crown Molding	SHOWING INSTRUCTIONS

20484

FINANCIAL

Tax ID	038920	Taxes per \$100 Valuation	1.48
Ag Exempt. (Y/N)		HOA Mandatory (Y/N)	
HOA Fee		HOA Frequency	
Prop Own. Fee Mand. (Y/N)		Property Owners Fee	
Prop Own. Fee Frequency		Financing Terms Comments	

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Cash Concession	Selling Agent 1
Selling Office 1	

DIRECTIONS

Highway 1431 to FM 2900. Turn right on CR 309 then right on Walnut. Turn left on Pecan Drive and the house is on the left.

PUBLIC REMARKS

Beautiful home with well maintained lawn and gorgeous shade trees. Fantastic covered back patio, perfect for entertaining guests or relaxing. This is a custom built home with very unique floor plan that is a must see. The master bathroom has a giant walk through shower. Master suite as well as other main bedroom both have large walk in closets. The media room with surround sound is fantastic and has a hidden closet behind a book shelf to store all media equipment. The large spacious main living area is very open with high ceilings. The large open kitchen has Corian countertops, custom cabinets and pantry. Large rear facing storage/workshop attached to the house.

CONF. AGENT REMARKS

Call listing agent to set appointment to show.

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.

