INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.

CONCERNING THE PROPERTY AT 160 BRADY PASS DRIPPING SPRINGS, TX 78620

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY: BARN + APARTMENT, PERMIT # 2001-4518

(1) Type of Treatment System: ☐ Septic Tank ☑ Aerobic Treatment ☐ Unknown
☐ _____

(2) Type of Distribution System: ON SITE SEWAGE SYSTEM ☐ Unknown

(3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
~10 yards N-W of BARN

(4) Installer: LARRY INGRAM ☐ Unknown

(5) Approximate Age: 20 ☐ 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: HILL COUNTRY WASTEWATER
Phone: 866.676.1521 contract expiration date: 1/15/2022
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? 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:
N/A JWP JH
☐ 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.**

Randy Hutto, Realtors, 709 A W. US Hwy 290 Dripping Springs TX 78620 Phone: 5128940288 Fax:
Randy Hutto Joel Page & Freda

Information about On-Site Sewer Facility concerning 160 BRADY PASS DRIPPING SPRINGS TX 78620

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.

Facility	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.

Joel Page 6/17/21
Signature of Seller Date

Signature of Seller 6/17/21
Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

SITE PROFILE

OSSF Permit #: 2001-37

TYPES OF PERMITS: ☑ OSSF permit ☑ Development permit

PROPERTY ADDRESS: 160 BRADY PASS, DRIPPING SPRINGS TX 78620
NAME OF OWNER: MARGIE ANDERSON
MAILING ADDRESS: P.O. BOX 1264 DRIPPING SPRINGS TX 78620
Work Phone:
Home Phone: (512) 894-3329 **Cell:**
Fax:

Septic Type: Residential **Reason:** New 3503 Sq Ft 3 Bedrooms
Purchased: 1/11/2001 **Revision:** **License Date:** **Field:** 5281
Plans: 10/17/2000 **Final Inspection:** 1/25/2001 **Printed:** 0 0 0 0
Authorization: 12/27/2000 **Approved By:** **Installed:**
Other Information: ☐ Rainwater Collection ☐ City limits ☐ Public Sewer ☐ ETJ
☑ Well ☑ Water saving fixtures ☐ Public Water ☐ Recharge zone ☐ Meter / Timer Required

WaterSupply Company:

Record Set:
Lot/Tract: 1A **Volume:** **Page:** **HAYS COUNTY**
Block: **Lot size:** 19.01 **Precinct/Zone:** 4
Affidavit File Date: **Survey:** **Grid/Section:**
Subdivision: DRIPPING SPRINGS RANCH

Evaluator's Information: **Site Evaluator:** **Reference:**
Type of soil: **Soil Date:**

System Information: 300 GPD

Manufacturer: AQUA SAFE
Designer: JETTON, STEPHEN **Distributor:**
Installer: INGRAM, LARRY
Treatment Type: Aerobic Surface Irrig. **Disinfectant:** Chlorine
Disposal: Aerobic Surface Irrig. **Drainfield:** 0 x 0 x 0 - 0

	Brand / Model	Serial Number	Date
System:	AQUA SAFE		
Aerator:			
Discharge:			

Flood Plain Permit:
Flood Plain Status: Exempt
Flood Plain Date:
Flood Plain Certificate:
Flood Plain Complete:
Expiration Date:

Service and Maintenance Information: Routine Maintenance Required
Service Provider: Hill Country Wastewater Services, Inc. ☑ Active Service ☐ Electonic Monitoring
Date Maintenance Contract Started: 1/24/2012
Date Maintenance Contract Expires: 1/24/2017 **Insp./year:** 3

Location of System: **GPS Latitude:** **GPS Longitude:** **Map Code:**
Legal Description:

Invoiced
1/10/13

3/29/2001 08:49 AM

Hays County Environmental Health
LICENSE TO OPERATE AN ON SITE SEWAGE FACILITY

THIS IS TO CERTIFY that the on site sewage facility located at: OSSF #: **2001 - 37**

160 BRADY PASS, DRIPPING SPRINGS TX 78620

DRIPPING SPRINGS RANCH Grid:

Block: **Lot: 1A** ☑ **Routine Maintenance**

meets or exceeds the basic requirements established by the County.

LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

KEEP THIS LICENSE with important papers. You may need it when selling your house or if a malfunction occurs

Tank Type: Valve:

Tank Size: 0 gallons Drainfield Size: 5281 sq. ft. Max Flow: 300 gallons/day

Installed By: INGRAM, LARRY

Engineered By: JETTON, STEPHEN

The above referenced private sewage facility has been inspected by the Hays County Health Department for compliance with the Rules of Hays County and, based on information provided in the application, has been found to comply with the requirements of those Rules.

NOTE: This certification does not extend to the materials, workmanship or fabrication of the private sewage facility so as to express or imply to the owner or installer of the facility any warranty by or rights against Hays County or any of its agencies, as to the quality or durability of the facility nor compliance with the owner's individual specifications and requirements, but solely relates to the facility meeting the requirements of Hays County in effect as of this date.

NOTE: This approval simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

NOTE: This approval remains in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of Hays County.

The specified backfill should not be altered or covered in any way except for sodded grass or grass seeded cover to promote evaporation. All plumbing in the house should be kept in good repair to minimize flooding of the drainfield.

COPY

Date of Final Inspection: 1/25/2001

Issued this date: 4-18-01

Sanitarian

Director, Environmental Health

R-10

HAYS COUNTY ENVIRONMENTAL HEALTH
1251 CIVIC CENTER LOOP
SAN MARCOS, TEXAS 78666
512/393-2150

HAYS COUNTY CLASS "A" BUILDING/DEVELOPMENT PERMIT

This Permit #FPA 10678, is issued on December 27, 2000
to JACK C. ANDERSON and is not transferable.

This permit authorizes the following development::
Construct 3bd/3ba 3503 sq.ft. single family residence.

This permit authorizes this development at the following property:
SITE ADDRESS: 160 Brady Pass
SUBDIVISION: Dripping Springs Ranch
LOT: 1A BLOCK: SECTION:

The Developmental Application has been reviewed and it has been determined that the development will not be in the regulated 100 year Floodplain.

WARNING:
The Hays County Floodplain maps and other flood data used by the County in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes. On occasion greater floods can and will occur and flood heights may be increased by man-made or natural causes. We cannot guarantee that your property will not flood. Exempting you from the Flood Plain Management Regulations does not create any liability on the part of Hays County or any officer or employee of Hays County in the event that flooding and flood damage does occur.

Jack C. Anderson — 9-5-00
Acknowledgment of Warning by Applicant — Date

D. R. Ezzell, R.S. — 12-27-00
County Official — Date

FORM 2/99

****THIS PERMIT EXPIRES ONE (1) YEAR FROM DATE OF ISSUANCE.**

Southwest Septic Design

On-Site Sewage Facility Application and Design

Prepared For:

Jack C. Anderson
160 Brady Pass
Dripping Springs, Texas

Design 918900

Prepared By:

Stephen F. Jetton S. Jetton
Registered Professional Sanitarian

10-17-00

Stephen F. Jetton • Southwest Septic Design
925 E. Hwy 80, PMB 281 • San Marcos, Texas 78666 • Phone (512) 357-2088 • Mobile (512) 757-1259
E – Mail sjetton@hotmail.com

Stephen F. Jetton

Registered Sanitarian #3530

Southwest Septic Design

925 E. Hwy 80, PMB 281
San Marcos, Texas 78666
Hays County

Phone (512) 357-2088
Fax (512) 357-2088
Mobile (512) 757-1259
Email sjetton@hotmail.com

Design Report
For
On-Site Sewage facility
Aerobic Wastewater Treatment System
Utilizing Surface Spray Application

OWNER/SITE LOCATION:

Jack C. Anderson
160 Brady Pass
Lot 1A, Dripping Springs Ranch
Dripping Springs, Texas

SITE DESCRIPTION & EVALUATION:

This site is a total of ~ 19.01-acres. A site evaluation indicated that the site has suitable soil for an aerobic surface irrigation system. The lot has a slope of less than 5 percent in the spray area, and there was no evidence of shallow groundwater. The residence will utilize a private water well for their source of water. A timer will be used, so all portions of the spray radius will maintain a 10 ft. separation from all property lines. This site is not over the Edwards Recharge Zone, and there are no recharge features within 150' of this proposed system. This site is not in the 100-year floodplain. Minimum separation distances as stated in §281.31 TNRCC, On-Site Sewage Facilities must be maintained.

WASTEWATER DESIGN FLOW:

This design is for a 3503 sq. ft., 3 bedroom single family residence utilizing low flow fixtures. The projected daily wastewater flow is 300 gallons, as per TNRCC, On Site Sewage Facilities, effective 2-4-97.

AEROBIC TREATMENT SYSTEM DESCRIPTION:

This residence will utilize an Aquasafe wastewater system, Model AS-500, or equivalent approved aerobic unit. A 400-gallon pretreatment/trash tank will precede the 500 GPD aerobic treatment tank. Effluent from the aeration tank will flow through a stack-feed chlorinator to a 750-gallon pump tank. The pump tank serves as a chlorine contact chamber and a storage tank prior to the treated/chlorinated effluent being discharged to sprinkler heads. The disposal area will consist of 2 – 29 ft. 360° radius patterns. The system is considered a "package system", and will be installed according to manufacturer's instructions.

Stephen F. Jetton

Registered Sanitarian #3530

Design Specification:

Size of Residence		3503 ft²
Number of Bedrooms		3
Average Expected Flow		300 GPD
Application Rate	*0.064 Gal./ft²/Day*	0.064
Minimum Application Area	*(GPD)/(0.064 Gal./ft²/Day)*	4687.50 ft²
Actual Application Area	*3.14(r²) x number of heads*	5281.48 ft²

System Components:

Trash Tank	400 gallon one-compartment
Aeration Tank	500 gallon
Pump Tank	750 gallon (Parks Products)

Reserve Capacity:

Pump Tank gallons per inch: 11.63 with 64.5" usable depth

Operating Capacity: 26 in. x 11.63 gal/in = 302.38

Reserve Capacity: 64.5 x 11.63 = 750.135 (750.135 – 441.94 = 308.20) 308.20 gal. Reserve

Pump off	11" above tank floor	127.93 Gallons
Pump on	12" above tank floor	139.56 Gallons
Alarm on	38" above tank floor	441.94 Gallons

Combined capacity of pretreatment and aeration tank are 900 gal. A 750gal. single compartment pump tank allows for a one-day flow above (and below) the alarm-on level.

Pump and Sprinkler Head Requirements:

Pump: Aermotor 4" Submersible Pump, Model 12-50 (8-STG) ½ H.P., or equivalent pump.

Sprinkler Head: Rain Bird Model 2045A Maxi-Paw, or equivalent sprinkler head.

Nozzle #: 10 LA (Low angle trajectory, 11 degrees), or equivalent nozzle, operating at 35 psi, 29 ft. radius and 4.0 GPM flow per sprinkler

Dosing:

Application Flow Rate: 4.0 gpm/head x 2 heads = 8.0 gpm

Application Time: 2 doses @ 150 gal/dose/8.0 gpm = ~ 18.75 min/dose

Stephen F. Jetton

Registered Sanitarian #3530

Head Requirements:

Elevation head: 5
Pressure head: 35 psi x 2.31 ft/psi = 80.85 ft.
Friction head: 1" Sch. 40 PVC @ 8.0 gpm = 3.63 per 100 ft. (100 x 3.63/100 x 1.2) = 4.536
TDH = 5 ft. + 80.85 ft. + 4.536 ft. = 90.206 (within pump curve).

A commercial timer will be set to provide two doses a day, one at 1 a.m. and the other at 4 a.m. A 100-mesh filter and sampling valve must also be provided.

Installation Notes:

- Refer to site plan for component placement and follow manufacturer's instructions for installation of treatment plant and aerator.
- All materials and construction methods are required to conform to the standards for Private Sewage Facility's set forth in the Texas Administrative Code, δ285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum an Installer II certification.
- The installer must notify designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with the approved plans and specifications.
- The installer may not alter these plans without the approval of the designer.
- Diversion berms will be place when needed to protect irrigation area from excessive runoff.
- All electrical installation must be in compliance with applicable electric codes.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in §285.

Tank Notes:

- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- All tanks are to be set level on a layer, with a minimum thickness of 4 inches, of sand, sandy loam, clay loam, or pea gravel.
- Risers are required when tanks are buried in excess of 12 inches.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, or to prevent the infiltration of water.
- Tanks must be filled with water for 24 hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8" per foot from house to tank.
- PVC pipe from house to tank must be at least Sch.40 or SDR 26.

Irrigation Notes:

- Irrigation lines shall be 1" Sch.40 PVC. Sleeve any pipe that crosses under any roads or driveways with Sch.40 PVC.
- Supply lines must be buried at least 6" below finished grade.
- If irrigation area does not have established vegetation, a mixture of winter rye and bermuda grasses will be seeded to establish seasonal vegetation.

- The installer shall notify property owner prior to removal of any trees that may obstruct the operation of the irrigation system.
- Remove all trees as needed to ensure uniform application.
- All rocks in application area will be removed or covered with at least 3" of suitable soil.
- Vegetation must be established before system is in use.

Additional Notes:

- Install audio-visual alarm for aerator and pump on separate breakers.
- The high water and air compressor alarms shall be audio/visual and mounted in a place that can be easily seen and heard when the alarms are activated.
- A 100 Mesh Filter and hose bib must be installed in pump tank at tank inspection port.
- The chlorinator must be constructed to allow a chlorine residual of 1.0 mg/l in the pump tank for the period of time between scheduled inspections.

Maintenance Requirements:

- The applicant must furnish to the regulatory authority a valid maintenance contract with a certified maintenance company before a permit will be issued.
- The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation.
- The initial contract will be a minimum of 2 years.
- A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed.
- The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

Affidavit:

- The applicant must file a certified copy of an affidavit at the County clerk's office and filed in reference to the real property deed on which the surface application system is the be installed.
- The affidavit will state that the property shall not be transferred to a new owner without:
  (1) the new owner being advised that the property contains a surface application system for wastewater disposal;
  (2) The permit issued to the previous owner of the property being transferred to the new owner in accordance with §285.20(5) of the TNRCC OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF had been severed from the property.
  (3) The new owners submitting a valid maintenance contract to the permitting authority.

Stephen F. Jetton

Registered Sanitarian #3530

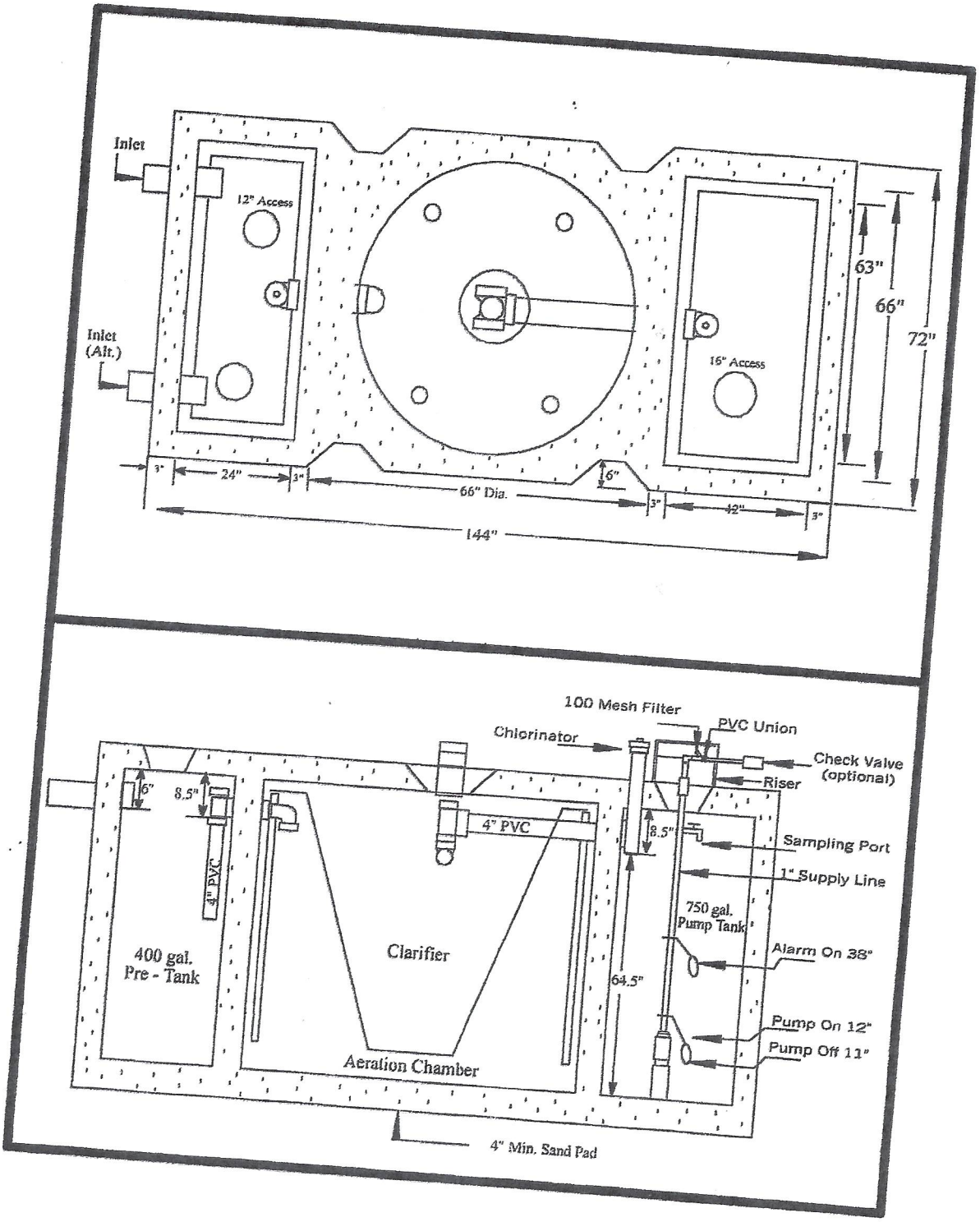
Operation and Management Notes:

- The OSSF should not be treated as a normal city sewer.
- Water conservation practices should be used at all times. Consult your local authorities for more information.
- Run the dishwasher with a full load whenever possible
- Avoid running water continuously when brushing teeth, washing hands, or cleaning food and utensils.
- Repair any water leaks immediately, such as running toilets or leaky faucets.
- The owner is responsible for cleaning and pumping the septic tank, typically every 2 to 3 years depending on system usage.
- Do not use the toilet to dispose of tissue, feminine hygiene products, trash, cigarettes, etc.
- It is recommended that you do not use the garbage disposal and/ or garbage grinders in the facility serviced by this system.
- Household chemicals should be used in moderation.
- If possible, water softener should not be allowed to enter the OSSF.
- Chemical additives or the so-called enzymes should not be used during the operation of this system. Some of these additives may even be harmful to the facilities operation.
- Do not build driveways, storage buildings, decks, or other structures over the tank or disposal area.
- The OSSF must be protected from coming in contact with vehicular traffic.
- A strong vegetative cover is essential for the proper operation of this system. The property owner is solely responsible for maintaining this vegetation. The irrigation area should be groomed by mowing on a regular basis.
- If you notice a problem with the spray patterns, or any of the alarms are activated, contact your maintenance provider immediately.

*The proposed system has been designed generally following the minimum requirements under TNRCC §285 On-Site Sewage Facilities, and the minimum requirements for the County Health Department. The site evaluation and subsequent design are based on technical information currently available. The performance of the OSSF cannot be guaranteed even though all provisions of the Standards have been complied with. If failure should occur, additions to the OSSF may have to be made.

Stephen F. Jetton

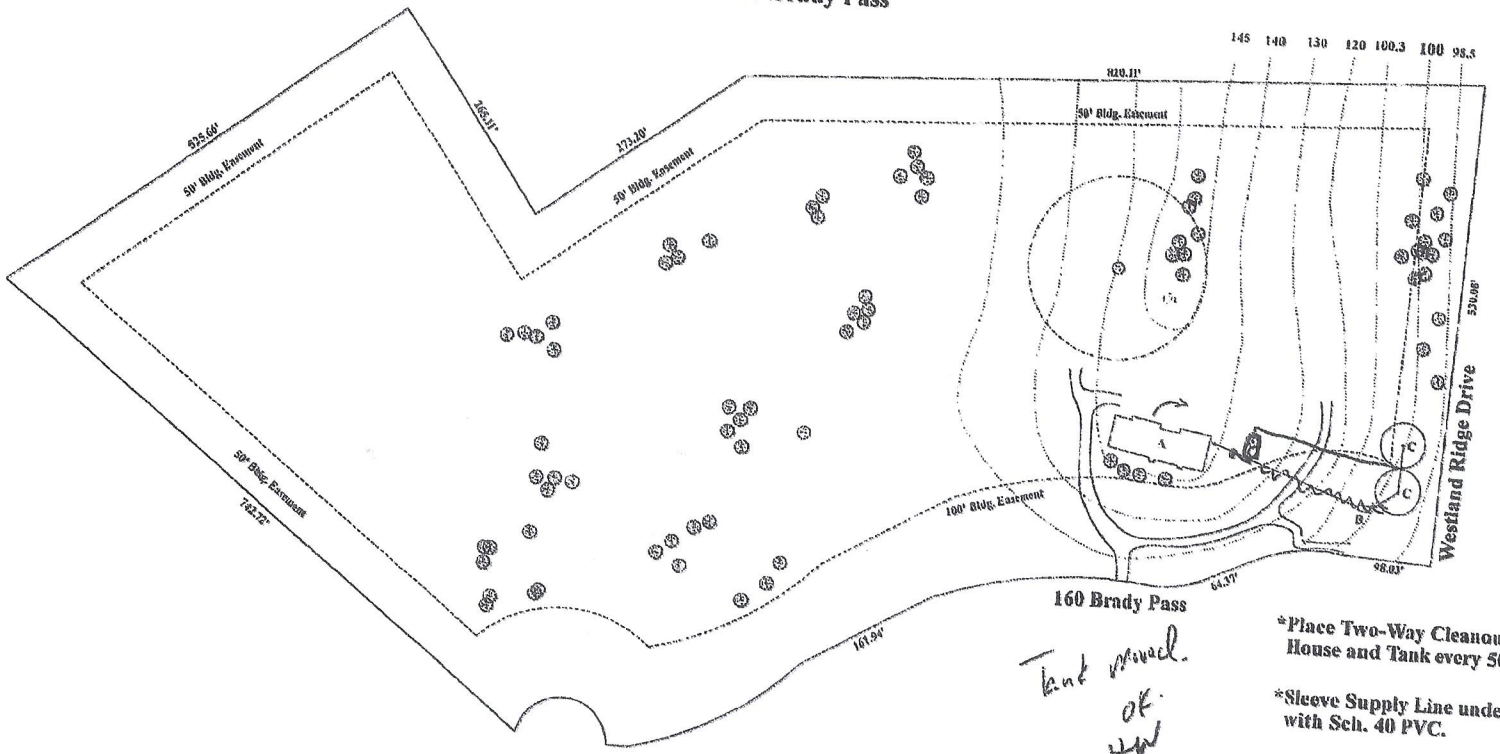
Registered Sanitarian #3530



Dripping Springs Ranch

Lot 1A, 19.01-Acres

160 Brady Pass



Tank mnfact. of HW

*Place Two-Way Cleanout between House and Tank every 50'.

*Sleeve Supply Line under Drive with Sch. 40 PVC.

A - 3 Bedroom Single-Family Residence.
B - Aquasafe (AS-500) Aerobic Treatment System, or equivalent System
C - Maxi-Paw, 29' Radius, Sprinkler Head, or equivalent sprinkler.

Provide Two-Way Cleanout from House to Tank every 50'

Supply Line: 1" Sch. 40 PVC.

Maintain 10' from Property Lines.
Maintain 10' from all Potable Water Lines.

*OSSF may Differ Slightly than Design Based on Conditions Encountered during Installation.

*All Separation and Setback Requirements as Stated in Chapter 285, TNRCC, On-Site Sewage Facilities, must be Maintained.

N

Scale: 1" = 150'