



## INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 115 Woodland Ranch Road

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: \_\_\_\_\_ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: behind main house into trees, 2nd runs along parallel to barn back into trees. ☐ Unknown
- (4) Installer: Barn Warren Construction (Centex Hydro-Flo, Inc), Van Delden ☐ Unknown
- (5) Approximate Age: 2 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: Centex Hydro - Flo, Inc. (Barnseptic)  
Phone: 830-438-7329 contract expiration date: 12/16/24  
(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? 2020 main house
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ \_\_\_\_\_
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.



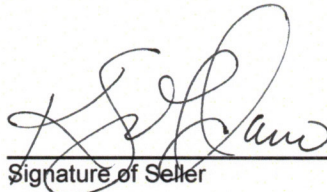
**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<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.**

  
 Signature of Seller

4/18/2023  
 Date

  
 Signature of Seller

4/18/2023  
 Date

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Buyer

\_\_\_\_\_  
 Date



Centex Hydro-Flo, Inc. & "Bulverde  
Electro Septic Tech"

P.O. Box 372

Bulverde, TX 78163 830-438-7329

Carl A Scheel Maint provider # MP0000014

Justin Scheel Maint provider # MP0002046

# Aerobic Testing & Reporting Contract

Date Generated

11/16/2022

Contract #

18410

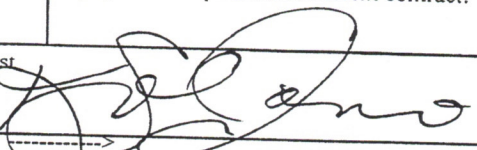
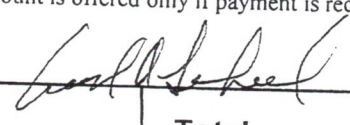
Contract To:

David & Kassie Soldano  
115 Woodland Ranch Road  
Boerne, TX 78006

Septic System Location

David & Kassie Soldano  
115 Woodland Ranch Road  
Boerne, TX 78006

Permit #	Authorized Agent	Due Date	Contract Date	Aerobic Manufacturer
S20-28101	Kendall County	November 01, 2022	12/16/22 - 12/16/23	Clearstream

ITEM	DESCRIPTION	AMOUNT
Reporting 1 ...	<p>We agree to provide Testing &amp; Reporting service on the existing Aerobic system for its proper working condition by making regularly scheduled inspections one (1) each four (4) months including inspection of the mechanical, electrical, and other operation and an effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors.</p> <p>Notice: The Owner shall provide unhindered access to the property (padlock key or combination is acceptable) in order to preform the duties of this contract. If there are any pets that could potentially present a safety issue, it is the homeowners responsibility to notify us &amp; make the necessary arrangements for safe entry. Any extra trips to preform the duties of this contract caused by a lack of or miscommunication will be done and the home owner shall be responsible for the cost of an extra service call.</p> <p>In the event repairs are deemed necessary for the proper operation of the Aerobic system and/or its components, attempts of notification for the need of repairs will be made prior to work being performed. Extra service trips will be billed accordingly. By your signature on this contract you agree &amp; approve the necessary repairs. I understand that the services herein are provided only for compensation. By accepting services I am representing that I have sufficient funds available to pay for the services herin and I agree to provide full payment upon the completion of these services. Any attempt to seek out or use another maintenance provider for repairs will be considered a breach of this contract.</p> <p>The owner/tenant is responsible for maintaining chlorine in the system for the purpose of disinfection. Problems are to be reported to the office phone number above. Response time will be within 48 hours. A report of function &amp; repairs will be completed &amp; sent to the "TCEQ Authorized Agent" after each inspection.</p> <p>This agreement will remain in effect One Year as noted in the contract dates above or less if the property owner or service company gives written thirty (30) days notice of their desire to terminate said agreement.</p> <p>Inspectors &amp; Inspections are under the authority and responsibility of Carl A. Scheel "TCEQ" License # MP0000014 Or Justin Scheel License # MP0002046</p> <p>No refunds!</p>	265.00
45 Day Disc	Discount offered for signed contracts & payments received with a postmark on or before the "DUE DATE" of this invoice. If mailed after the due date which is 45 days before the contract date, please remit full amount! Make checks payable to "BEST".	-25.00
Discount V...	Discount is void due to late remittance of payment &/or contract. Discount is offered only if payment is received 45 days prior to expiration of current contract!	25.00
2'nd request		
Sign here		
Total		\$265.00

Payments/Credits

\$0.00

Balance Due

\$265.00

PAID  
1800 11-12-23