EQUAL HOUSING OPPORTUNITY

APPROVED BY THE TEXAS REAL ESTATE COMMISSION 10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT 5601 Mensik Rd Schulenburg
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
   - ☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
   - ☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
   - ☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
   - ☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home.*

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	DocuSigned by: Ralph Schmidt 9/22/2023 Seller	Date
		Ralph Schmidt	
Buyer	Date	Seller	Date
Other Broker	Date	DocuSigned by: Bernadine Kainer 9/22/2023 Listing Broker	Date
		Bernadine Kainer	

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

TEXAS 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 5601 Mensik Rd Schulenburg, TX 78945

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 ✓ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? __ _____ (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		✓	
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

Item	Y	N	U
Natural Gas Lines		✓	
Fuel Gas Piping:		✓	
-Black Iron Pipe		✓	
-Copper			✓
-Corrugated Stainless Steel Tubing			✓
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	✓		
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: 1
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:
Other Heat		✓		if yes, describe:
Oven	✓			number of ovens: 1 electric __ gas __ other:
Fireplace & Chimney		✓		__ wood __ gas logs __ mock __ other:
Carport		✓		__ attached __ not attached
Garage	✓			__ attached ✓ not attached
Garage Door Openers		✓		number of units: number of remotes:
Satellite Dish & Controls			✓	__ owned __ leased from:
Security System		✓		__ owned __ leased from:

Holub Real Estate LLC, 1439 Hanz Dr Suite 100 New Braunfels TX 78130 Phone: 3617725105 Fax: 8302146603
Bernadine Kainer

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com

Concerning the Property at 5601 Mensik Rd Schulenburg, TC 78945

Solar Panels		✓		__ owned __ leased from:
Water Heater	✓			✓ electric __ gas __ other: number of units: 1
Water Softener	✓			✓ owned __ leased from:
Other Leased Items(s)				if yes, describe:
Underground Lawn Sprinkler	✓			✓ automatic __ manual areas covered
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: __ city ✓ well __ MUD __ co-op __ unknown __ other:
Was the Property built before 1978? ✓ yes __ no __ unknown
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).
Roof Type: Metal Age: 15 Years (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
Basement		✓
Ceilings		✓
Doors	✓	
Driveways		✓
Electrical Systems		✓
Exterior Walls		✓

Item	Y	N
Floors		✓
Foundation / Slab(s)		✓
Interior Walls		✓
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences		✓
Windows	✓	
Other Structural Components		✓

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):
Back door is sticking & needs to be adjusted. Original windows have been repaired, some need additional repairs

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
Aluminum Wiring		✓
Asbestos Components		✓
Diseased Trees: __ oak wilt		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓
Intermittent or Weather Springs		✓
Landfill		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓

Condition	Y	N
Radon Gas		✓
Settling	✓	
Soil Movement		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event		✓
Wetlands on Property		✓
Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓

Concerning the Property at 5601 Mensik Rd Schulenburg, TC 78945

Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): House is on a pier & beam foundation. In extreme wet/dry rain condition, there is occassional movement.

*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): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y	N	
__	✓	Present flood insurance coverage.
__	✓	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
__	✓	Previous flooding due to a natural flood event.
__	✓	Previous water penetration into a structure on the Property due to a natural flood.
__	✓	Located __ wholly __ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
__	✓	Located __ wholly __ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
__	✓	Located __ wholly __ partly in a floodway.
__	✓	Located __ wholly __ partly in a flood pool.
__	✓	Located __ wholly __ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* __ yes ✓ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? __ yes ✓ no If yes, explain (attach additional sheets as necessary): _____

Section 8. 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.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. 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 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

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

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? __ yes ✓ no

Section 12. 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 13. 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.

Concerning the Property at 5601 Mensik Rd Schulenburg, TC 78945

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.

Ralph Schmidt 9/18/23
Signature of Seller Date

Signature of Seller Date

Printed Name: _____

Printed Name: _____

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 https://publicsite.dps.texas.gov. 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* (TXR 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:	Fayette Elect.	phone #:	979-968-3181
Sewer:		phone #:	
Water:		phone #:	
Cable:		phone #:	
Trash:		phone #:	
Natural Gas:		phone #:	
Phone Company:	Colorado Valley	phone #:	979-242-5911
Propane:		phone #:	
Internet:		phone #:	

Concerning the Property at 5601 Mensik Rd Schulenburg, TC 78945

(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 REALTORS

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.
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CONCERNING THE PROPERTY AT 5601 Mensik Rd Schulenburg, TX 78945

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

(1) Type of Treatment System: [X] Septic Tank [ ] Aerobic Treatment [ ] Unknown
[ ] _____

(2) Type of Distribution System: Lateral System - 600' total length [ ] Unknown

(3) Approximate Location of Drain Field or Distribution System: [ ] Unknown
100' South, SouthWest of house.

(4) Installer: 5M Septic Systems [ ] Unknown

(5) Approximate Age: 17 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: _____
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? Unknown

(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.**

Holub Real Estate LLC, 1439 Hanz Dr Suite 100 New Braunfels TX 78130 Phone: 3617725105 Fax: 8302146603
Bernadine Kainer
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com
5601 MENSIK RD,

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.

Ralph Schmidt, 9/18/23

Signature of Seller Date

Ralph Schmidt

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Holub Real Estate LLC, 1439 Hanz Dr Suite 100 New Braunfels TX 78130
Bernadine Kainer
Phone: 3617725105 Fax: 8302146603
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

FAYETTE COUNTY
ENVIRONMENTAL HEALTH DEPARTMENT

151 N. Washington Rm 307 • La Grange, Texas 78945 • 979/968-6469 • 979/968-8621 Fax

APPLICATION FOR ON-SITE SEWERAGE FACILITY CONSTRUCTION

Date 1-10-07 Permit Number 2007-007-001

Receipt Number 310762

NAME OF APPLICANT Ralph Schmidt

MAILING ADDRESS 2927 Rice Rd. #1

CITY/STATE [illegible] TELEPHONE 713 743-5176

LOCATION OF PROPERTY WHERE OSSF IS TO BE CONSTRUCTED

5601 Mentz Rd

Subdivision/Survey | Section | Blk | Lot | Location (County Road Etc.)

Lot Size 53.68 ac. MFG, Home, Other < 1500 sq ft Number of Bedrooms 2

Home on 1 acre -

Residential / Commercial Occupants

I/We hereby grant permission to the Fayette County Environmental Health Department personnel to enter upon the above described property for the purpose of inspecting the construction of the on-site sewerage facility.

U.L.C Bus. 4 1-10-07

Signature of Applicant / Agent Date

PERMIT VALID FOR ONE YEAR FROM DATE OF PURCHASE

* *

FOR USE BY THE ENVIRONMENTAL HEALTH DEPARTMENT ONLY

AUTHORIZATION TO CONSTRUCT Granted / Denied Date 1/16/07 BY Bill Jurton Agent

MINIMUM ENVIRONMENTAL HEALTH DEPARTMENT PERMIT REQUIREMENTS

TYPE SYSTEM REQUIRED Pumped Effluent, Low Pressure Dosing, Gravity Flow, Other

Septic Tank(s) 2 @ 500 gal ea - Gallons 1,000 gal total

Pump Chamber 1 @ 500 gal Gallons 500 gal total

Disposal System LPD Trench Linear Feet / Area 600' / 1800 SQFT

Gallons Per Day Design Limit 1500 GPD / Class IV @ 10"

Remarks Sta Rite Elkhorn Design Plumber / Installer Tony Mueller OSSF

NOTICE OF APPROVAL TO OPERATE FACILITY

This serves to notify all persons that the on-site sewerage facility owned by the above has satisfied design, construction and installation requirements of the Fayette County Environmental Health Department. This Fayette County On-Site Sewerage Facility Permit is issued for the operation of the above-identified on-site sewerage facility.

Ralph Schmidt APPROVED / DISAPPROVED

FACILITY INSPECTION

Bill Jurton #OS 6181 2/7/07

Signature of Inspector Date Inspected

White - On-Site Sewerage Department File Copy Yellow - Installer Copy Pink - Homeowner

Dog Run

LOW PRESSURE DOSE SYSTEM SUMMARY
FOR
RALPH SCHMIDT
5601 MENSIK RD.
SCHULENBURG, TX
FAYETTE COUNTY

DAILY WASTEWATER FLOW: 180 GPD
PRIMARY SEPTIC TANK SIZE: 500 GAL.
SECONDARY SEPTIC TANK SIZE: 500 GAL.
TOTAL SEPTIC TANK CAPACITY: 1000 GAL.
PUMP TANK SIZE: 500 GAL.
ABSORPTION AREA: 1,800 S.F.
TOTAL LENGTH OF LATERALS: 600'
LATERAL DIAMETER: 1.25"
LATERAL CONFIGURATION: 10-60' LINES
SUPPLY LINE LENGTH: 100'
SUPPLY LINE DIAMETER: 2"
MANIFOLD PLACEMENT: END
HOLE SIZE: 5/32" DIA.
HOLE SPACING: 5' C-C
NUMBER OF HOLES: 120

FLOW PER HOLE: 0.42 GPM
TOTAL FLOW: 51 GPM
ELEVATION HEAD: 4'
FRICTION HEAD: 5'
PRESSURE HEAD: 2'
TOTAL HEAD: 11'
PUMP REQUIREMENTS: 51 GPM @ 11' TDH
VOLUME IN LATERALS: 38 GAL.
VOLUME IN SUPPLY PIPE: 16 GAL.
TOTAL PIPE VOLUME: 54 GAL.
DOSE VOLUME: 180 GAL.
DOSE DEPTH: 21"
EMERGENCY VOLUME: 60 GAL.
EMERGENCY DEPTH: 7"
CHECK VALVE NEEDED: YES
PEA GRAVEL VOLUME: 12 CY

STATE OF TEXAS
JAMES W. WEISHUHN
69128
REGISTERED
PROFESSIONAL ENGINEER

James W. Weishuhn
9-1-06

~~AA~~ 6,500

WEISHUHN ENGINEERING, INC.
906 Milam P.O. Box 358
COLUMBUS, TX 78934
Phone (979)732-6997
Fax (979)733-8997

STATE OF TEXAS
JAMES W. WEISHUHN
69128
REGISTERED
PROFESSIONAL ENGINEER

James W. Weishuhn
9-1-06

LOW PRESSURE DOSE SYSTEM
FOR
RALPH SCHMIDT
5601 MENSIK RD.
SCHULENBURG, TX
FAYETTE COUNTY

1. THE SITE EVALUATION IS ATTACHED AND INDICATED THAT A LOW PRESSURE DOSE SYSTEM IS SUITABLE FOR THE PROPERTY.

2. HOUSE SIZE: 2 BDRM < 1,500 S.F. W/ WATER SAVINGS DEVICES

SYSTEM SIZE: 180 GPD & 140 mg/L BOD5.

3. SEPTIC TANK SIZE: 1,000 GAL.

4. WASTEWATER APPLICATION RATE (Ra): 0.1 GPD/SF FOR CLASS IV CLAY.

5. WASTEWATER APPLICATION AREA:
AA = Q/Ra = 180 GPD/ 0.1 GPD/SF
AA = 1,800 SF

6. LOW PRESSURE DOSE LINE LENGTH
L=1,800 SF / 3 SF/LF
L=600 SF

7. PROVIDE 10-60' LINES FOR A TOTAL OF 600' OF LOW PRESSURE LINES.

8. NUMBER OF 5/32" DIA. HOLES @ 5' C-C
NO. OF HOLES = 600'/5'=120 HOLES.

9. FLOW RATE PER HOLE @ 2' HEAD = 0.42 GAL./HOLE

10. TOTAL FLOW = 120 HOLES X 0.42 GPM/HOLE = 51 GPM

11. CALCULATE PRESSURE REQUIREMENTS

ELEVATION HEAD: 4'
LOW PRESSURE SYSTEM HEAD: 2'
PIPE FRICTION LOSS (2" DIA. X 100'@ 51 GPM) =1.2X3.98'/100'X100'
PIPE FRICTION LOSS = 5'
TOTAL HEAD = 4'+2'+5'=11'

12. PUMP RATING: 51 GPM @ 11'

13. CALCULATE DOSE VOLUME
SUPPLY PIPE VOLUME =
3.14/4(2/12)^2X100'X7.48=16.3 GAL.
LATERAL PIPE VOLUME=
3.14/4(1.25/12)^2X600'X7.48
=38 GAL.
RECOMMENDED DOSE VOLUME=
SUPPLY PIPE VOLUME+5X(LATERAL VOLUME+
=163 + 5X(38)
=203 GAL.
SET DOSE = 180 GAL. FOR 1 DOSE PER DAY

14. PROVIDE CHECK VALVE ON PUMP BECAUSE PIPE VOLUME IS APPROX. EQUAL TO 25 % OF DAILY FLOW

15. CALCULATE DOSE DEPTH
ASSUME 500 GAL. PUMP TANK FROM WALLIS CONCRETE (8.8 GAL./IN.)
DOSE DEPTH = 180 GAL./8.8 GAL./IN.
DOSE DEPTH = 21'

16. CALCULATE EMERGENCY VOLUME
EMERGENCY VOLUME = 1/3 OF DAILY FLOW = 1/3 (180 GAL.) = 60 GAL.

17. CALCULATE EMERGENCY DEPTH
EMERGENCY DEPTH = 60 GAL./8.8 GAL./IN. = 7'

18. SEPTIC TANK MUST BE > 50' FROM WELLS.

19. DISPOSAL FIELDS MUST BE > 100' FROM WELLS & > 10' FROM WATER DISTRIBUTION PIPING.

20. LANDSCAPE PLAN

GRADE DISPOSAL AREA SO THAT RAINWATER DOES NOT STAND OR POND.

A VEGETATED COVER MUST BE MAINTAINED ON THE DISPOSAL AREA. SEED WITH A COMBINATION OF RYE AND BERMUDA GRASS.

21. CONSTRUCTION NOTES

CONCRETE TANKS MUST BE CONSTRUCTED IN ACCORDANCE WITH ASTM C1227-93A.
THE HIGH LEVEL ALARM MUST INSTALLED ON A SEPARATE ELECTRICAL CIRCUIT.

LEVEL CONTROLS MUST BE INSTALLED IN THE PUMP TANK TO PROVIDE A DISCHARGE OF 180 GAL. PER CYCLE.

22. THIS SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH 30 TAC 285 FOR THE PURPOSES OF SECURING A PERMIT FOR CONSTRUCTION OF A 180 GPD AND 140 mg/L BOD, LOW PRESSURE DOSE SYSTEM. THERE IS NO PROCESS GUARANTEE OR WARRANTY FOR DESIGN SHOWN.

23. CONSERVATIVE WATER USAGE IS ENCOURAGED WITH ALL ON-SITE SEWAGE FACILITIES.

WEISHUHN ENGINEERING, INC.
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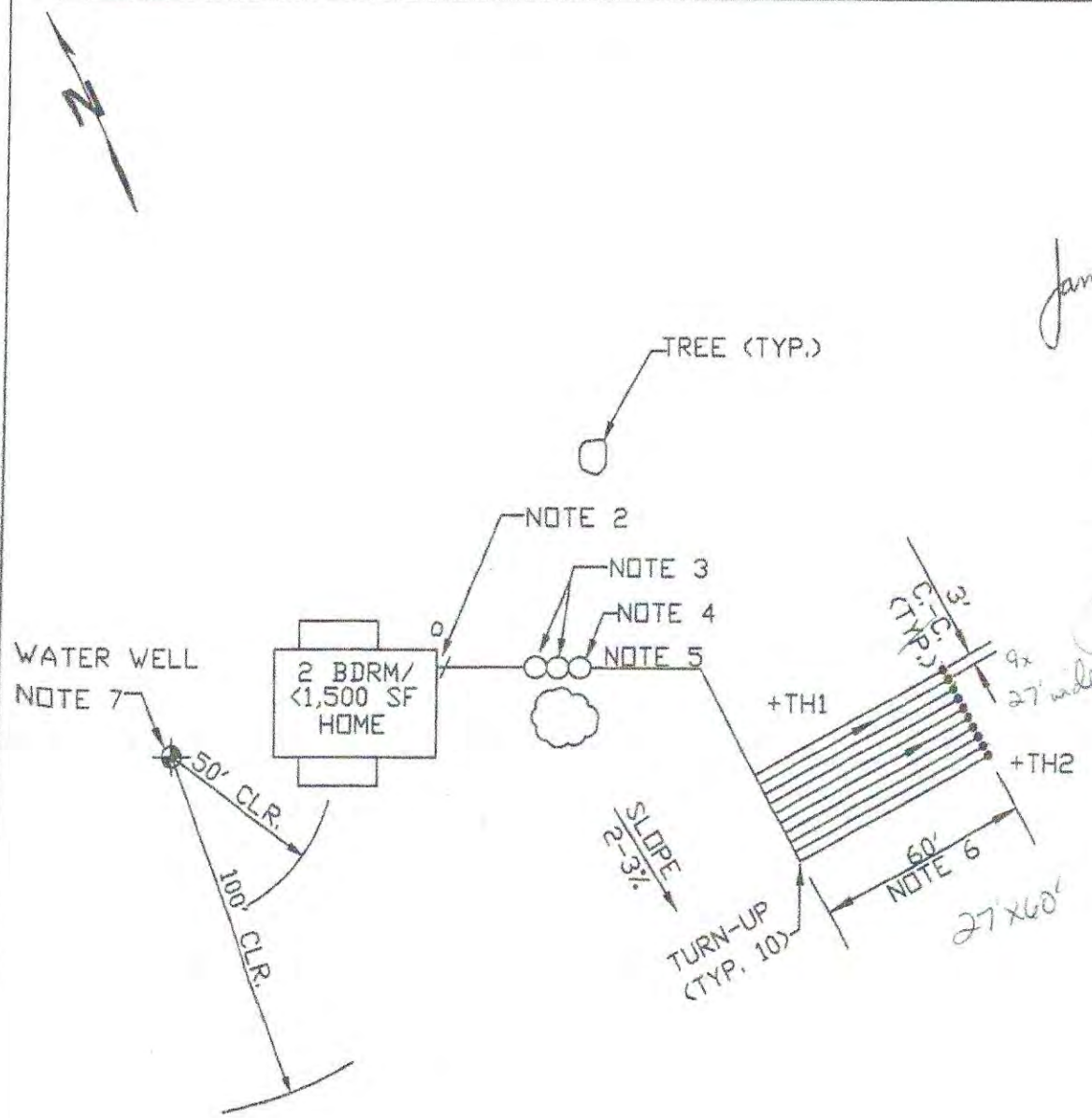

James W. Weishuhn 9-1-06

STATE OF TEXAS
JAMES W. WEISHUHN
69128
REGISTERED
PROFESSIONAL ENGINEER

NOTES:

1. ENTIRE PROPERTY LIMITS ARE NOT SHOWN.
2. 4" SCH 40 PVC @ 1/8"/FT SLOPE W/ 2-WAY C.O. WITHIN 5' OF HOUSE
3. 500 GAL SEPTIC TANK
4. 500 GAL PUMP TANK
5. ~~100'~~ 2" SCH 40 PVC
6. 1 1/4" SCH 40 PVC W/ 5/32" ø HOLES @ 5' C.-C. (TYP. 10)
7. WATER WELL PROVIDE 50' CLR. TO TANKS AND 100' CLR. TO DRAINFIELD
8. CONTRACTOR TO CALL DIG-TESS @ 1-800-DIGTESS 48 HOURS PRIOR TO EXCAVATION
9. THERE IS NO PROCESS GUARANTEE OR WARRANTY FOR DESIGN SHOWN.
10. SYSTEM DESIGN SHOWN IS FOR Q=180 GPD IN CLASS IV SOIL & 140 mg/L BOD5.

FIGURE 1
OVERALL SITE PLAN
RALPH SCHMIDT
5601 MENSIK RD.
SCHULENBURG, TEXAS
FAYETTE COUNTY

Weishuhn Engineering Inc.
906 MILAM P.O. BOX 358
Columbus, Texas 78934
(979) 732-6997

SCALE: 1" = 50'	DESIGNED BY: JWW	DRAWN BY: JWW-4

James W. Weishuhn
9-1-06

STATE OF TEXAS
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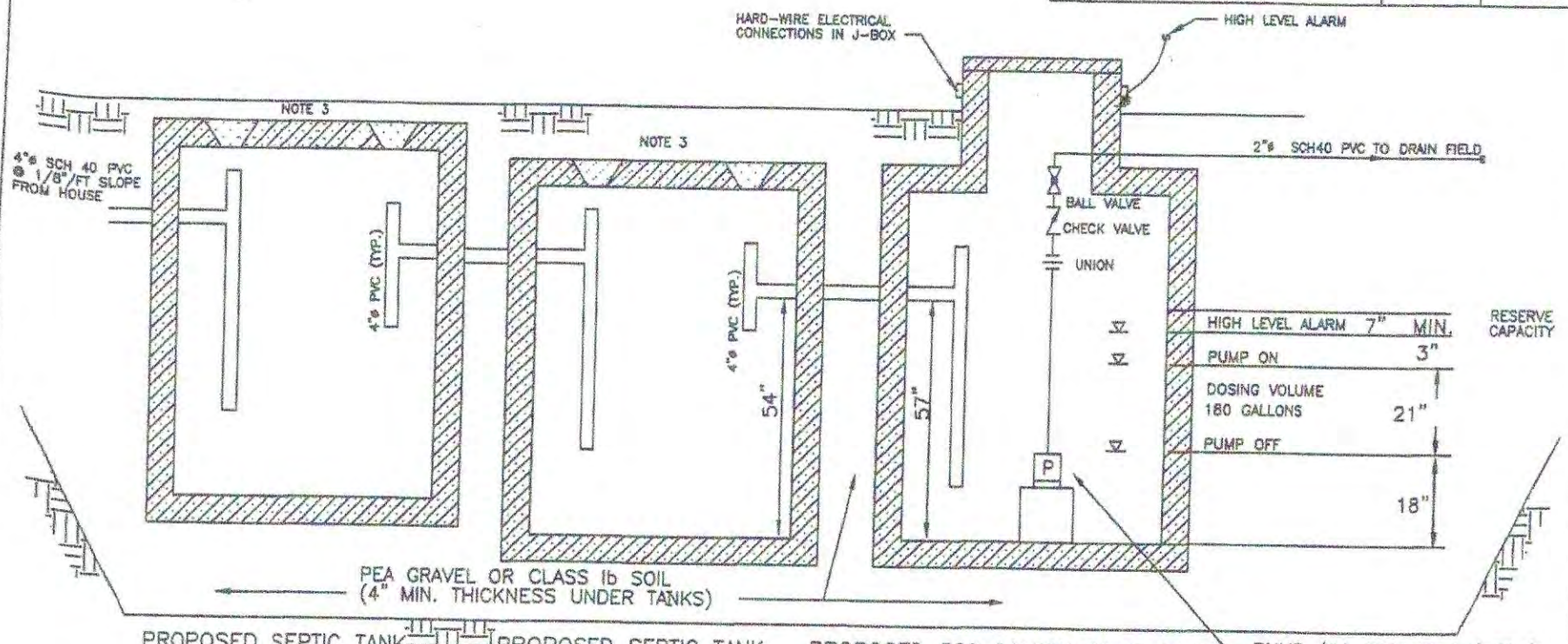
PROFESSIONAL ENGINEER

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



NOTES

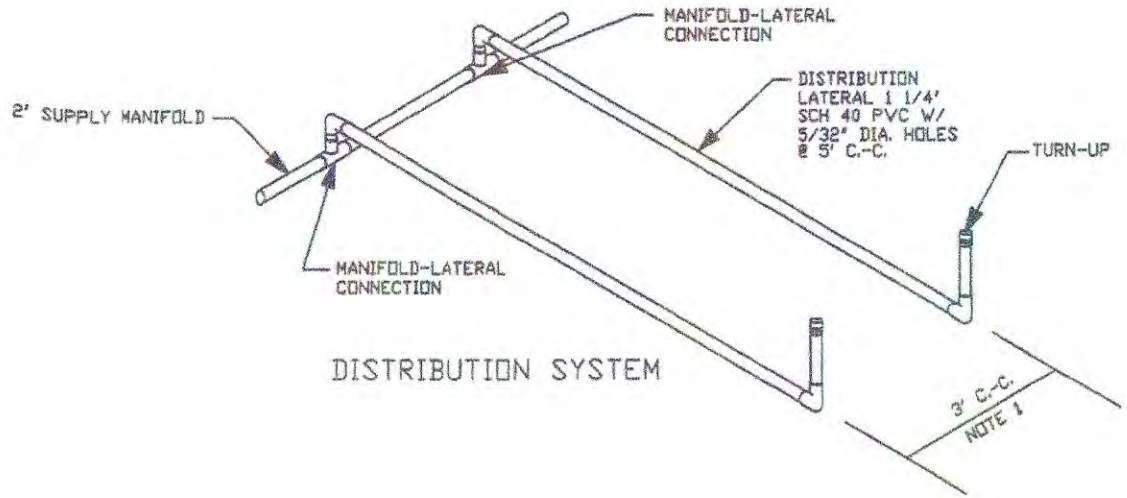
1. FIRST TANK MUST CONTAIN HALF OF TOTAL CAPACITY.
2. WALLIS CONCRETE TANK (57" O.D. X 71" HEIGHT)
3. PROVIDE RISERS TO GROUND SURFACE IF DEPTH TO TOP OF TANK FROM GROUND SURFACE IS GREATER THAN 12".

FIGURE 2
TANK DETAILS
RALPH SCHMIDT
5601 MENSIK RD.
SCHULENBURG, TEXAS
FAYETTE COUNTY

Weishuhn Engineering Inc.
906 KILAN P.O. BOX 358
Columbus, Texas 78934
(979) 732-6997

SCALE NONE | SHEET of

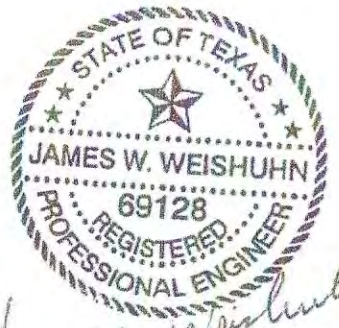
REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



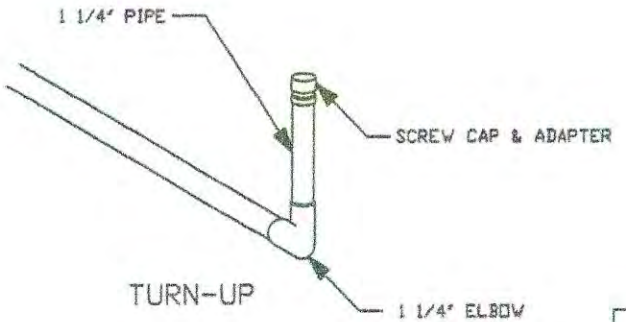
DISTRIBUTION SYSTEM

NOTES:

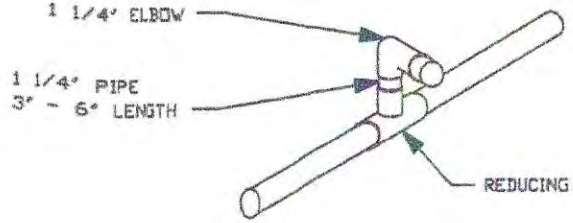
1. INSTALL LATERALS IN 6" WIDE BY 18" DEEP TRENCHES PROVIDE 2.5' OF UNDISTURBED EARTH BETWEEN TRENCHES.
2. ALL PIPING IS SCH 40 PVC.



James W. Weishuhn
9-1-06



TURN-UP



SIDE MANIFOLD-LATERAL CONNECTION

FIGURE 3
LOW PRESSURE DOSING SYSTEM
PIPING DETAILS
RALPH SCHMIDT
5601 MENSIK RD.
SCHULENBURG, TEXAS
FAYETTE COUNTY

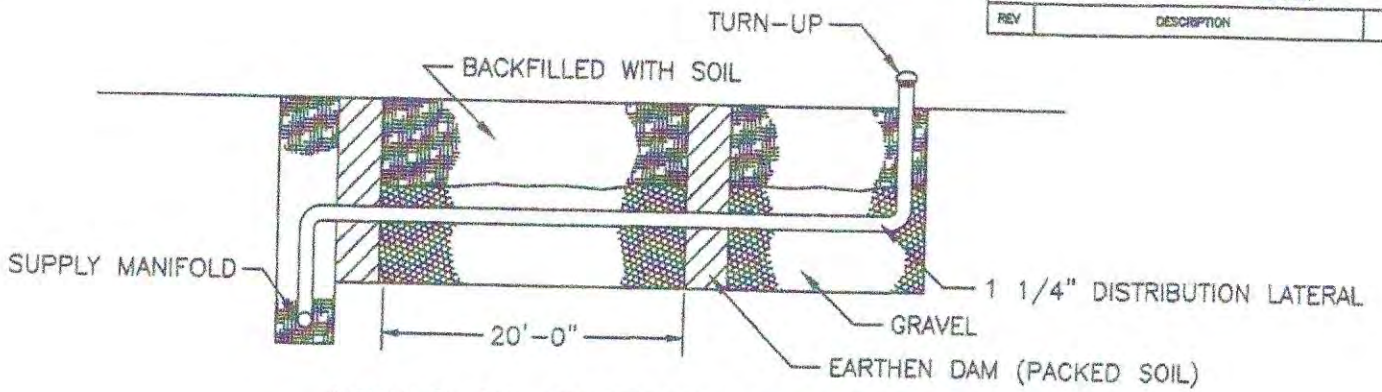
Weishuhn Engineering Inc.
906 Main P.O. Box 398
Columbus, Texas 78934
(979) 732-6597

SCALE NONE | SHEET of

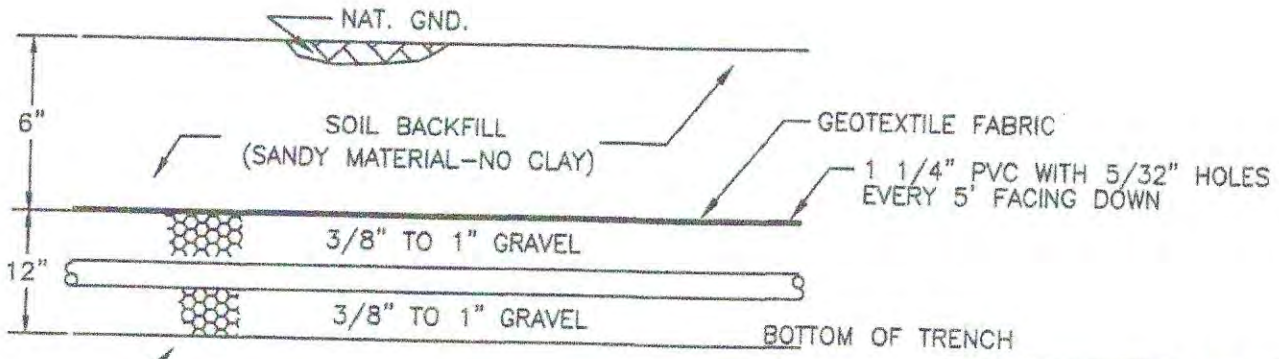
James W. Weishuhn 9-1-06

STATE OF TEXAS
JAMES W. WEISHUHN
69128
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



DETAILS OF ABSORPTION TRENCHES



DRAIN FIELD CROSS SECTION

TRENCH BOTTOM MUST BE LEVEL TO 1" ON 25 FEET
OR WITHIN 3" ON TRENCH LENGTH

FIGURE 4
TRENCH DETAILS
RALPH SCHMIDT
5601 MENSIK RD.
SCHULENBURG, TEXAS
FAYETTE COUNTY

Weishuhn Engineering Inc
906 Milan P.O. Box 358
Columbus, Texas 78934
(979) 732-6997

SCALE NONE | SHEET of

Fayette

217 Kessler
Schulenburg, Tx 78956

COUNTY 561-6257

OSSF SOIL EVALUATION FORM

Owner's Name For Ralph Schmidt

Physical Address 5101 Mensik Rd. Schulenburg TX

Name of Site Evaluator Michael Drab Registration Number OS24856

Date Performed 8-25-06 Proposed Excavation Depth 18"

- At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on the site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 ft. below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL EVALUATION				
Soil Boring Number TH #2				
	Profile Depth	Soil Texture	Gravel Present	Restrictive Horizon
	0"	II- Sandy clay loam	No	No
	10"			Yes
		III- clay		
	42" 60"			
60 Inch Minimum Depth or to a restrictive horizon whichever is less				

SOIL EVALUATION				
Soil Boring Number				
	Profile Depth	Soil Texture	Gravel Present	Restrictive Horizon
	0"			
	60"			
60 Inch Minimum Depth or to a restrictive horizon whichever is less				

Note: **TEXTURES:** Sand/greater than 30% Gravel; Sand/30% or less Gravel; Sand; Loamy Sand; Sandy Loam; Loam; Silt; Silt Loam; Sandy Clay Loam; Clay Loam; Silty Clay Loam; Sandy Clay; Silty Clay; Clay.

STRUCTURES: Massive; Blocky; Platy

Fayette COUNTY

OSSF Soil Evaluation Form

TOPOGRAPHY

SLOPE: UNDER 2%_____ 2% to 30% 2-3% GREATER THAN 30%_____

Note: If slope is FLAT, provisions shall be made to insure good surface drainage of rainfall or runoff from covering the soil absorption field. Slopes greater than 30% are unsuitable.

VEGETATION: GRASS/BRUSH ✓ LIGHTLY WOODED_____ HEAVILY WOODED_____

DRAINAGE: POOR_____ ADEQUATE ✓ GOOD_____

GROUND WATER

Yes_____ No ✓ Depth_____inches

FLOOD HAZARD

100 Year Floodplain_____ Floodway_____ Outside the 500 Year Floodplain ✓

MINIMUM SEPARATION DISTANCES

Public Water Wells N/A
Private Water Well 50' CLR. Tanks/100' CLR. Drainfield
Streams, Ponds, Lakes, Rivers 75' min.
Surface Improvements 5' Min.
Easements 5' Min.
Other Structures 5' Min.

Public Water Supply Lines 10' Min.
Pressure Cemented or Grouted N/A
Foundations & Buildings 5' Min.
Property Lines 5'
Swimming Pools 25' Min.
Sharp Slopes, Breaks 25' Min.

OTHER

TYPE OF SYSTEM REQUIRED: House 2 BDRM < 1500 s.f. Q = 180 gpd LPD suitable

NAME OF SITE EVALUATOR: Michael Drab
REGISTRATION NUMBER: OS24856
Seal if applicable

ADDRESS: 906 Milam P.O. Box 358
Columbus, Texas 78934

STATE OF TEXAS
MICHAEL J. DRAB
OS 24856
LICENSED
SITE / EVALUATOR

I certify that the above statements are true and are based on my own field observations.

Signature Mike Drab Date 8-25-04