



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.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 630 Pedernales Oaks, JOHNSON CITY, TX 78636

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

- (1) Type of Treatment System: ☒ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: SURFACE APPLICATION ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: I ATTACHED DESIGN FOR SEPTIC SYSTEM ☐ Unknown
- (4) Installer: PAUL SAWOYER SEPTICS ☐ Unknown
- (5) Approximate Age: 1 YEAR ☐ 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: LUNA ENVIRONMENTAL
Phone: 855-560-9909 contract expiration date: 8-1-2026
(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? N/A - NEW SYSTEM
- (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

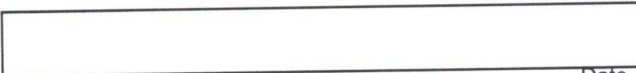
This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

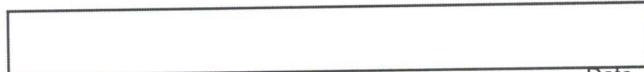


 Signature of Seller Date



 Signature of Seller Date

Receipt acknowledged by:


 Signature of Buyer Date


 Signature of Buyer Date

350.00'

10' U.E.

STRASSNER RESIDENCE
630 PEDERNALES OAKS ROAD
PEDERNALES HILLS RANCHES
TRACT 36 | 5.51 ACRES

SYSTEM COMPONENTS

- A. 4" SCH. 40 PVC PIPE
WITH 2-WAY CLEANOUT
- B. MAXXAIR M800 (800 GPD)
WITH LIQUID CHLORINATOR
- C. 1" SCH. 40 PURPLE PVC DISTRIBUTION
PIPE
- D. 2 - 360 DEGREE K-RAIN PRO PLUS LOW
ANGLE SPRAY HEADS WITH 31' RADIUS
#4 NOZZLE

3-8-2022



X = PROFILE HOLES

*ALL PIPING SHALL BE BEDDED WITH FOUR INCHES CLASS IB, CLASS II OR, CLASS III SOIL WITH LESS THAN 30% GRAVEL. THE BEDDING SOIL SHALL BE FREE OF ORGANIC MATERIAL AND ANY ROCKS OR GRAINS LARGER THAN HALF INCH. REFER TO TANK DETAIL AND DESIGN NOTES FOR MORE INFORMATION

SURFACE ROCK IN SPRAY AREA MUST BE EXCAVATED, OR COVERED WITH A MINIMUM OF 4" OF SUITABLE SOIL

TRIM TREES IN APPLICATION AREA TO MAINTAIN AT LEAST 10' FROM SPRINKLER HEADS

ALL SEPARATION AND SETBACK REQUIREMENTS AS STATED IN CHAPTER 285, TCEQ, ON-SITE SEWAGE FACILITIES, MUST BE MAINTAINED

50' OSSF SETBACK

712.27'

10' U.E.

50' OSSF SETBACK

10' OSSF SETBACK

100' WELL SETBACK

360 GPD

BREAK

85'

X1

D

D

X2

50' OSSF SETBACK

10' U.E.

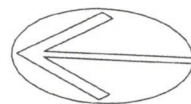
692.28'

92'

94'

98'

100'



SCALE 1" = 60'

50' OSSF SETBACK



WASTEWATER TREATMENT SYSTEM MAINTENANCE INSPECTION

Customer	Larry & Pink Strasser		Permit Number	22-048			
Site Address	630 Pedernales Oaks Drive, Johnson City, TX 78636		Agency	Blanco County			
Email	larrybobnow@gmail.com	Phone	(512) 717-1530	County	Blanco		
System Details							
Treatment: Aerobic Surface Application Liquid Bleach / System: MAXX AIR 800 Max GPD							
Contract Period	2023-08-01 to 2026-08-01	Service Plan	3 Inspections Per Year	Inspection Number	2 of 9	Date	July 16, 2024

INSPECTION

Equipment Inspection

Control Panel	Operational	Disinfection Device	Operational
Irrigation Pump	Operational	Spray Field Vegetation	Operational
Aerator / Air Compressor	Operational	Sprinkler / Drip Backwash	Operational

Tests Results

Air Compressor PSI	2.44	Test Method	Grab
Air Compressor CFM		Color	
Chlorine Residual	0.7	Odor	

Sludge Levels

Tank 1	Tank 2	Tank 3	Tank 4	Scum
N/A	0	2	0	N/A

Other Observations

Cleaned Air Filter?



Inspection Port/Plug Secured?



System Flushed?



Repairs Made?



Drip Filter Cleaned?



Pump Filter Cleaned?



Tank Lids Secured?



Pumping Required?



Additional Comments

Checked floats and bleach level

Daniel Cooper MT0002630

Inspector Name

July 16, 2024

Inspection Date

Luna Environmental / Ryan Seidensticker

Maintenance Provider Name

Ryan Seidensticker

License # MP0001708

Maintenance Provider Signature