

~~10/20/24~~

Inm Construction 44 e
gmail.co

THIS PERMIT IS VALID FOR ONE YEAR AFTER PURCHASE

FAYETTE COUNTY
DEVELOPMENT REGULATIONS ENFORCEMENT OFFICE
151 N. Washington Rm 307- La Grange, Texas 78945- 979/968-1809
APPLICATION FOR ON -SITE SEWAGE FACILITY CONSTRUCTION

Date _____

Permit Number 2024-025-001
Receipt Number 2024-27

NAME OF OWNER Loan Ringer Capital

MAILING ADDRESS 2964 Rabbs Prairie Rd

CITY/STATE/ZIP LaGrange TX 78945 TELEPHONE _____

Is this a repair, replacement or a new system New system

DESCRIPTION OF PROPERTY WHERE OSSF IS TO BE CONSTRUCTED

911 Address 2964 Rabbs Prairie Rd

Legal description ABS A086

Property Identification Number 109368 Is the property located in flood area Yes

Type of structure _____ Number of Bedrooms 3

Residential/Commercial/Exempt Residential Square Footage 2,400

Type System Required Aerobic Designer Eddie Bolch

Installer Lorenzo Mendez OS number 050019038

I/We hereby grant permission to the Fayette County Development Regulations Enforcement Office personnel to enter upon the above described property for the purpose of inspecting the on-site sewage facility.

[Signature]
Signature of owner /agent

1/23/24
Date

THIS PERMIT IS VALID FOR ONE YEAR AFTER PURCHASE

Date Completed 2-5-24

GPS 29.918115

96.920988

Fayette County Inspector
151 N Washington RM 307
La Grange, TX 78945
(979) 968-1807

Receipt Number: 2024-27

1/30/2024 10:18 AM

Descriptions:

- | | | |
|----|----------|---------------------|
| 1. | \$350.00 | Residential Aerobic |
| 2. | | |
| 3. | | |
| 4. | | |

Received From:

Lone Ranger Capital
2964 Rabbs Prairie Rd La Grange

Amount Received:

\$350.00

Payment Information:

Cash

Permit

2024-025-001

Lorenzo Mendez

Signature / Initials:

CS

1/30/2024 10:18 AM

Fayette County Inspector

151 N Washington RM 307
La Grange, TX 78945
Phone: (979) 968-1807
Fax: (979) 968-8621

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

Permit #: 2024-025-001

Location: 2964 Rabbs Prairie Rd, La Grange TX 78945

Permit Date: 1/30/2024

Block: Lot:

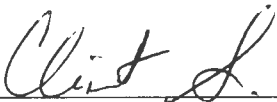
Owner: Lone Ranger Capital,

This serves to notify all persons that the on-site sewage facility application, related technical data, and the appropriate fee have been received by the Fayette County Department of Planning and Development from the property owner. The application has been reviewed for technical and administrative consideration against standards set forth by the Fayette County Department of Planning and Development. Approval is hereby granted for the construction as shown on the submitted plans.

ANY MODIFICATIONS TO SUBMITTED PLANS REQUIRE APPROVAL BY THE FAYETTE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT PRIOR TO INSTALLATION.

You or your installer must contact the Fayette County Department of planning & Development 24 hours prior to completion to arrange the required facility inspection. The authorization to construct is valid for twelve months from the date of issue. If a final inspection has not been preformed within one year of issue, a new application and fee will be required.

COMMENTS:



Application Reviewer

1-30-24

Date

Clint S
Agency Official

1-30-24

Date

1/30/2024 10:18 AM Page 1

MAINTENANCE CONTRACT

1. In consideration of prepayment of this Maintenance Contract one lump sum, and in accordance with the most current version of Chapter 25 rules regulating On-Site Sewage facilities in Texas, this maintenance service company agrees to the following:
2. This contract authorizes Lorenzo Mendez to operate and maintain the System located in Tarrant County, Permit # _____ for a period of 2 year(s) beginning _____ and ending _____. This contract shall automatically renew annually thereafter on the same terms unless otherwise stated in writing 30 days prior to expiration. The Certified Service Technician LM is responsible for all required performances checks, testing and maintenance of your aerobic system as follows:
3. Three (3) routine site visits per year (at least once every 4 months), including evaluation, adjustment and servicing of the mechanical, electrical, and other applicable component parts to ensure that all equipment is functioning properly.
4. Visual check for color, turbidity, scum, and odors. An effluent sample will be tested for Total Chlorine residual and reported as required once every four (4) months.
5. If any improper or abnormal operation is observed which cannot be corrected at the time of the service visit, the property owner will receive a written notice of the existing conditions, corrective actions needed.
6. The Maintenance Company will respond to any/all system complaints within 24-48 hours.
7. Complete a performance report after each visit which includes all maintenance findings and test results, then submit copies within 14 days to the permitting authority and the property owner(s), and the original will be kept in the Service Company's file.
8. This maintenance contract does not cover damage to any portion of the system caused by misuse, abuse, or failure to maintain electrical power to the system. Also excessive flows that exceed the organic loading or hydraulic design capabilities of the system as well as occurrences such as natural disasters or severe weather conditions, sludge pumping, or disposal of non-biodegradable materials, oils, greases, chemicals, solvents, paints, etc., or any usage contrary to the requirements as listed in the system owner's manual.

Owner(s) Responsibilities

9. Maintain spray irrigation areas by cutting grass, deep debris clear of OSSF for easy access to system, and shall adhere to OSSF rules section 285.39 OSSF Maintenance and Management Practices. Property Owner
10. Maintain chlorinator by refilling with approved EPA wastewater chlorine tablets needed, and do not allow any backwash from water softeners or reverse osmosis filters to enter the OSSF system. Property Owner

Terms & Conditions

11. The Maintenance Company or anyone authorized by the service company may enter the property at reasonable hours without prior notice for the purpose of performing maintenance work on this aerobic system.
12. This agreement may be terminated by either party with the following stipulations. If the property owner terminates the agreement prior to expiration, then he/she agrees to pay the Maintenance Company a fee equal to one-half the cost of the service agreement. Upon expiration of this policy, the owner is required by law to continuously maintain a signed written contract with a valid maintenance company and shall provide the permitting authority with a copy of at least 30 days prior to the expiration of the previous contract. If the property owner or maintenance company desire to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least 30 days prior to the date service will cease. If a maintenance company continues business, the owner shall within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance agreement.

- () 1 year maintenance contract
(✓) 2 year maintenance contract
() 3 year maintenance contract

Lorenzo Mendez
116 Cancun Ct
Del Valle, TX 78617
Office 512-738-6023
Cell (512) 844-4799
Email Nancy-mendez21@hotmail.com
Installer # 0S0019038
MP # 0001115

Location

2964 Rabbs

Prairie Rd

La Grange, TX

Ivan Renger Capital Property Owner (s)

Name (s) Print

Ivan Renger Capital Property Owner (s)

Signature (s)

Lorenzo Mendez Maintenance Company

Name (s) Print

Lorenzo Mendez Owner/ Certified Technician

Signature (s)

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On Site Sewage Facilities, this document is filed in the Deed Records of Fayette County, Texas.

I.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II.

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as: (legal description from deed-not physical address)

10.000 ac. Wm Rabb3 LGA-86

The property owned by

Lean Ranger Capital

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to the Fayette County Designated Representative within 30 days after the property has been transferred.

The owner will, upon any sale or transfer of the above described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Fayette County.

WITNESS BY HAND(S) on this 24 day of January, 2024.

Lean Ranger Capital

Lean Ranger Capital

Print or type owners name(s)

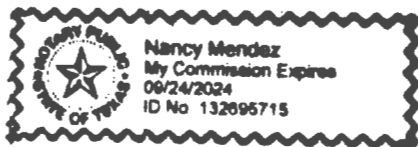
Owner(s) Signature(s)

SWORN AND SUBSCRIBED BEFORE ME ON THIS 24 day of January, 2024.

Nancy Mendez
NOTARY PUBLIC, STATE OF TEXAS

Nancy
PRINTED NAME

Commission expires: 9-24-2024



1/26/2024 2:56:12 PM

STATE OF TEXAS COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the OFFICIAL RECORDS
of Fayette County, Texas as stamped hereon above time

BRENDA FIETSAM, COUNTY CLERK

Stamp: 1 Page(s)



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CITY/STATE/ZIP La Grange TX 78945 TELEPHONE _____

Is this a repair, replacement or a new system New system

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911 Address 2964 Robbins Prairie Rd

Legal description ABS AC86

Property Identification Number 109308 Is the property located in flood area Yes

Type of structure _____ Number of Bedrooms 3

Residential/Commercial/Exempt Residential Square Footage 2,400

Type System Required Aerobic Designer Eddie Bolch

Installer Lorenzo Mendez OS number 050019038

I/We hereby grant permission to the Fayette County Development Regulations Enforcement Office personnel to enter upon the above described property for the purpose of inspecting the on-site sewage facility.

[Signature]
Signature of owner /agent

1/23/24
Date

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Date Completed _____

GPS _____

SUBSTITUTE TRUSTEE'S DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DATE: January 3, 2023

SUBSTITUTE TRUSTEE: PETE FLOREZ

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Parkway, Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: September 7, 2021

Grantor: BROCK DEVELOPMENT LIMITED, LLC,
a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 1515 S. Capital of Texas Hwy, Ste. 306
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 21-06391, Official Public Records of
Fayette County, Texas; and Document No. 22-07496,
Official Public Records of Fayette County, Texas

Property:

Being 10.000 acres, more or less, situated in the WM. RABB 3 LEAGUES, A-86, in Fayette County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached to the above-referenced Deed of Trust and incorporated herein for all purposes. AKA TRACT 2, being out of a 37.13 acre tract conveyed by Terry L. Frazee to Ken Oden, recorded in Volume 1488, Page 785, Deed Records, Fayette County, Texas.

NOTE:

Date: September 7, 2021

Amount: \$630,000.00

Debtor: BROCK DEVELOPMENT LIMITED, LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

Date of Sale: January 3, 2023

Time of Sale: 3:32 p.m.

Place of Sale: On the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Buyer: LOAN RANGER CAPITAL INVESTMENTS, LLC

Buyer's Mailing Address: 1515 S. Capital of Texas Hwy, Ste. 306
Austin, Texas 78746

Amount of Sale: \$363,000.00

A default exists under the Deed of Trust. Holder of the Note has directed Substitute Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the Property were posted and filed and as shown by the affidavit attached to this deed and incorporated in it by this reference Holder either personally or by agent served notice of the sale to each debtor, as required by the Texas Property Code. In accordance with that statute and the Deed of Trust, Substitute Trustee sold the Property to Buyer, who was the highest bidder at the public auction for the Amount of Sale. The sale was made on the Date of Sale, began at the Time of Sale, and was concluded by 4:00 p.m.

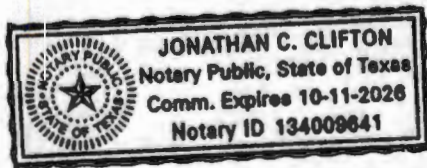
Substitute Trustee, subject to any prior liens and other exceptions to conveyance and warranty in the Deed of Trust and for the Amount of Sale paid by Buyer as consideration, grants, sells, and conveys the Property to Buyer "AS IS", together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Substitute Trustee binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and other exceptions to conveyance and warranty in the Deed of Trust.

Pete Florez
PETE FLOREZ, Substitute Trustee

THE STATE OF TEXAS

COUNTY OF Brazos

This instrument was acknowledged before me on the 6th day of January, 2023, by
PETE FLOREZ, Substitute Trustee.



Jonathan Clifton
Notary Public, State of Texas

0439-176
LOBW/LR/FC/RabbsPrairie-1stLien/SubTrustDeed
BKW/gcm

FORECLOSURE AFFIDAVIT

Date: January 3, 2023

Affiant: PETE FLOREZ

DEED OF TRUST:

Date: September 7, 2021

Grantor: BROCK DEVELOPMENT LIMITED, LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 1515 S. Capital of Texas Hwy, Ste. 306
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 21-06391, Official Public Records of Fayette County, Texas; and Document No. 22-07496, Official Public Records of Fayette County, Texas

Property:

Being 10.000 acres, more or less, situated in the WM. RABB 3 LEAGUES, A-86, in Fayette County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached to the above-referenced Deed of Trust and incorporated herein for all purposes. AKA TRACT 2, being out of a 37.13 acre tract conveyed by Terry L. Frazee to Ken Oden, recorded in Volume 1488, Page 785, Deed Records, Fayette County, Texas.

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the foreclosure of the Deed of Trust that occurred on January 3, 2023.

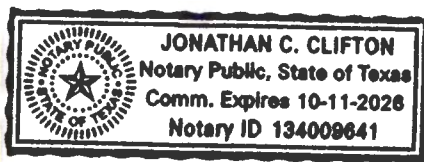
2. Attached to this affidavit is a copy of the Notice of Substitute Trustee's Sale, file-stamped by the county clerk's office, which was posted by me personally, or at my direction.

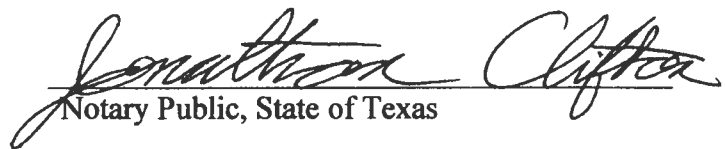
3. The substitute trustee's sale took place on January 3, 2023, at approximately 3:32 p.m. on the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.



PETE FLOREZ

SUBSCRIBED AND SWORN TO before me on January 6th, 2023, by PETE FLOREZ.





Notary Public, State of Texas

0439-176
LOBW/LR/FC/RabbsPrairie-1stLien/FCAffidavit
BKW/gcm

MAILING AND MILITARY STATUS AFFIDAVIT

STATE OF TEXAS)

COUNTY OF FAYETTE)

Benjamin K. Williams appeared in person before me today and stated under oath:

"My name is Benjamin K. Williams. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

"At least twenty-one days before the substitute trustee's sale, Affiant, either personally or by agent, gave notice of the sale to every debtor of Lender's record, who is: Brock Development Limited, LLC, Attn: Robert Brock, Manager, 2980 Rabbs Prairie Road, La Grange, Texas 78945.

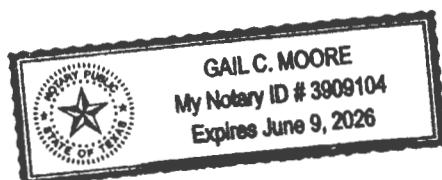
Each notice was mailed on December 13, 2022, by certified mail, postage prepaid, properly addressed to each individual listed above at the address stated."

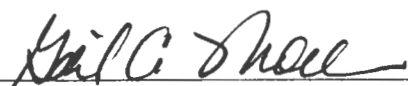
"To the best of Affiant's knowledge, the Grantor is a limited liability company and therefore was not a servicemember in military service, as those terms are defined in 50 U.S.C. § 3911, at any time within twelve months preceding the date of the substitute trustee's sale."



Benjamin K. Williams
Affiant

SUBSCRIBED AND SWORN TO before me on the 4th day of January, 2023, by Benjamin K. Williams.





Notary Public, State of Texas

COPY
THE ORIGINAL INSTRUMENT WAS
FILED IN FAYETTE COUNTY TEXAS ON
12/13/2022 @ 4:00pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 13, 2022

SUBSTITUTE TRUSTEE: PETE FLOREZ, MEGAN L. RANDLE, EBBIE MURPHY,
JENNYFER SAKIEWICZ, BENJAMIN K. WILLIAMS, or
BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: September 7, 2021

Grantor: BROCK DEVELOPMENT LIMITED, LLC, a Texas limited liability
company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 1515 S. Capital of Texas Hwy, Ste. 306
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 21-06391, Official Public Records of Fayette
County, Texas; and Document No. 22-07496, Official Public
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Property:

Being 10.000 acres, more or less, situated in the WM. RABB 3 LEAGUES, A-86, in
Fayette County, Texas, being more particularly described by metes and bounds on
Exhibit "A" attached to the above-referenced Deed of Trust and incorporated herein
for all purposes. AKA TRACT 2, being out of a 37.13 acre tract conveyed by Terry
L. Frazee to Ken Oden, recorded in Volume 1488, Page 785, Deed Records, Fayette
County, Texas.

NOTE:

Date: September 7, 2021

Amount: \$630,000.00

Debtor: BROCK DEVELOPMENT LIMITED, LLC, a Texas limited liability company



Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, January 3, 2023, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

On the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

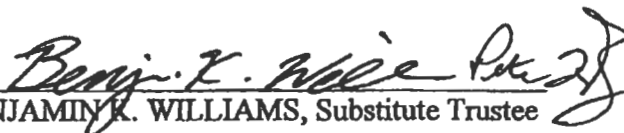
1/11/2023 11:05:23 AM

STATE OF TEXAS COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the OFFICIAL RECORDS
of Fayette County, Texas as stamped hereon above time.

BRENDA FIETSAM, COUNTY CLERK

Stamp: 8 Page(s)




BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

EDDIE BOLCH
REGISTERED SANITARIAN
SEPTIC SYSTEM INSPECTIONS
103 N. BREWER
BRYAN, TEXAS 77802
(409) 775-8868

12/21/2023

NAME: Loan Ranger Capital
ADDRESS: 2964 Rabbs Prairie Rd, LaGrange, Tx
LOCATION: Fayette Co Acreage : 10.0
SUBDIVISION: ABS A086 R# 109368

Bedroom size: 3 (2400 sq ft) GPD est. water usage: 240 / Effluent Load Rate: .064
= 3750 Sq. ft. of surface irrigation required. ACTUAL SQ. FT. OF APPLICATION AREA
DESIGNED: 6839 Sq. ft Any water usage above 438 GPD will invalidate this design.

New Construction ☐ Remodel ☒ Water Saving Devices Installed: Yes ☒ No ☐

Installer:

Brown Aerobic Service Co
2500 St Hwy 159
La Grange, TX

DESIGN PARAMETERS:

Additional trash/lift tank

1000 gal2 comp w/ 1/2 hp effluent pump

Pump on demand 50 gal/ cycle

Pre-treatment tank required:

353 gal (integral)

Aeration Tank

600 gpd Classs I Aerobic tank (integral)

Pump Tank

768 gal concrete (integral)

Pump

1/2 hp (40 psi at spray head)

Sprinklers

Nelson low angle spray head or equivalent

Disinfection

Chlorine

Site Evaluation Conducted At Site: Yes ☒ No ☐

Soil Evaluation Conducted At Site Yes ☒ No ☐ Soil Type IV

Area is suitable for standard disposal system: Yes ☐ No ☒

WATER SUPPLY: Public ☐ Private ☒

All distance requirements set forth by current regulations are met,
with exception of those noted below:

None

12/21/2023

LANDSCAPING

The spray field area is presently covered with native grasses, moderately wooded, and is used as a yard. Clear as needed. Immediately after completion of installation, homeowner may seed the spray field with grass and they must mow as necessary to maintain optimum growing conditions. **UNDER NO CIRCUMSTANCES MAY ANY FOOD CROPS BE PLANTED ON THIS AREA.**

NOTES:

100% of this property is located in a flood plain. The tank/ control locations will be out of the flood plain. Spray heads are located in the flood plain will not be affected by flood waters so long as the effluent to be sprayed is maintained according to OSSF requirements no harm will be done to flood waters.

For systems controlled by a commercial irrigation timer and required to spray between midnight and 5:00 a.m., there shall be at least one day of storage between the alarm on level, and a storage volume of one-third the daily flow between the alarm on level and the inlet to the pump tank.

For systems not controlled by a commercial irrigation timer, the minimum dosing volume shall be at least one-half the daily flow, and a storage volume of one-third the daily flow between the alarm-on level and the inlet to the pump tank.

This drawing reflects relative distances.

Piping from the house to the first tank shall be PVC Schedule 40.

A 4" clean out will be installed within 5 feet of each foundation.

All effluent from these units will be disposed of through aerobic treatment and spray dispersal.

The chlorinator will be located in line between the treatment tank and the pump tank.

All spray fields will be at least 20 feet from all property lines.

A commercial irrigation timer will not be required according to State/County requirements. However, the lift station pump will be adjusted to pump 50 gal per cycle on demand.

System must be sampled and tested in accordance with State/County requirements through a sampling port located in the discharge line from the pump to the spray field which shall be contained within the pump tank.

System is designed in accordance with daily water usage described above. Any usage above design will invalidate design.

The effluent pump shall be hardwired on a separate circuit from the high water level alarm and all wiring shall be in accordance with National Electric Code, 30 Texas Administrative Code 285.34(b)(4).

12/21/2023

The high water alarm shall be an audible and a visible alarm.

All precast concrete tanks will meet ASTM C1227-93a, d30 Texas Administrative Code 5.32(a)(1)(F).

The location for all sprinkler heads may be subject to location modification within reason and so long as they do not violate distance requirements for easements, setbacks or total required spray area covered. Location change will only be considered if more efficient spray dispersal would be achieved due to change. Any changes must be submitted to and approved by the Texas Natural Resources Conservation Commission or the local Authorized Agent.

All spray heads must have a clear dispersal area within 15 feet radius of spray head.

Thank You,

Eddie Bolch R.S.


Eddie Bolch R.S. # 2552
103 N. Brewer
Bryan, Texas 77802
(409) 775-8868
enc (1)

EDDIE BOLCH
REGISTERED SANITARIAN SEPTIC SYSTEM DESIGN
SEPTIC SYSTEM
INSPECTIONS SITE EVALUATIONS
103 N. BREWER, BRYAN, TE XAS 77802
(979) 775-8868

SITE EVALUATION DATA

NAME: Loan Ranger Capital DATE: 12/21/2023
LOCATION: 2964 Rabbs Prairie, LaGrange, TX COUNTY: Fayette

SOIL PROFILE DATA

Depth	Class	Texture	Structure	Drainage Mottles	Restrictive Horizon	Notes
1-48"	III	Silty Clayloam	no	No	Yes	

2

See Above						

Presence of 100 year flood zone Yes X No
Adjacent ponds, streams, water impoundments Yes No X
Existing or proposed water well in nearby area Yes X No (setback observed)
Organized sewer service available Yes No X

Location is suitable () This location is NOT SUITABLE (X) for standard soil absorption disposal system.

If not suitable for the following reason(s):

Soil Class (X) Soil Texture () Soil Structure () Presence of Groundwater ()
Depth of Restrictive Horizon (X) Presence of Floodplain (X)
Location of Adjacent Restrictions () Topography (X)

Thank You:

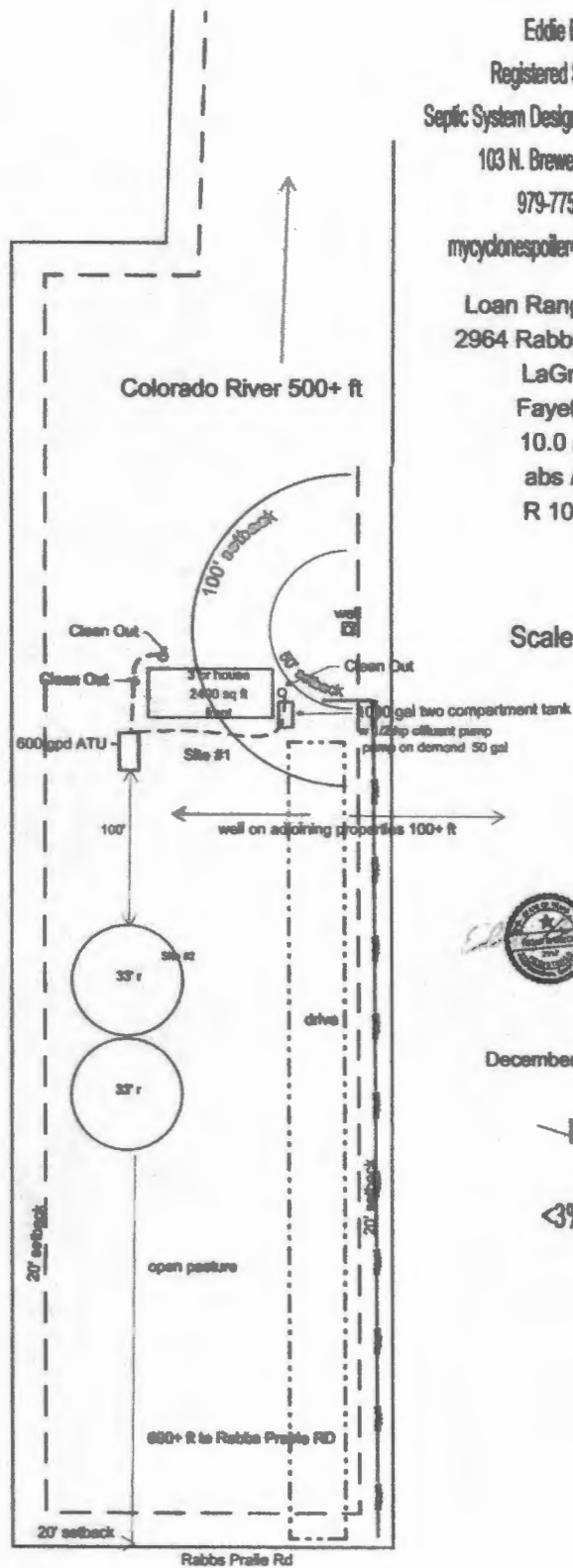


Eddie Bolch R.S. # 2552,
O.S. #0011370

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Loan Ranger Capital
2964 RabbsPrairie RD
LaGrange
Fayette Co
10.0 acres
abs A086
R 109368

Scale 1 = 100



December 21, 2023



<3% slope