



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

10390 Hedrick Road
Hearne, TX 77859

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: _____ ☐ Unknown
3 lines extending 180 ft north of house
2 tanks on north side of house
- (4) Installer: Jason Riley _____ ☐ Unknown
- (5) Approximate Age: 14 years (7/30/2012) _____ ☐ 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? not pumped
- (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.

(TXR-1407) 01-05-26

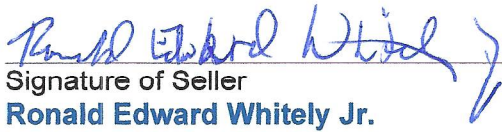
Initialed for Identification by Buyer _____, _____ and Seller TRW, SBW

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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) rules in 30 TAC 285.91(3) on 09/05/2025. 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
Ronald Edward Whitely Jr.

8/26/2026
Date


Signature of Seller
Sally B. Whitely

8/25/2026
Date

Receipt acknowledged by:

Signature of Buyer Date

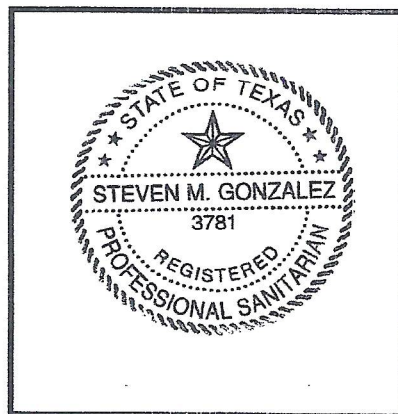
Signature of Buyer Date

Premier Environmental Designs

Steven Gonzalez, RS
701 B Navarro Drive
College Station, Texas 77845
Office/Fax: (979) 764-7158
E-mail: gonzalez61@suddenlink.net

OSSF Design Specifications

Home/Business Owner: Rocky and Sally Whitely
Site Address: 10390 Hedrick
City: Wheelock
County: Robertson
State: TX
Zip: 77882
Subdivision:
Lot: Block: Phase:
Installer: Jason Riley #26534-II
Date: 9/27/2012



Stamp

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Signature: _____

Site Evaluator License Number: OS8947

OSSF Site Evaluation

Topography

Slope: ☐ Flat (Under 2%) ☒ Slight (3%-15%) ☐ Moderate (16%-30%) ☐ Severe (Over 30%)

Vegetation: ☒ Grass/Brush ☒ Lightly Wooded ☐ Heavily Wooded

Site Drainage: ☐ Poor ☒ Adequate ☐ Good ☐ Other

Other Topographic Information:

Note: Slopes above 30% are considered unsuitable for standard subsurface disposal. If slope is less than 2%, steps shall be taken to ensure there is adequate surface drainage over any subsurface disposal field. Slopes less than 15% are considered acceptable for surface irrigation. Sloped land with greater than 15% slope may be acceptable if it is properly landscaped and terraced to minimize runoff. Any such landscaping shall be addressed in detail in both the design and planning materials.

Flood Plain

Site Is Located: ☒ Outside The 100 Year Flood Plain
☐ Partially Inside The 100 Year Flood Plain
☐ Inside The 100 Year Flood Plain
☐ Inside The 100 Year Flood Plain And Floodway

Water Supply

☒ Public Water Supply ☐ Community Water Supply ☐ Private Water Supply

If Private Water Supply: ☐ Supplied By A Well ☐ Other Means

If Well Is On The Property: Distance To Treatment Plant
 Distance To Disposal Field

Wells On Neighboring Property: ☐ Yes ☒ No

Note: If neighboring wells exist, they must meet setback distance requirements

Surface Water

On or Near Property: ☐ Stream/Creek ☐ Pond/Lake ☐ River
 Distance From Treatment Plant: From Disposal Field:

Soil Evaluation

(Most Restrictive Layer/2 Soil Borings At Opposite Ends Of Proposed Disposal Area)

Soil Texture and Classification: Sandy Clay Loam - Class III

Subsurface Color and Indication: Brown - Good Drainage and Aeration

Indication Of Seasonal Ground Water Table: No

Gravel Analysis: 0 %

Note: Any soil profile that has the gray colors (with redox features) indicative of water tables within 24 inches below the proposed trench bottom, or has ground water visible in the test bore hole less than 48 inches below ground surface, shall be deemed unsuitable for standard subsurface disposal. Although Class III soil is considered acceptable, it is not recommended for a soil absorption system.

Soil Profiles

Soil Boring #1						
Depth (Feet)	Texture Class	Soil Texture	Structure (Blocky, Platy, or Massive)	Drainage (Redox Features or water table)	Restrictive Horizon	Observations
0	II	Loam				Orange Brown
1						
2	III	Sandy Clay Loam	Blocky		No	Orange Brown
3						
4						
5						

Soil Boring #2						
Depth (Feet)	Texture Class	Soil Texture	Structure (Blocky, Platy, or Massive)	Drainage (Redox Features or water table)	Restrictive Horizon	Observations
0						Same As Boring #1
1						
2						
3						
4						
5						

OSSF Site Evaluation

Summary		
This Site Is Suitable For	Treatment	Disposal
	☒ Septic Tank	☒ Absorptive Drainfield
		☒ Lined E-T
		☒ Unlined E-T
		☒ Pumped Effluent Drainfield
		☒ Leaching Chamber
		☒ Gravelless Pipe
		☒ Low Pressure Dosing
		☒ Mound
		☒ Soil Substitution
☒ Septic Tank / Filter	☒ Drip Irrigation	
☒ Secondary Treatment (Aerobic)	☒ Absorptive Drainfield	
	☒ Lined E-T	
	☒ Unlined E-T	
	☒ Leaching Chamber	
	☒ Gravelless Pipe	
	☒ Low Pressure Dosing	
	☒ Mound	
☒ Secondary Treatment / Filter	☒ Surface Application	
	☒ Soil Substitution	
☒ Secondary Treatment / Filter	☒ Drip Irrigation	

OSSF Design Information

Site Information

Remodel Residential

Property Size (Acres): 2

Square Footage Of Living Area (sq ft): Less Than 1,500

Number Of Bedrooms: 2

Design Parameters

Daily Flow

Estimated Water Usage (Gallons/Day): 180

Q_{max} , Maximum Water Usage (Gallons/Day): 240

If Daily Water Usage Exceeds This Amount, Design Will Become Invalid

Type Of Plumbing Fixtures: Water Saving

Drainfield

Soil Application Rate (R_a): 0.20 For Soil Class III

Area Required (Square Feet): 900

Total Designed Area (Square Feet): 1,200

Plumbing Stub-Out

PVC Schedule 40

Minimum 1/8" Fall Per Foot

2-Way Clean Out Between The Sewer Stub Out And The Treatment Tank

Clean Out Plug Every 50' Of Pipe

Clean Out Plug Within 5' Of 90 Degree Bends

Pre-Treatment (Trash) Tank

500 Gallon Concrete Tank

Number Of Tanks: 2

Treatment Tank

N/A (Or Equivalent)

Pump Tank

N/A

Number Of Tanks: N/A

Timer Activated Pumping System: No

Pump

N/A

Minimum Distance Requirements

From Treatment, Aerobic, And Pump Tanks To	
Public Wells	50 Feet
Private Wells	50 Feet
Pressure Cemented Wells	50 Feet
Water Supply Lines	10 Feet
Streams, Ponds, Lakes, Rivers	50 Feet
Foundations, Property Lines, Pools	5 Feet

From Edge Of Drainfield To	
Public Wells	150 Feet
Private Wells	100 Feet
Pressure Cemented Wells	50 Feet
Public Water Supply Lines	10 Feet
Private Water Supply Lines	10 Feet
Streams, Ponds, Lakes, Rivers	75 Feet
Foundations	5 Feet
Property Lines	5 Feet
Swimming Pools	5 Feet
Sharp Slopes	25 Feet

Calculations

Minimum Absorptive Area Of Drainfield

$$\text{Minimum Area} = Q/R_a = 180 / 0.20 = 900$$

Q = Estimated Daily Water Usage Rate
 R_a = Soil Application Rate

Design Square Footage Of Drainfield

$$\text{Total Area Of Trenches} = (\text{Length})(\text{Width}+2)_1 + (\text{Length})(\text{Width}+2)_2 + \dots + (\text{Length})(\text{Width}+2)_N$$

Where N Is The Number Of Trenches and W Is Less Than Or Equal To 3 Feet

$$\text{Area} = (3)(80)(3+2) = 1,200$$

Maximum Daily Flow Rate

$$Q_{\max} = (A_{\text{total}})R_a = (1,200)(0.20) = 240$$

$Q_{\max}$ = Maximum Daily Flow Rate (MUST NOT BE EXCEEDED)
 A_{total} = Total Design Area
 R_a = Soil Application Rate

Design Notes

Landscaping

Immediately after completion of the installation of the system, the homeowner must sod or seed the drainfield with grass. The owner should keep the grass mowed in the drainfield area to allow sunlight to reach the surface. Do not, under any circumstances, grow anything edible for humans or animals in the drainfield area. It is the homeowners responsibility to fill in low areas and maintain proper drainage.

Tanks

All precast concrete tanks shall conform to requirements in the Materials and Manufacture Section and the Structural Design Requirements Section of American Society for Testing and Materials (ASTM) Designation: C 1227, Standard Specifications for Precast Concrete Septic Tanks (2000).

The pump tank will be set to have a reserve of at least $\frac{1}{3}$ the daily flow and a minimum dosing of $\frac{1}{2}$ the daily flow. The effluent pump shall be hardwired on a separate circuit from the high water level alarm and all wiring shall be in accordance with the National Electric Code (1999).

The pump tank high water level alarm shall be an audible and a visible alarm. There shall be at least one day storage between the alarm-on level and the pump-on level, and a storage volume of $\frac{1}{3}$ the daily flow between the alarm-on level and the inlet to the pump tank.

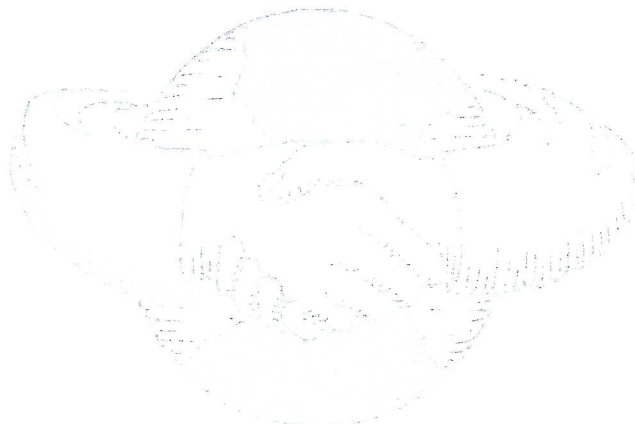
Property Surface Improvements

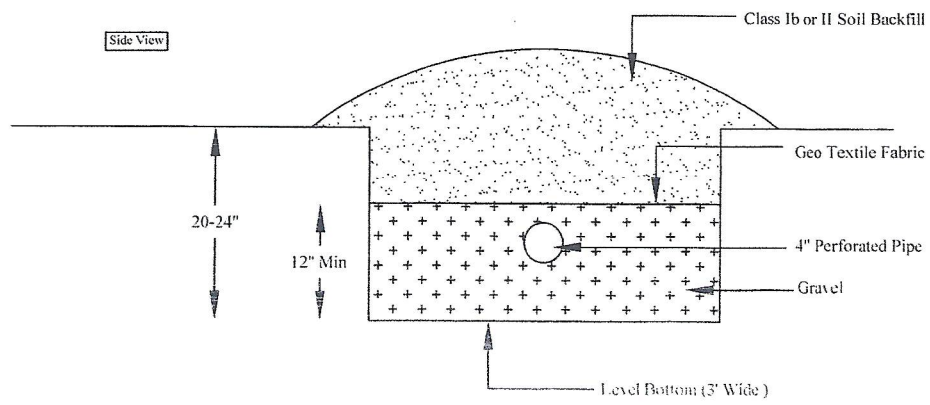
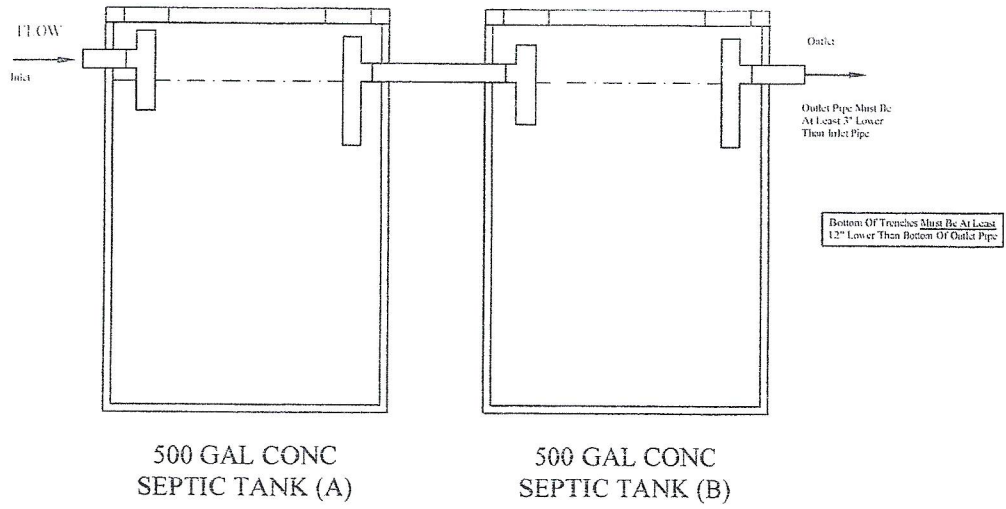
Do not build driveways, sidewalks, storage buildings, porches, decks, or other surface improvements over the tanks or drainfield.

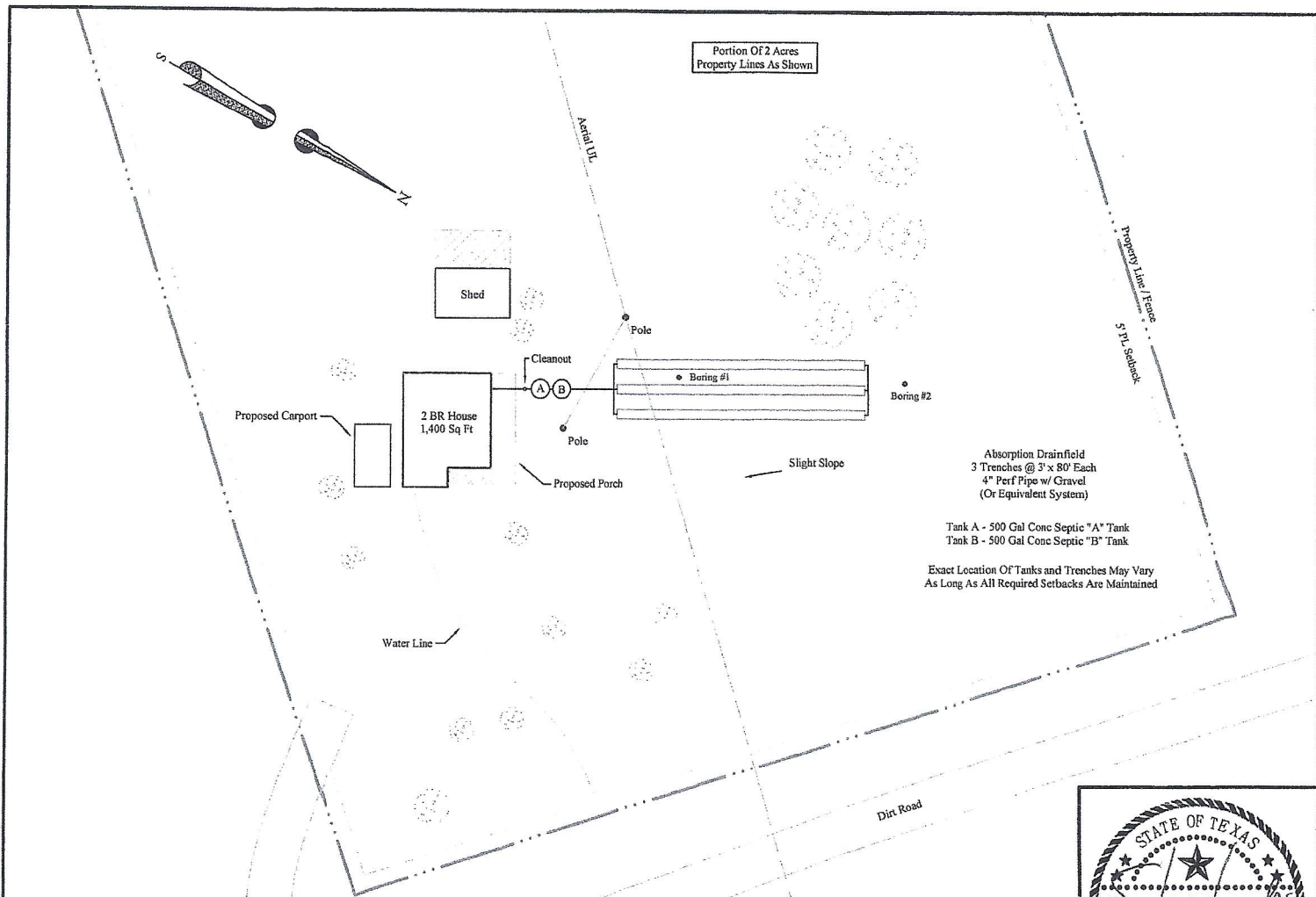
Maintenance

Owner should check plumbing on a consistent basis and repair any leaks found promptly. Owner should read and follow the instruction manual for installed system to keep their system in proper working order.

System is designed in accordance with daily water usage described above. Any usage above the designed daily maximum water usage rate will invalidate this design. The designer is not responsible for the integrity of the system installed, or the workmanship of the installer. The designer only guarantees that the design at least meets the minimum standards as required by the state of Texas for a permitted on-site sewage facility.







Owner's Name: Rocky and Sally Whitely		Site Address: 10390 Hedrick	
City: Wheelock	Co: Robertson	State: TX	Zip: 77882
Subdivision:	Lot:	Block:	Phase: Acres: 2
Installer: Jason Riley #26534-II		Total Disposal Area: 1,200 Sq Ft	
Drawn By: Steven Gonzalez, RS	Date: 09-27-2012	Revised:	Scale: 1" = 40'

**PREMIER ENVIRONMENTAL
DESIGNS**

701 B NAVARRO DRIVE
COLLEGE STATION TX 77845
(979) 764-7158

