

Important Documents for
331 Rhodes Lane, Wimberley, Tx



Contained in this Attachment:

- | | |
|-----|------------------------------------|
| ✓ | Instructions for Submitting Offer |
| ✓ | Seller Disclosure |
| N/A | Lead-Based Paint Addendum |
| ✓ | On-Site Sewer Addendum |
| ✓ | Notice Regarding School Boundaries |
| ✓ | Notice Regarding Oak Wilt |
| ✓ | Survey |
| N/A | Other: |

Keller Williams Realty: The Erin Caraway Group
Office (210) 908-7800



kw | ERIN CARAWAY
REAL ESTATE GROUP

HOW TO SUBMIT AN OFFER ON THIS PROPERTY:

- 1) Read, initial and sign the attached Disclosures, Addendums, and Notices.
- 2) Provide mortgage approval letter or proof of funds.
- 3) Suggested earnest money is 1% of the sales price.

Seller has requested to open title at: Old Republic Title

Old Republic Title

290 S Castell Ave. Ste. 200

New Braunfels, Tx 78130

Phone: 830-608-1551

Escrow Officer:

Angie Hicks – ahicks@OldRepublicTitle.com

- 4) Please, use the following schedule for the option period:

<u>Number of Days</u>	<u>Dollar Amount</u>
5	\$50
7	\$75
10	\$100

Any time period over 10 days will need to be given special consideration and the amount will be negotiated depending on the buyer/seller circumstances.

SPECIAL NOTE TO AGENTS:

5) PLEASE E-mail offer to: Sales@ErinCaraway.com

- If you only have fax — fax to: (210) 638-6393

- 6) Any offer received after 5 p.m. on Friday will be presented to the seller on the **next business day**.

SPECIAL NOTE TO BUYERS:

7) Please, pre-schedule inspection at the earliest possible date within the option period. If your offer does not turn into a contract, you can simply cancel the inspection. While option days do include the weekends, we find it better to negotiate repairs on **weekdays**, so our clients have the opportunity to contact any contractors they might need for bids.

- 8) Submit all required information to mortgage lender.



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 _____

331 Rhodes Ln
Wimberley, TX 78676-9243

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	X		
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)			X
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain			X
Gas Fixtures			X
Natural Gas Lines			X

Item	Y	N	U
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	
Hot Tub		X	
Intercom System		X	
Microwave		X	
Outdoor Grill			X
Patio/Decking		X	
Plumbing System		X	
Pool			X
Pool Equipment			X
Pool Maint. Accessories			X
Pool Heater			X

Item	Y	N	U
Pump: sump grinder			X
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna			X
Smoke Detector	X		
Smoke Detector - Hearing Impaired			X
Spa			X
Trash Compactor			X
TV Antenna			X
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System			X

Item	Y	N	U	Additional Information
Central A/C	X			X electric gas number of units: 2
Evaporative Coolers			X	number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)			X	if yes, describe:
Central Heat	X			X electric gas number of units: 2
Other Heat	X			If yes, describe: FIRE PLACE
Oven	X			number of ovens: 1 electric X gas other:
Fireplace & Chimney	X			X wood gas logs mock other:
Carport		X		attached not attached
Garage		X		attached not attached
Garage Door Openers		X		number of units: number of remotes:
Satellite Dish & Controls		X		owned leased from:
Security System		X		owned leased from:
Solar Panels		X		owned leased from:
Water Heater	X			X electric gas other: number of units: 2
Water Softener		X		owned leased from:
Other Leased Items(s)		X		if yes, describe:

(TXR-1406) 09-01-10

Initialed by: Buyer: _____ and Seller: C.V. K.R.

Page 1 of 6

Concerning the Property at _____

331 Rhodes Ln
Wimberley, TX 78676-9243

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	automatic	manual	areas covered
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: 12/13/2001 (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): _____

FENCING

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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences	<input checked="" type="checkbox"/>	
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof	<input checked="" type="checkbox"/>				

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

FEW DENTS ON METAL ROOF
FENCE IS OLD
WINDOWS (3) MISSING LATCH HANDLES

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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: oak will		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property	<input checked="" type="checkbox"/>		Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

331 Rhodes Ln
Wimberley, TX 78676-9243

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary);
PARTIAL CONCRETE DRIVEWAY IS LOCATED ON ADJACENT LOT

*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 (if yes, attach TXR 1414).
- 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 (if yes, attach TXR 1414).
- Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway (if yes, attach TXR 1414).
- 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):

*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.

Concerning the Property at 331 Rhodes Ln
Wimberley, TX 78676-9243

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.)

- | | |
|-------------------------------------|--------------------------|
| <u>Y</u> | <u>N</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- 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): _____

Concerning the Property at 331 Rhodes Ln
Wimberley, TX 78676-9243

Section 9. Seller has has not attached a survey of the Property.

Section 10. 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
2018	HOME	DOUBLE CHECK	

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

- Homestead Senior Citizen Disabled
 Wildlife Management Agricultural Disabled Veteran
 Other: Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 13. 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 14. 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):

HAVE SMOKE DETECTORS THROUGHOUT HOUSE

*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.

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.

Clayton Vitellaro 9-10-19 Katie Vitellaro 9-10-19
Signature of Seller Date Signature of Seller Date

Printed Name: CLAYTON VITELLARO Printed Name: KATIE VITELLARO

(TXR-1406) 09-01-19 Initialed by: Buyer: _____ and Seller: CLV KTV Page 5 of 6

Concerning the Property at 331 Rhodes Ln
Wimberley, TX 78676-9243

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 www.txdps.state.tx.us. 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: <u>FEDERNALES ELECTRIC CO-OP</u>	phone #: <u>888-554-4732</u>
Sewer: <u>SEONIC</u>	phone #: <u>NA</u>
Water: <u>WIMBERLEY WATER-SUPPLY CORP.</u>	phone #: <u>512-847-2323</u>
Cable: <u>SPECTRUM</u>	phone #: <u>855-707-7328</u>
Trash: <u>TRASH DISPOSAL SYSTEMS INC.</u>	phone #: <u>512-424-800-375-9320</u>
Natural Gas: <u>NA</u>	phone #: <u>NA</u>
Phone Company: <u>SPECTRUM</u>	phone #: <u>512-855-707-7328</u>
Propane: <u>NA</u>	phone #: <u>NA</u>
Internet: <u>SPECTRUM</u>	phone #: <u>855-707-7328</u>

(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: _____

(TXR-1406) 09-01-19 Initialed by: Buyer: _____ and Seller: CV, KRW Page 6 of 6



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 331 Rhodes Ln
Wimberley, TX 78676-9243

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Drip Unknown
- (3) Approximate Location of Drain Field or Distribution System: BACK, LEFT Unknown
OF PROPERTY
- (4) Installer: CTHC SEPTIC Unknown
- (5) Approximate Age: 1 YR 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: JOSEPH
Phone: 512-395-5060 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? N/A
- (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) 1-7-04 Initialed for Identification by Buyer _____ and Seller CW, KRW Page 1 of 2

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.

Clayton Vitellaro 9-10-19
Signature of Seller Date
Clayton Vitellaro

Katie Vitellaro 9-10-19
Signature of Seller Date
Katie Vitellaro

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Smith Septic Design and Consultation

OSSF Design For:

Suzi Yi
331 Rhodes Ln.
Wimberley, TX 78676



CS 7-9-18

Smith Septic Design and Consultation contact information:

Bucky Smith · 202 Reimer Ave. · San Marcos, TX 78666 · 512-644-6980

smithsepticdesign@gmail.com

DESIGN SPECIFICATIONS

Daily Flow: bedroom residence <4500 sq. ft. = 360gpd

Required Disposal Area: $360/.2 = 1800$ sq.ft.

Length of Tubing Required: 1800 sq.ft. / 2 ft. spacing = 900 feet of tubing

Brand of Tubing Required: Netafim Bioline 0.6 GPH @ 35 PSI

Drain Field: 10 lines @ $90'$ = 900 linear ft.

Dosing Rate: Bioline tubing will flow 0.62 GPH(0.01 GPM) @ 35 PSI 900 ft. of tubing with emitters spaced every 2 ft. = 450 emitters

450 emitters x 0.01 GPM per emitter = 4.5 GPM dosing rate

360 GPD/ 4.5 GPM = 80 minutes per day total run time

80 minutes per day / 10 minute doses = 8 dosing events per day

8 dosing events per day x 45 gallons per dose = 360 GPD

Pump Calculations and Pump Tank Float Settings

Friction Head: $1.00''$ SCH 40 PVC @ 15 GPM = 3.06 ft per 100 ft.

95 ft. x $3.06/100$ x $1.2 = 3.49$

Elevation: 6.0 rise

Pressure: 2.31 x 35 PSI = 80.85

Total Head: $6 + 80.85 + 3.49 = 90.34$ (within pump curve)

ATU Pump: Franklin C1 Series Model 20 x $\frac{1}{2}$ hp

Pump Off: @ $3.0''$

Pump On: @ $6.0''$

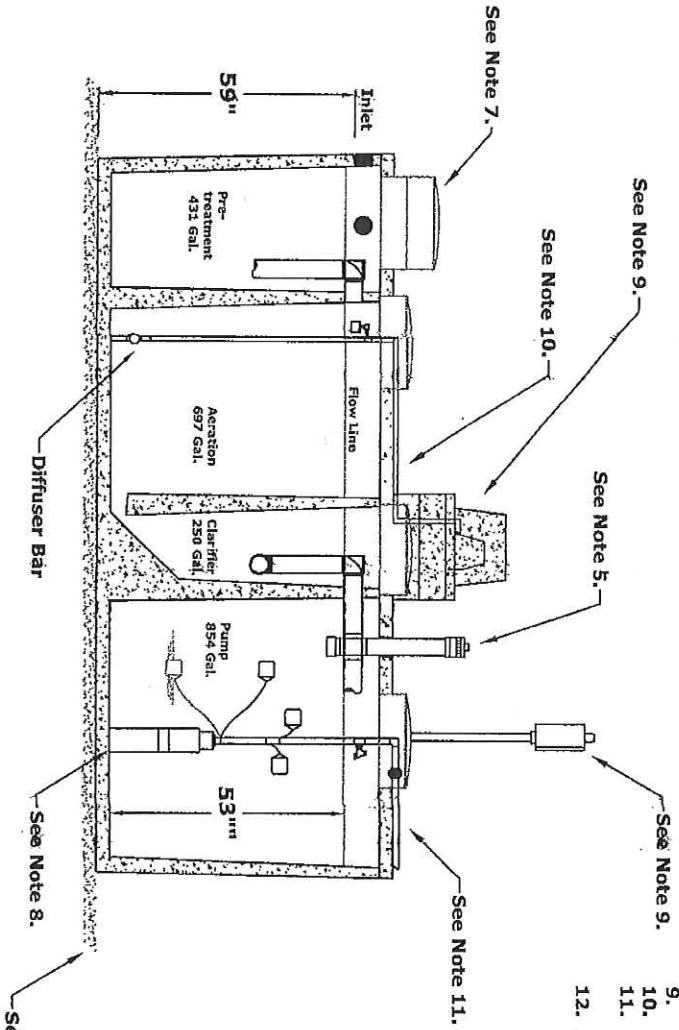
Alarm On: @ $29''$

Reserve Above Alarm: 386.64 gallons

Assembly Details

OSSF

DIMENSIONS:
 Outside Height: 67"
 Outside Width: 75"
 Outside Length: 164.5"
MINIMUM EXCAVATION DIMENSIONS:
 Width: 87"
 Length: 177"



- GENERAL NOTES:**
1. Plant structure material to be precast concrete and steel.
 2. Maximum burial depth is 30" from slab top to grade.
 3. Weight = 16,700 lbs.
 4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (25 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements.
 5. BOD Loading = 2.60 lbs. per day.
 6. Standard tablet chlorinator or Optional Liquid Chlorinator. NSF approved chlorinators (tablet & liquid) available.
 7. Bio-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
 8. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
 9. 20 gpm 1/2 HP, high head effluent pump.
 10. HIBLOW Air Compressor w/ concrete housing.
 11. 1/2" Sch. 40 PVC Air Line (Max. 50 Lft from Plant).
 12. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
 13. 4" min. compacted sand or gravel pad by Contractor.

*Operating Capacity = 370.53 gallons
 Reserve Above Alarm = 386.64 gallons
 Pump Tank = 16.11/gallons per inch*

NuWater B-800 Aerobic Treatment Plant (Assembled)

Model: B-800

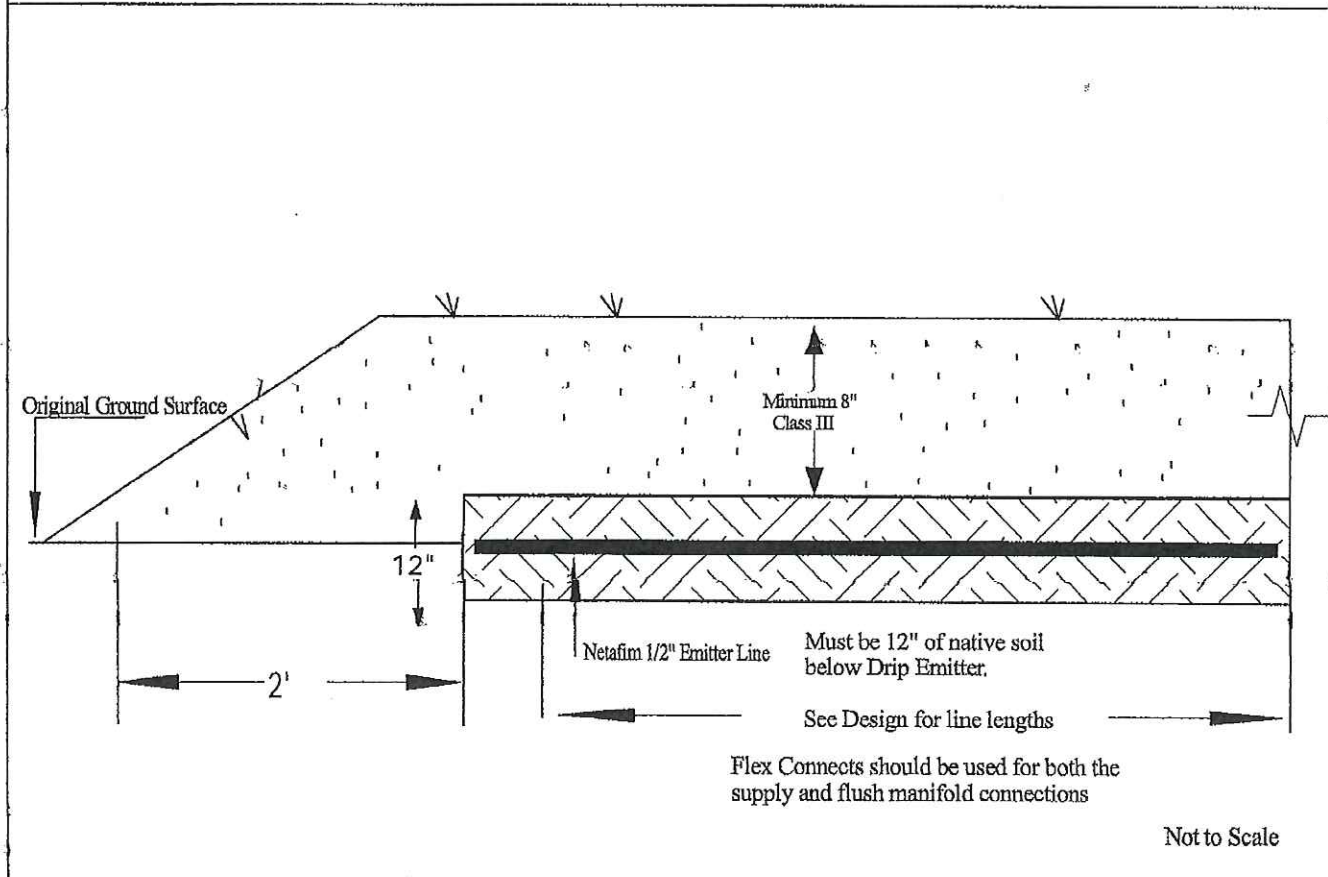
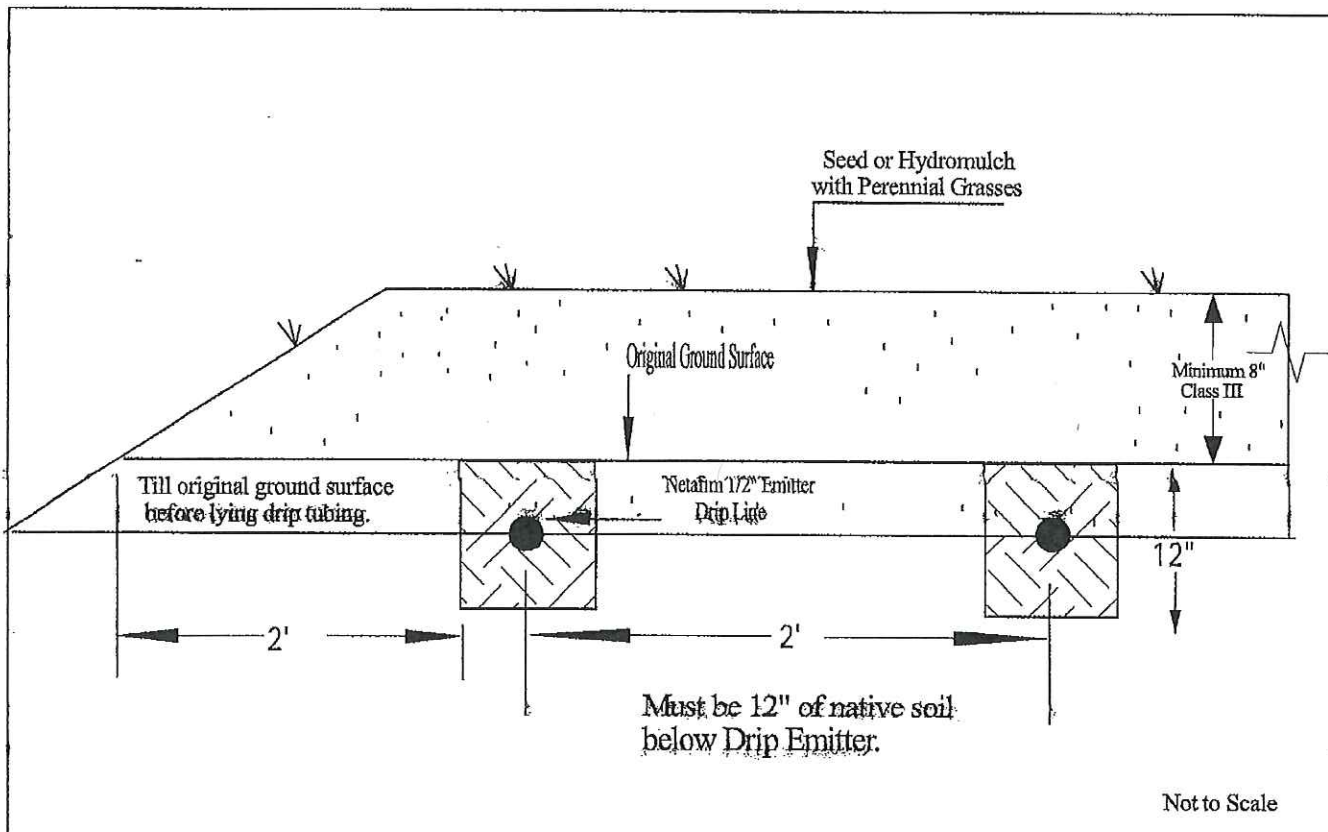
March, 2010
 By: A.S.

Scale: All dimensions subject to allowable specification tolerances.

DWG. #: ADV-B800-2



Advantage Wastewater Solutions, Inc.
 444 A Old Hwy No 9
 Comfort, TX 78013
 830-995-3189
 Fax 830-995-4051



Tank Notes:

- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- All tanks are to be set level on a layer, with a minimum thickness of 4 inches, of sand, sandy loam, clay loam, or pea gravel.
- Risers are required over all tank openings and must extend to the ground surface.
- Risers shall be permanently fastened to the tank lid.
- The riser lid shall screw down and have a lock or weight 65lbs.
- A secondary plug, cap, or other suitable restraint system shall be provided below the riser cap.
- All openings in the tank must be properly sealed to prevent the escape of wastewater, or to prevent the infiltration of water.
- Tanks must be filled with water for 24-hours to test for leaks and structural integrity.
- The tanks must be set low enough to have fall of at least 1/8" per foot from house to tank.
- PVC pipe from house to tank must be at least Sch.40 or SDR 26.

Additional Notes:

- Install audio-visual alarm for aerator and pump on separate breakers.
- The high water and air compressor alarms shall be audio/visual and mounted in a place that can be easily seen and heard when the alarms are activated.
- A hose bib must be installed in pump tank at tank inspection port.
- The chlorinator must be constructed to allow a chlorine residual of 0.1mg/1 in the pump tank for the period of time between scheduled inspections. The disinfected effluent must obey the standards as stated in §285, TCEQ, On-Site Sewage Facilities. Approved disinfections methods using chlorinated tablets, must use calcium hypochlorite that is properly labeled for wastewater disinfections.

Maintenance Requirements:

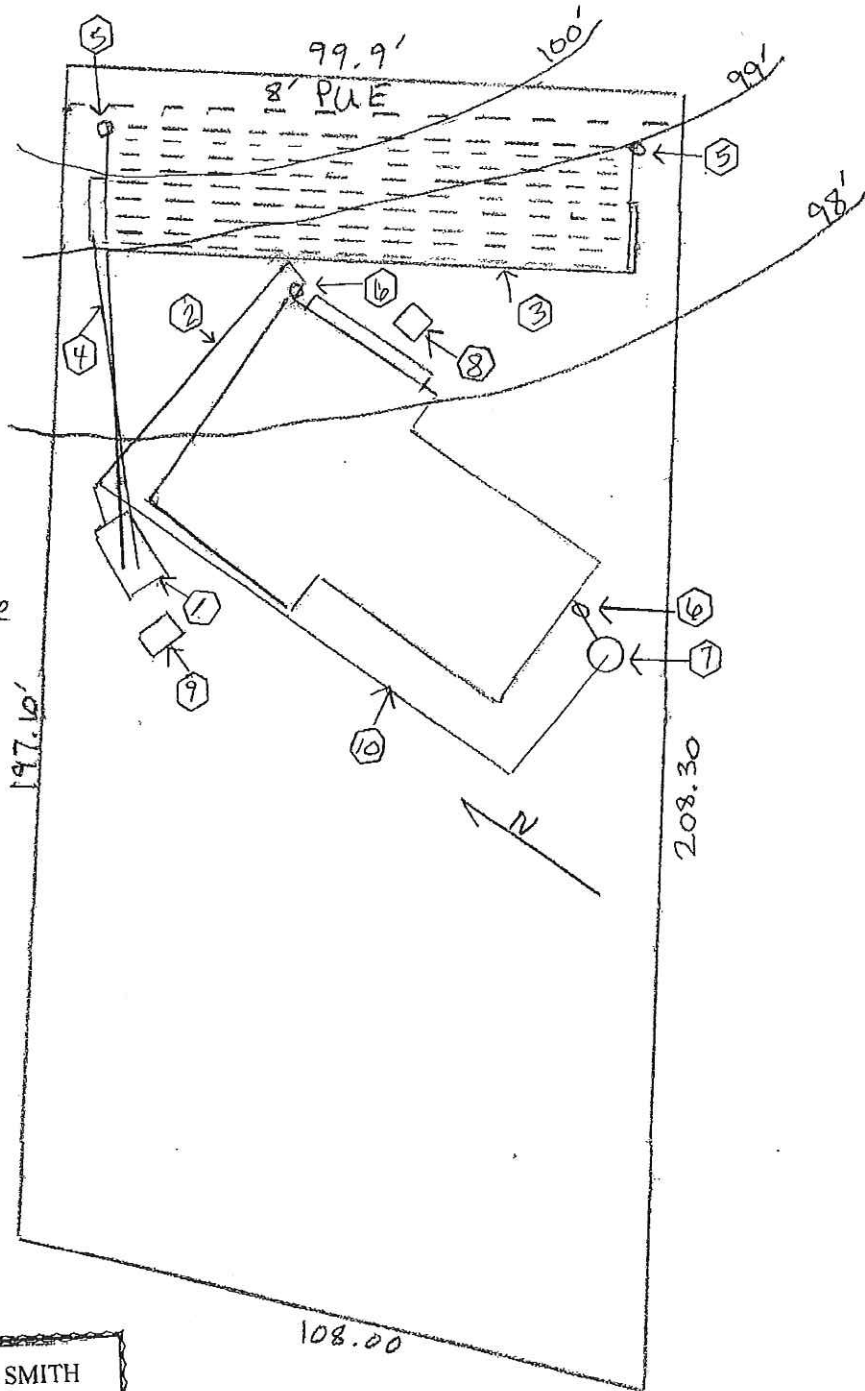
- The applicant must furnish to the regulatory authority a valid maintenance contracts with a certified maintenance company before a permit will be issued.
- The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation.
- The initial contract will be a minimum of 2 years.
- A maintenance contract will authorize the Maintenance Company to maintain and repair the system as needed.
- The owner must continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

Affidavit:

- The applicant must file a certified copy of an affidavit at the County Clerk's office and filed in reference to the real property deed on which the surface application system is to be installed.
- The affidavit will state that the property shall not be transferred to a new owner without:
 - (1) The new owner being advised that the property contains a surface application system for wastewater disposal;

Suzi Yi
 331 Rhodes Ln,
 Wimberley, TX

- ① NuWater B-800 ATU
- ② 3" SCH 40 Sewer Line
- ③ 1.0" SCH 40 Return Line (Purple)
- ④ 1.0" SCH 40 Supply Line (Purple)
- ⑤ Vacuum Breaker
- ⑥ Sanitary Cleanout
- ⑦ Lift Basin
- ⑧ Existing Septic Tank
- ⑨ Abandoned Septic Tank
- ⑩ 2" SCH. 40 Supply Line



CS 7-9-18

Design Report
On-Site Sewage Facility
Aerobic Wastewater Treatment System
Utilizing Drip Irrigation Application

Owner/Site Location:

Suzi Yi
331 Rhodes Ln.
Wimberley, TX

Site Description & Evaluation:

A site evaluation indicated that the site is suitable for a drip irrigation system. The disposal area has a slope of less than 15% and there was no evidence of shallow groundwater. This residence will utilize a public water supply as a water source. All portions of the proposed OSSF must maintain at least a 10' setback from all water lines. This site does not lie in the regulated 100 year floodplain. There were no recharge features found within 150' of the proposed OSSF. Minimum separation distances as stated in Chapter 285 (TCEQ) On-Site Sewage Facilities, must be maintained.

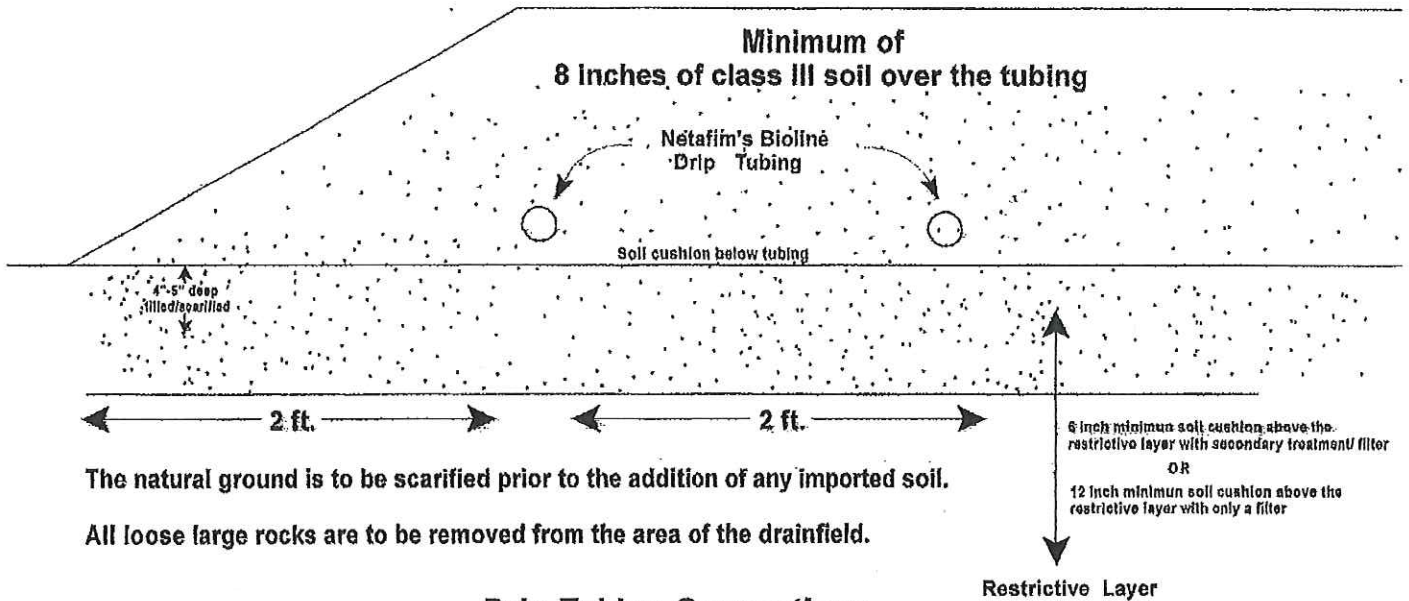
Wastewater Design Flow:

This design is for a 5 bedroom residence with < 4500 sq.ft. of living space. Low flow water fixtures will be utilized. The projected daily wastewater flow is **360 gallons per day**

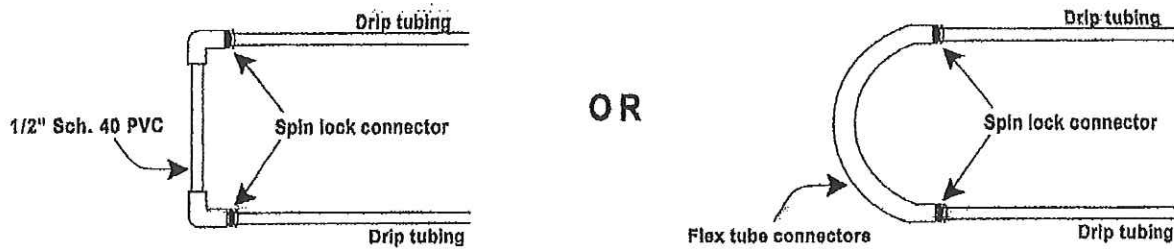
Aerobic Treatment System Description:

This residence will utilize a Nuwater Aerobic Treatment Plant, Model B-800. Wastewater from the residence will flow to a 431 gallon trash tank followed by 947 gallon per day aeration treatment tank. Effluent will gravity flow from the aeration chamber to a 854 gallon pump tank. Distribution to the Netafim Bioline tubing is through a SCH 40 PVC pipe supply line. A 100 micron filter, a pressure regulator, and check valves will be installed in the supply line. The SCH 40 PVC flush line will have a ball valve installed to set the required flushing velocity back into the pump chamber. Vacuum relief valves will be placed on the highest end of the drain field, one on the supply line and one on the flush line. The system will not be required to use chlorine as a disinfecting agent. Existing soil in the disposal area will be scarified. The drip tubing will be placed on the scarified soil. A minimum of 8" of class III soil is required to cover the tubing. The drain field will be seeded or hydro mulched.

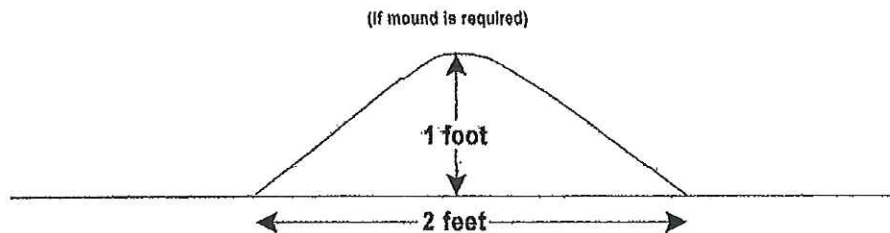
Cross Section Detail Of The Drainfield



Drip Tubing Connections



Mound Details



NOTE:

The drip tubing installed in the heat of the day will shrink when cooled in the evening or when installed in cool soil. Slack should be left in the line to ensure that the tubing does not pull away from the fittings.

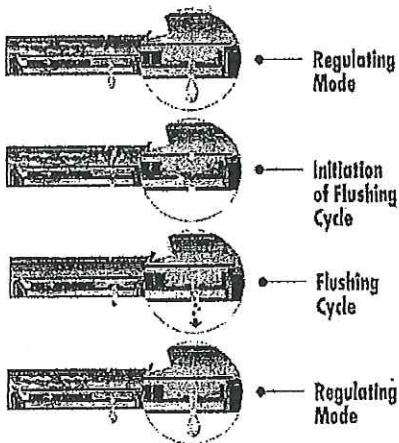
Tubing is to be run parallel to adjacent tubing lines roughly on level contours with two feet spacings between the lines.

The soil covering the drainfield and surrounding disturbed areas must be seeded or plant sod squares that have been arranged in a checker board pattern for erosion control.

NETAFIM USA

Bioline® Dripperline

Pressure Compensating Dripperline for Wastewater



Bioline's Self-Cleaning, Pressure Compensating Dripper is a fully self-contained unit molded to the interior wall of the dripper tubing.

As shown at left, Bioline is continuously self-cleaning during operation, not just at the beginning and end of a cycle. The result is dependable, clog free operation, year after year.

Product Advantages

The Proven Performer

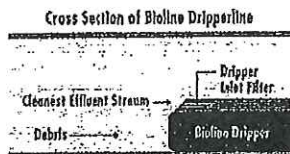
- Tens of millions of feet used in wastewater today.
- Bioline is permitted in every state allowing drip disposal.
- Backed by the largest, most quality-driven manufacturer of drip products in the U.S.
- Preferred choice of major wastewater designers and regulators.
- Proven track record of success for many years of hard use in wastewater applications.

Quality Manufacturing with Specifications Designed to Meet Your Needs

- Pressure compensating drippers assure the highest application uniformity - even on sloped or rolling terrain.
- Excellent uniformity with runs of 400 feet or more - reducing installation costs.
- Highest quality-control standards in the industry: Cv of 0.25 (coefficient of manufacturer's variation).
- A selection of flows and spacings to satisfy the designer's demand for almost any application rate.

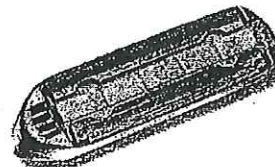
Long-Term Reliability

- Protection against plugging:
 - Dripper inlet raised 0.27" above wall of tubing to prevent sediment from entering dripper.
 - Drippers impregnated with Vinyzene to prevent buildup of microbial slime.
 - Unique self-flushing mechanism passes small particles before they can build up.



Root Safe

- A physical barrier on each Bioline dripper helps prevent root intrusion.
- Protection never wears out - never depletes - releases nothing to the environment.
- Working reliably for up to 15 years in subsurface wastewater installations.
- Additional security of chemical root inhibition with Techfilter - supplies Trifluralin to the entire system, effectively inhibiting root growth to the dripper outlets.



Applications

- For domestic strength wastewater disposal.
- Installed following a treatment process.
- Can be successfully used on straight septic effluent with proper design, filtration and operation.
- Suitable for reuse applications using municipally treated effluent designated for irrigation water.

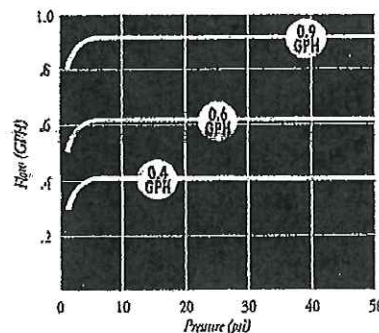
Specifications

Wall thickness (mil): 45*
Nominal flow rates (GPH): .4, .6, .9*
Common spacings: 12", 18", 24"*
Recommended filtration: 120 mesh
Inside diameter: .570*
Color: Purple tubing indicates non-potable source

*Additional flows, spacings, and pipe sizes available by request. Please contact Netafim USA Customer Service for details.



BIOLINE Flow Rate vs. Pressure

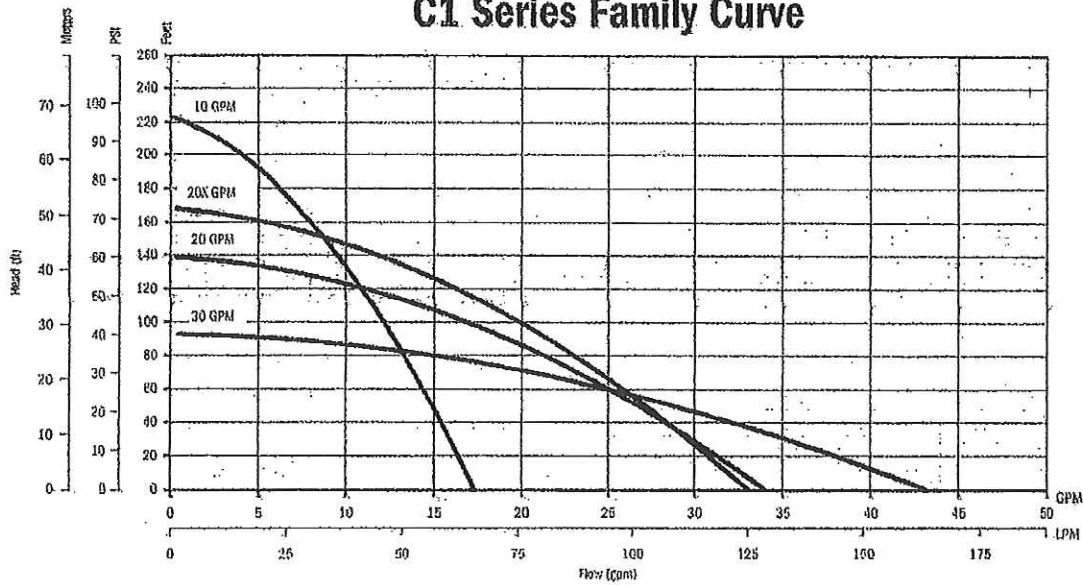


NETAFIM USA
PRECISION IRRIGATION™

5470 E. Home Ave. • Fresno, CA 93727
(888) 638-2346 • FAX (800) 695-4753
www.netafimusa.com



C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115V or 230V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
		230	5	20C1-05P4-2W230	90302010	25	16
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.

Liberty Pumps®

Installation Manual

7225000G

Pro-Series Sewage Systems

Models

Pro370

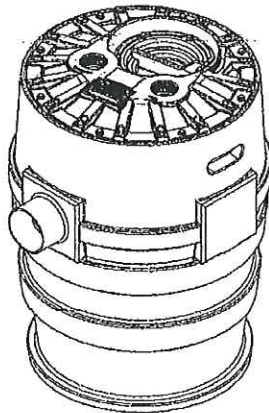
QuickTree® Technology

Pro380

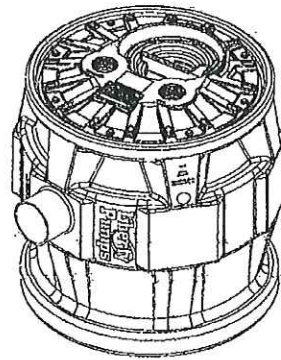
QuickTree® Technology

680

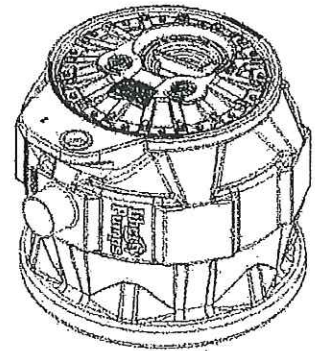
QuickTree® Technology



Pro370-Series
21" x 30" System
41 Gallons



Pro380-Series
24" x 24" System
41 Gallons



Pro680-Series
28" x 24" System
46 Gallons

Contents

- 1.) General Information
- 2.) The Basin
- 3.) Installation and Connections
- 4.) QuickTree® and Access Cover
- 5.) Electrical Service and Operation
- 6.) Maintenance and Troubleshooting

IMPORTANT:

Prior to installation, record Model, Serial Number, and Code Number from pump nameplate for future reference.

MODEL _____

SERIAL _____

CODE _____

INSTALLATION _____

DATE _____

Liberty Pumps®

7000 Apple Tree Avenue
Bergen, NY 14416
Phone: (800) 543-2550
Fax: (585) 494-1839
www.libertypumps.com



Pumps

1. General Information

Before installation, read the following instructions carefully. Each Liberty pump is individually factory tested to ensure proper performance. Closely following these instructions will eliminate potential operating problems, assuring years of trouble-free service.

⚠ WARNING

- **Risk of electric shock.** To reduce risk of electric shock, always disconnect pump from power source before handling.
- The electrical connections and wiring for a pump installation should only be made by qualified personnel.
- This pump is supplied with a grounding conductor or a grounding-type attachment plug. To reduce the risk of electric shock, be certain that the grounding conductor is connected only to a properly grounded control panel or, if equipped with a grounding-type plug, that it is connected to a properly grounded, grounding-type receptacle.
- Do not bypass grounding wires or remove ground prong from attachment plugs.
- Do not remove cord and strain relief, and do not connect conduit to pump.
- Do not use an extension cord.
- This pump requires separate, properly fused and grounded branch circuit. Make sure the power source is properly sized for the voltage and amperage requirements of the motor, as noted on the pump nameplate.
- The electrical outlet or panel shall be within the length limitations of the pump power cord, and at least 4 feet above floor level to minimize possible hazards from flood conditions.
- These pumps are not to be installed in locations classified as hazardous in accordance with the National Electric Code, ANSI/NFPA 70.
- The installation must be in accordance with the National Electric Code and all applicable local codes and ordinances.

⚠ CAUTION

- Do not use these pumps in water over 140°F.
- The Uniform Plumbing Code (UPC) states that sewage systems shall have an audio and visual alarm that signals a malfunction of the system, to reduce the potential for property damage.

Pro-Series System: The Pro-Series 370, 380, and 680 systems are shipped from the factory fully assembled with a wide range of possible pumps. The following chart lists the pumps available in the Pro370, Pro380, and Pro680. Your specific pump is identified by the model number on the nameplate attached to the Pro-Series cover.

Systems ordered with alarm option have an "A" suffix designating the alarm. "A2" ...ALM-2, "A2W" ...ALM-2W, "A3" ...ALM-3
Side discharge systems will have SD attached to the pump model. "P382LE41SD-2, P382LE51SD-2/A2W, ..."

MODEL SPECIFICATIONS

System Model	Pump Model	HP	Volts	Phase	Full Load Amps	Solids Handling	Discharge	Shut-off Head (no-flow)
P372LE41, P382LE41(V)	LE41M	4/10	115	1	12	2"	2" FNPT	17'
P382LE41SD	LE41A	4/10	115	1	12	2"	2" PVC NIPPLE	17'
P373LE41, P383LE41	LE41M	4/10	115	1	12	2"	3" FNPT	17'
P682XLE41	LE41M	4/10	115	1	12*	2"	2" FNPT	17'
P372LE51, P382LE51(V)	LE51M	1/2	115	1	12	2"	2" FNPT	25'
P382LE51SD	LE51A	1/2	115	1	12	2"	2" PVC NIPPLE	25'
P373LE51, P383LE51	LE51M	1/2	115	1	12	2"	3" FNPT	25'
P682XLE51	LE51M	1/2	115	1	12*	2"	2" FNPT	25'
P372LE52, P382LE52	LE52M	1/2	208-230	1	6.8	2"	2" FNPT	25'
P373LE52, P383LE52	LE52M	1/2	208-230	1	6.8	2"	3" FNPT	25'
P682XLE52	LE52M	1/2	208-230	1	6.8*	2"	2" FNPT	25'
P372LE71, P382LE71	LE71M	3/4	115	1	12	2"	2" FNPT	28'
P373LE71, P383LE71	LE71M	3/4	115	1	12	2"	3" FNPT	28'
P372LE72, P382LE72	LE72M	3/4	208-230	1	6	2"	2" FNPT	28'
P373LE72, P383LE72	LE72M	3/4	208-230	1	6	2"	3" FNPT	28'
P372LE102, P382LE102	LE102M	1	208-230	1	7	2"	2" FNPT	36'
P373LE102, P383LE102	LE102M	1	208-230	1	7	2"	3" FNPT	36'
NOTE: LEH-Series High-Head pumps require a minimum application of 15' head.								
P372LEH102, P382LEH102	LEH102M	1	208-230	1	12	2"	2" FNPT	53'
P373LEH102, P383LEH102	LEH102M	1	208-230	1	12	2"	3" FNPT	53'

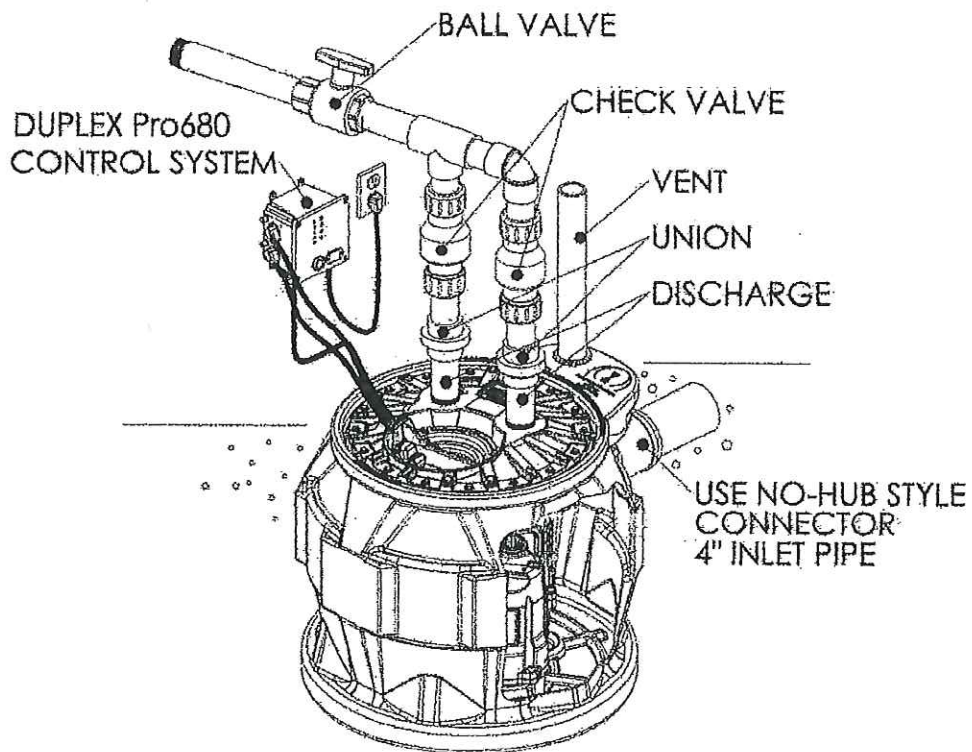
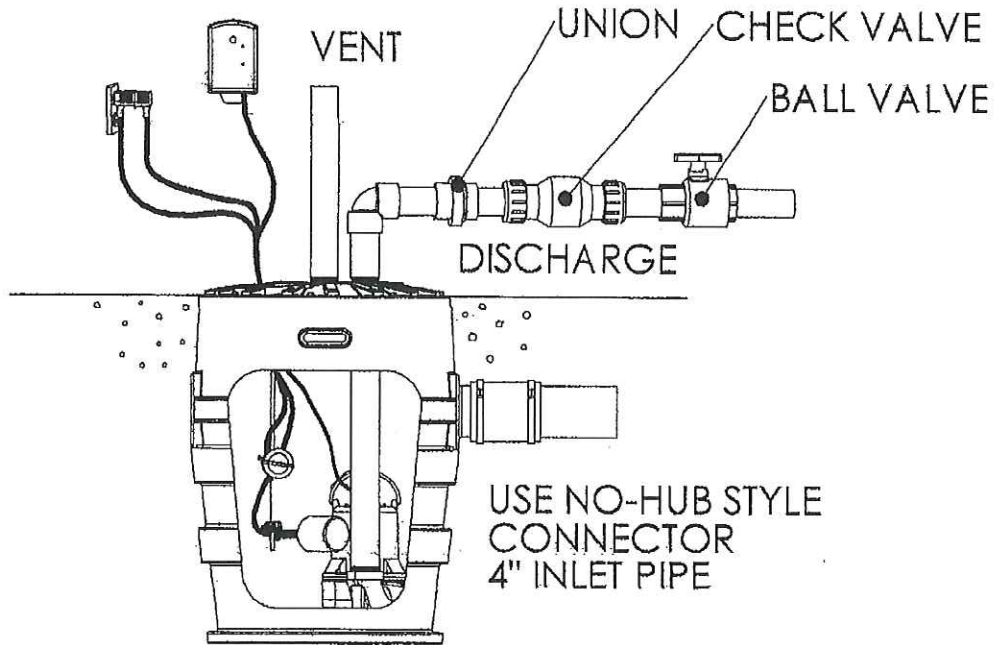
Note: (V) denotes that the system is available with a vertical float.

*Amperage values are shown per pump. In a duplex system (P680), electrical service should be sized to accommodate both pumps.

Typical Installation

This is a recommended vertical discharge installation only. Variations may apply.

ALARM (OPTIONAL)



In most systems, pump and alarm floats are pre-set on the QuickTree® system at proper operating levels. Do not adjust floats.

Was your system sized by a professional? Minimum fluid flows are required in sewage applications. Consult Factory for proper pump sizing prior to installation.

QuickTree® Technology: The Pro-Series basins by Liberty Pumps (excluding side discharge models) feature new QuickTree® float system technology. The QuickTree® system is located under a separate access cover for ease of maintenance and service. Floats for both pump activation and alarm (if equipped) are mounted on a stainless steel tree (rod), separate from the pump. There is no need to disconnect plumbing or remove the pump to inspect service or replace floats. QuickTree® floats are preset at the factory for optimum operating levels and should not be adjusted.

2. The Basin

The Pro-Series Systems features a clear disposable construction cover designed to protect the system during rough-in and masonry work. The protective cover should remain in place until finish plumbing; however, can be removed and reinstalled if required. The cover is snapped into the threaded ports of the discharge and vent. To remove the clear cover, simply pull upward disengaging it from the discharge and vent holes.

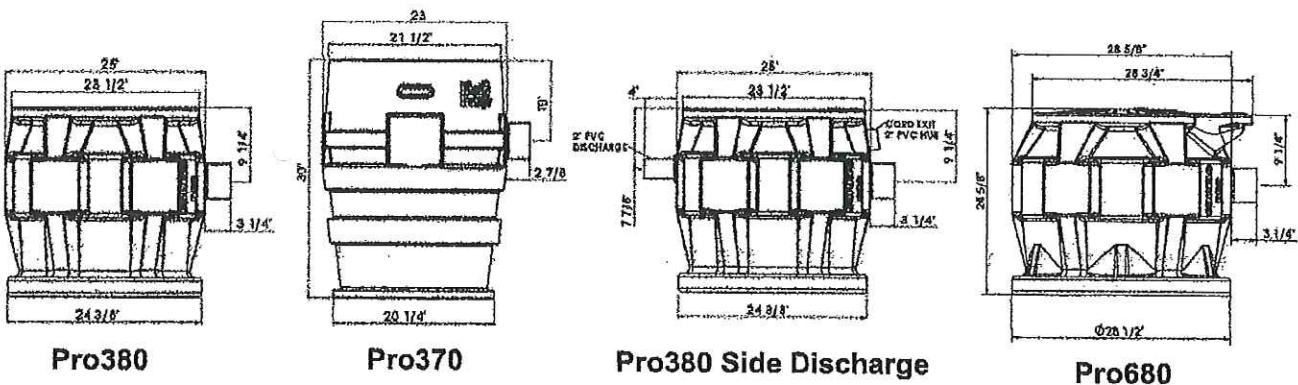
In Ground Installation of Pro-Series Basins

- A. **Excavation:** Excavate the hole as small as possible, with a minimum recommended 8" diametrical clearance around the tank. Never place the basin directly in contact with rocks or other sharp objects. Place only fine, 1/8" to 3/4" pea gravel or 1/8" to 1/2" washed, crushed stone as bedding between the basin and the hole walls. Do not use sand or native soil as backfill. Properly compact underneath the basin to provide a solid, level base that can support the weight of the filled basin. It is recommended that the top lip of the basin be level with the finished floor.
- B. **Initial Backfill:** Only fine, 1/8" to 3/4" pea gravel or 1/8" to 1/2" washed, crushed stone should be used around the bottom of the basin to hold it in place. Do not use sand or native soil as backfill. Make the inlet connection as required for your basin.
- C. **Inlet Connection:** The Liberty Pro-Series basins have a 4" inlet molded to the side of the tank. This inlet is sized to accept a 4" no-hub type coupling. Connect the gravity drainage line from the fixtures to this hub.
- D. **Final Backfill:** Large rocks, clods, and foreign objects should be kept out of the backfill material. Only fine, 1/4" to 3/4" pea gravel; or 1/8" to 1/2" washed, crushed stone is recommended. Do not use sand or native soil as backfill. Mound the backfill slightly and allow for natural settling. Provide access to the basin cover for maintenance and service.

⚠ CAUTION

Do not exert heavy pressure or run heavy equipment on the backfill material as this could cause the tank to collapse.

Dimensional Data





**HAYS COUNTY, TEXAS
ON-SITE SEWAGE FACILITY (OSSF)
SITE EVALUATION FORM
(FORM OSSF-300)**

1. OWNER INFORMATION:
Property Owner's Full Legal Name: Suzy Yi

2. PROPERTY INFORMATION (the property or tract for which an Application has been submitted under the Hays County Development Regulations):
911 street address for the Subject Property (if established): 331 Rhodes Ln
City: Wimberley Zip Code: 78676
Legal description:
Lot: 6 Block: _____ Subdivision: Roselle Addition Sec: 1 Phase: _____
If not located in a subdivision: Survey: _____
Abstract: _____ Recorded (Vol/Page): _____

If a 911 street address has not yet been assigned to the Subject Property, the Applicant must contact the 911 Coordinator at (512) 393-2160 to obtain an address.

3. SITE EVALUATION INFORMATION:
Name of Site Evaluator: Corrie Smith OS#: 0029488
Date Performed: 2-3-18 Proposed Excavation Depth: 4"

4. REQUIREMENTS:

- At least two soil evaluations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 feet 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 Profile Hole Number: <u>1</u>					
Depth (ft)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0					
1					
2					
3					
4					
5					

Handwritten notes in table:
 - Depth 3: 42"
 - Textural Class: III
 - Gravel Analysis: < 30%
 - Drainage: none
 - Restrictive Horizon: rock @ 42"

Soil Profile Hole Number: <u>2</u>					
Depth (ft)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0					
1					
2					
3	III	< 30%	none	rock @ 40"	
4					
5					
40"					

5. FEATURES OF SITE AREA:

- Presence of 100 year flood zone
 - Presence of adjacent ponds, streams, water impoundments
 - Existing or proposed water well in nearby area
 - Organized sewage available to lot or tract
 - Recharge features within 150 feet
- This site is suitable for a standard On-Site Sewage Facility**

- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

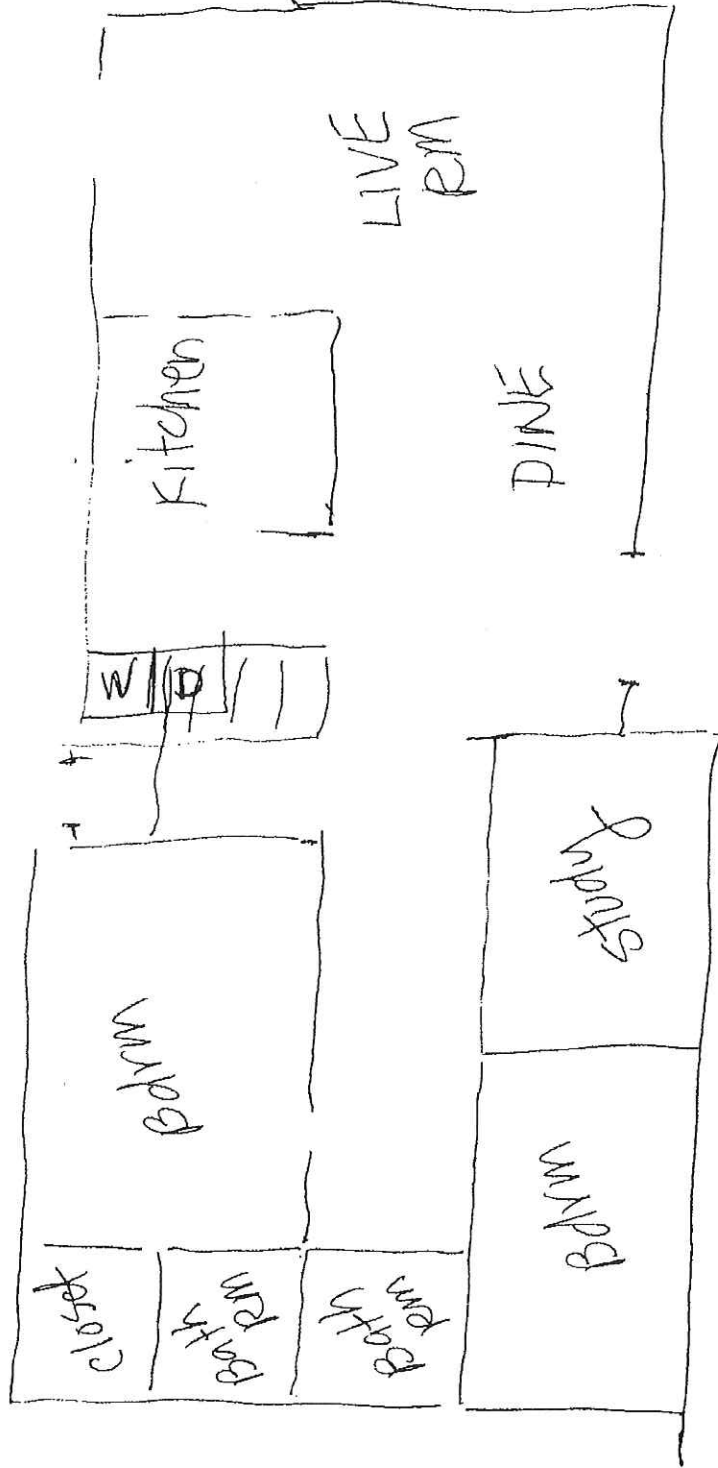
6. I certify that the above statements are true and correct and are based on my own field observations.

Signature of Site Evaluator: X Corrie Smith
 Print Name: Corrie Smith
 Date: 7-3-18

Approximate 3400 sq ft.

Backyard

1st Floor




2nd FLOOR



FRT.

Revision

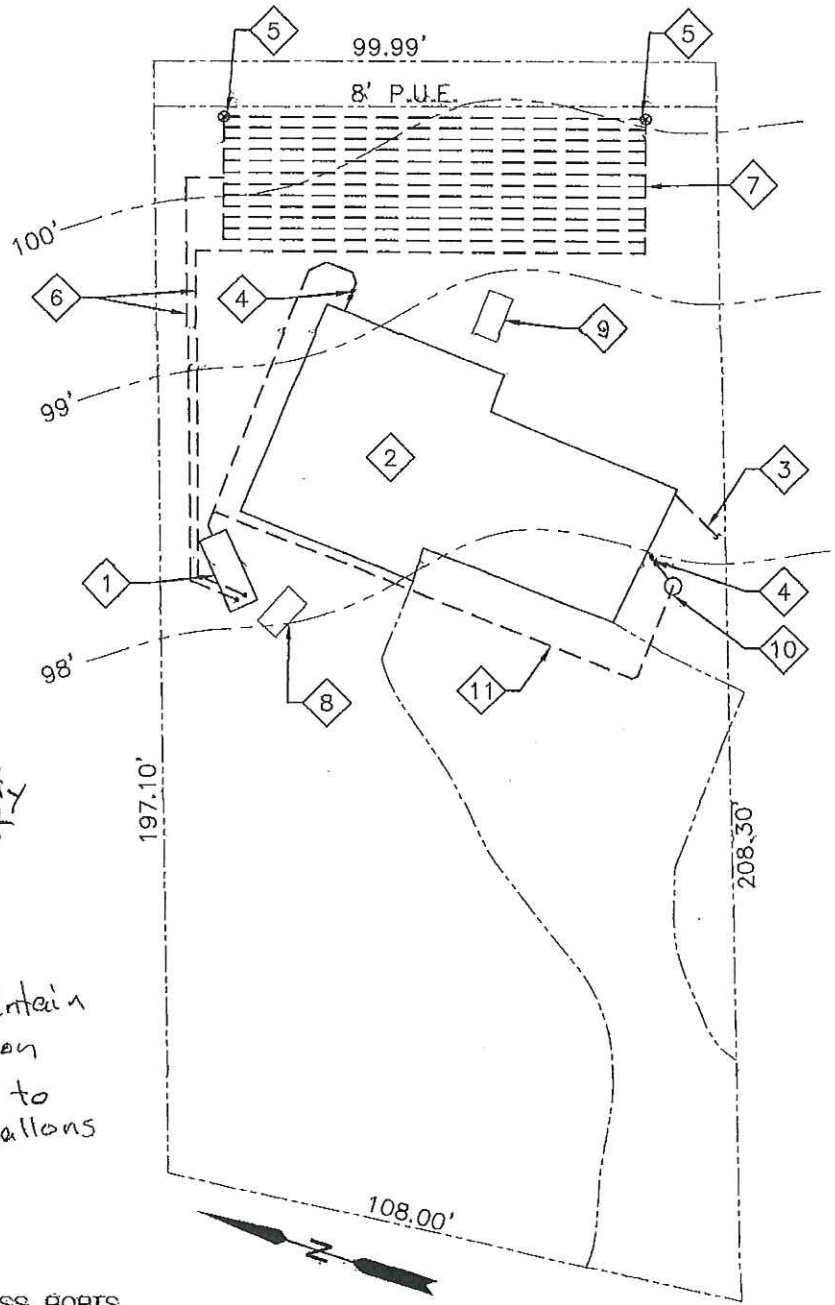


CORRIE SMITH
RS # 3611
DR# 6532

08 7-12-18

SYSTEM COMPONENTS:

- 1 NU-WATER B800 ATU
- 2 EXISTING HOUSE
- 3 WATER LINE
- 4 SANITARY CLEANOUT (TYP.)
- 5 VACUUM BREAKER (TYP.)
- 6 1"Ø SUPPLY AND FLUSH-LINE PIPING.
- 7 DRIP IRRIGATION FIELDS.
- 8 ABANDONED SEPTIC TANK.
- 9 EXISTING SEPTIC TANK.
- 10 LIFT STATION.
- 11 2" DIA. SCH. 40 FORCE MAIN



- * Distribution line from basin to be sleeved under driveway
- * Water meter for property is on the adjacent lot
- * 3 loops @ 300' each
3 connections to supply and flush line
- * Distribution line to maintain 5' setback from foundation
- * Alarm float on basin is to be set to allow for 21 gallons reserve capacity

NOTES:

RISERS TO GRADE ON ALL ACCESS PORTS.
 PLANS MAY VARY SLIGHTLY BASED ON CONDITIONS ENCOUNTERED IN THE FIELD.
 ALL SEPARATIONS AND SETBACK REQUIREMENTS AS STATED IN CH. 285, TCEQ ON-SITE SEWAGE FACILITIES MUST BE MAINTAINED.

<p>SMITH SEPTIC DESIGN AND CONSULTATION</p>	<p>Suzi Yi 331 Rhodes Lane, Wimberley, TX SEPTIC DESIGN PLAN</p>	<p>SHEET NO. 1</p>
<p>July 11, 2018</p>		<p>SCALE: 1"=30'-0"</p>

DESIGN SPECIFICATIONS

Daily Flow: 5 bedroom residence <4500 sq. ft. = 360gpd

Required Disposal Area: $360/.2 = 1800\text{sq.ft.}$

Length of Tubing Required: $1800\text{sq.ft.}/2 = 900\text{feet}$ of tubing

Brand of Tubing Required: Netafim Bioline 0.6 GPH @ 35 PSI

Drain Field: 12 lines @ 75' = 900 linear ft.

Dosing Rate: Bioline tubing will flow 0.62GPH(0.01GPM) @ 35 PSI 900 ft. of tubing with emitters spaced every 2 ft. = 450 emitters

$450\text{ emitters} \times 0.01\text{ GPM} = 4.5\text{ GPM}$ dosing rate

$360\text{GPD}/4.5\text{ GPM} = 80\text{ minutes}$ per day total run time

80 minutes per day/ 10 minute doses = 8 dosing events per day

8 dosing events per day x 45 gallons per dose = 360 GPD

Pump Calculations and Pump Tank Float Settings

Friction Head: 1.00" SCH 40 PVC @ 15 GPM = 3.06 ft. per 100 ft.

$95\text{ ft.} \times 3.06/100 \times 1.2 = 3.49$ (supply)

$165\text{ ft.} \times 3.06/100 \times 1.2 = 6.06$ (return)

Elevation: 6.0 rise

Pressure: $2.31 \times 35\text{ PSI} = 80.85$

Total Head: $6 + 80.85 + 3.49 + 6.06 + 4(\text{filter}) = 100.40$ (within pump curve)

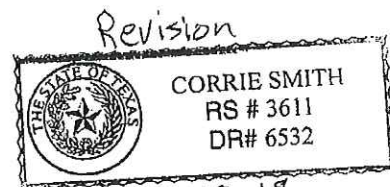
ATU Pump: Franklin C1 Series Model 20x ½ hp

Pump Off: @ 3.0"

Pump On: @ 6.0"

Alarm On: @ 29"

Reserve Above Alarm: 386.64 gallons



CA 7-12-18

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: _____ GF No. _____

Name(s) of Affiant(s): Suzi Yi + Chantha Nhean
Address of Affiant(s): 7858 Shoal Creek Blvd. # B
Austin, TX 78757

Description of Property:
331 + 333 Rhodes Lane
Rosell Addition, Sec. 1, Lot 6 + 7
Wimberley, TX 78676

County Hays, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 9-1-2016 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property;

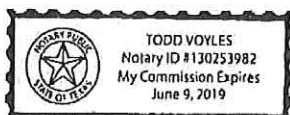
EXCEPT for the following (if None, Insert "None" Below):

None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This affidavit is not made for the benefit of any other parties and this affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

x Suzi Yi
x Chantha Nhean

SWORN AND SUBSCRIBED this



Todd Voyles
Notary Public