



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 138 Stoeckmann Rd Port Lavaca TX 77979-7215

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

- (1) Type of Treatment System: [] Septic Tank [X] Aerobic Treatment [] Unknown
(2) Type of Distribution System: Surface application [] Unknown
(3) Approximate Location of Drain Field or Distribution System: See diagram [] Unknown
(4) Installer: Victoria Precision Products Inc. - Victoria [] Unknown
(5) Approximate Age: Installed May 2001 [] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [X] Yes [] No If yes, name of maintenance contractor: Victoria Precision Products, Inc. Phone: 361-782-7189 contract expiration date: Annual May 25th
(2) Approximate date any tanks were last pumped?
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [] Yes [X] No If yes, explain:
(4) Does Seller have manufacturer or warranty information available for review? [] Yes [X] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached: [X] planning materials [X] permit for original installation [X] final inspection when OSSF was installed [X] maintenance contract [X] 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.

(TAR 1407) 1-7-04 Initialed for Identification by Buyer: and Seller [Signature]

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.

 9-28-22
 Signature of Seller **Carl D Laney** Date

 Signature of Seller Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

Victoria Precision Products, Inc.
Aerobic Treatment System
Maintenance Contract
Phone: (361) 782-7189 or (361) 576-2383

Victoria Precision Products, Inc. will maintain the Aerobic System located at:
138 Stoeckman Drive, Port Lavaca, TX 77979-7215, Calhoun County, Unit #AL018268C, Permit #01-007
For the period specified and for cost specified in the *Terms of Maintenance Contract*.

Terms of Maintenance Contract

- 1.) Three (3) inspections a year (at least one every four months). Inspections include adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting the control panel, air pumps, air filters and diffuser operation. Replacement/repair costs will be billed directly to the homeowner. A Victoria Precision Products, Inc. employee will respond to a complaint within 72 hours.
- 2.) An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual will be taken and reported as required by regulation.
- 3.) If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
- 4.) The Homeowner is responsible for maintaining a chlorine residual of at least 0.1mg/L in the treatment system. This can be accomplished by using chlorine (calcium hypochlorite) tablets for systems designed with a tablet chlorinator or liquid chlorine bleach for systems designed with a liquid chlorinator. Swimming pool tablets must not be used in the aerobic units designed for chlorine tablets because they cause corrosion of the components of the system. At the time of a service inspection, the service representative will inform the homeowner if the chlorinator does not contain sufficient tablets or liquid chlorine (whichever is applicable) to effectively disinfect the wastewater.
- 5.) Any additional visits, inspections or sample collections required by specific County Agencies, the TCEQ or any other regulatory agency in your jurisdiction will not be covered by this policy. The required routine reporting of system operation and function to the local authority, as required by OSSF regulation, will be covered by this policy.

The Aerobic Homeowner's Manual must be strictly followed or warranties are subject to invalidation. This warranty is strictly limited to the above terms and does not include the cost of replacement components, chlorine or pumping of sludge build-up. The Maintenance Policy includes labor charges only for normal routine inspections and maintenance. **Additional service calls are not covered by this policy.** Service determined to be caused by abuse or neglect is not covered by this policy. Failure to pay for replacement components, not covered under a separate aerobic warranty, within thirty (30) days will void this contract.

The Homeowner agrees to provide Victoria Precision Products, Inc. with all gate combinations, keys, etc. necessary to gain access to the system for the purpose of conducting routine inspections or service calls prior to the start date of this contract and notify Victoria Precision Products, Inc. immediately if at any time gate combinations, keys, etc. change and provide the new combinations or keys. By signing this form, both Maintenance Provider and Homeowner agree to the terms of this policy.

Fees: Payable in advance of service:

A single period of one (1) year beginning on 05-25-06 and ending on 05-25-07.

Date: 3/14/06 Customer: Carl Laney
Carl Laney 138 Stoeckman Drive Port Lavaca, TX 77979-7215

Date: 03/16/06 Service Representative: Dean Weaver
Dean Weaver, OS0666

Calhoun County Health Department

Environmental and Consumer Health Services

117 West Ash Street, Port Lavaca, Texas 77979 • Telephone 361-578-6281 Fax 361-579-6348

APPLICATION FOR ON-SITE SEWERAGE FACILITY CONSTRUCTION

Date: 2/22/01

Permit Number 001-007

NAME OF APPLICANT: Carl D. Laney

MAILING ADDRESS: 1417 Meadowview Lane

CITY / STATE: Pt. Lavaca, TX 77979 TELEPHONE: 552-5700

LOCATION OF PROPERTY WHERE OSSF IS TO BE CONSTRUCTED

Stoeckmann Subdivision Section 1 Blk 9 Stoeckman Drive
Subdivision / Survey Location (County Road, Etc.)

Lot Size .47 Acres Residential / Commercial Number of Bedrooms 2 Living Area <1500 Sq. Ft.

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

Signature of Applicant / Agent G.H. Zealy Date 2/22/01

FOR USE BY THE HEALTH DEPARTMENT ONLY

AUTHORIZATION TO CONSTRUCT Granted / Denied Date 2-26-01 BY CD

(This serves as a notice that the application, data, and fee have been received, reviewed and approved.)

MINIMUM HEALTH DEPARTMENT PERMIT REQUIREMENTS

Septic Tank(s) (type & capacity): Aqua Safe Aerobic Plant, 500 gpd

Pump Chamber (size):

Disposal System (type & size): Surface irrigation, 4,224 sq.ft.

GPD Design Limit: 190 Building Type (house, mobile home, other): Travel trailer

Remarks:

NOTICE OF APPROVAL TO OPERATE FACILITY

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

FACILITY INSPECTION

Signature of Inspector Alex C. Raska

APPROVED / DISAPPROVED

5/29/01 Date Inspected



CROSSROADS PUBLIC HEALTH DISTRICT
ON-SITE SEWAGE FACILITY PROGRAM
INSTALLATION INSPECTION REPORT
SURFACE IRRIGATION

PROPERTY OWNER	<i>Carl Laney</i>	PERMIT NUMBER	<i>01-007</i>
REGION NUMBER	<i>14</i>	INSTALLER NAME & CERT. NO.	<i>Dean Weaver</i>
INSPECTOR NAME	<i>Alex C. Rocha</i>	SITE EVALUATOR NAME & CERT. NO.	<i>A.C.H. Zealy</i>
DESIGNER NAME & LICENSE (PE or RS)	<i>A.C.H. Zealy</i>		

ALL "NO" ANSWERS REQUIRE COMMENT

I. LOT SIZING, SETBACK DISTANCES, SITE AND SOIL CONDITIONS				Y	N
Setback distances meet minimum standards §285.31 and 285.91(10)				/	
Site and soil conditions consistent with submitted planning materials §285.30(a)-(l)				/	
II. SEWER §285.34(a)					
Two Way Sanitary-type Cleanouts Properly Installed (Add C/O Every 50' &/or 90° Bends)				/	
Proper Type Pipe from Structure to Tank (Cast Iron, Ductile Iron, Sch. 40, SDR 26)				/	
Slope from the Sewer to the Tank at least 1/8 Inch Per Foot				/	
III. PRETREATMENT (Liquid Depth Not Less Than 30")				Y	N
Is Pretreatment installed if required? TNRCC Approved List...				/	
T's Provided on Inlet and Outlet and Installed Watertight / Min. 3" Diameter §285.32(a)(1)(B)				/	
Risers Provided on Tanks Buried Greater Than 12" / Sealed and Capped §285.32(a)(1)(D)				/	
Inspection Port Not Less Than 12" in Diameter / Not Directly Over Inlet or Outlet §285.32(a)(1)(D)				/	
Outlet Liquid Penetration 25% to 50% of Total Liq. Depth / Inlet 3" Higher Than Outlet §285.32(a)(1)(B)				/	
Installed on 4" Sand Cushion / Proper Backfill Used §285.32(a)(1)(B)				/	
Tank Volume Required		Tank Volume Installed	<i>500 gal</i>		
Tank Material (Type)	<i>concrete</i>	Manufacturer	<i>Aqua Safe</i>		
IV. AEROBIC TREATMENT UNIT				Y	N
Is Aerobic Unit Installed According to Approved Guidelines?				/	
Unit Size Required		Unit Size Installed	<i>380 gal</i>		
Manufacturer of Aerobic Treatment Unit		<i>Aqua Safe</i>			
Unit Model Number	<i>AS500 4+75cc</i>	Unit /Aerator Serial Numbers			
Chlorinator Properly Installed with Chlorine Tablets in Place §285.7(i) <i>Not Yet</i>				/	
V. PUMP TANK				Y	N
Is the Pump Tank of Sturdy, Watertight Construction? §285.34(b)				/	
Sampling Port Provided in the Treated Effluent Line §285.33(c)(2)(E)(iii)				/	
<u>Check Valve</u> And / Or Anti-Siphon Device Present When Required §285.34(b)(1)				/	
Audible and Visual High Water Alarm Installed on Separate Circuit From Pump §285.34(b)(1)				/	
Required Reserve Capacity Present §285.34(b)(2)				/	



CROSSROADS PUBLIC HEALTH DISTRICT
ON-SITE SEWAGE FACILITY PROGRAM
INSTALLATION INSPECTION REPORT
SURFACE IRRIGATION

PROPERTY OWNER	<i>Carl D. Ramey</i>	PERMIT NUMBER	<i>01-007</i>
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Full Day + 1/3 Day Flow When Property Line Setbacks Are < 20' and Irrigation Timers are Required				<input checked="" type="checkbox"/>	
Elec. Connections in Approved Junction Boxes / Wiring Buried		§285.34(b)(4)	<i>See</i>	<input checked="" type="checkbox"/>	
Tank Volume Required		Tank Volume Installed	<i>20 gal</i>		
Tank Material (Type)	<i>concrete</i>	Manufacturer	<i>Aquasafe</i>		
Type/Size of Water Pump Installed		<i>1/2 HP</i>			
VI. APPLICATION AREA				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Low Angle Nozzles Used / Timers Installed When Property Line Setbacks Are < 20' §285.33(c)(2)(E)(i)				<input checked="" type="checkbox"/>	
Spray Area Required	<i>4,000 ft²</i>	Spray Area Installed	<i>4,421 ft²</i>		

COMMENTS:

Alex C. Rache
Inspector Signature

5/29/01
Date

2/26/01
Approval to Construct

5/29/01
Inspection Date

X *A. H. Zealy*
Approval

X *5/29/01*
Date

Crossroads Environmental Designs

P.O. Box 3902, Victoria, Texas 77903

Phone (361) 782-7189 Fax (361) 782-6675

Email: zealy@tisd.net



Aerobic Treatment System Design

Prepared for:

Carl D. Laney
Installer – Victoria Precision Products, Inc.

Design #: 154

Date 02-21-01



By:

A. H. Zealy, III, R. S.
Professional Registered Sanitarian
Registration #1921

A. Waste Water Load

A 2 bedroom <1500 SF travel trailer with water saving devices.
Waste Water Load = W/WSD 180 GPD

B. Topography -

Slope = basically level

C. Proposed Treatment Facility -

Aqua Safe AS500 4 Plus 75 Aerobic Treatment System with surface disposal of effluent.
(No brand substitution without written approval of designer.)
500 gallon per day capacity.

D. Chlorinator -

Chlorinator is built in to the Aqua Safe AS500 4 Plus 75 Aerobic Treatment System.

E. Irrigation Area -

$Qd / Ri = \text{Total SF}$ (ch. 285.91, III & 285.90, fig.1)

$180 / .045 = 4,000 \text{ SF}$

F. Nozzles -

Use 2 low angle K-Rain sprinkler head(s) with #3 nozzle(s) as follows:

Nozzle #1:	Nozzle #2:
Type Nozzle: #3	Type Nozzle: #3
Spray Angle: 360°	Spray Angle: 360°
Spray Radius: 29FT	Spray Radius: 29FT
Area: 2,640 SF	Area: 1,584 SF (0.6 x 2,640)

30 psi / Nozzles

Total SF application area = 4,224 SF ✓

G. Pump Requirements

2 – 3.0 gpm nozzles = 6 gpm

Use the Aermotor TEP 20 gpm pump.

H. Time

Pump to be set to discharge between 12:00 midnight and 4 a.m.
If pump must discharge outside these limits an audible warning must sound prior to the pump discharge.

I. Vegetation

Current grass is to remain on surface. Any bare ground must be seeded or covered with sod prior to start-up.

J. Flood Plain Requirements:

1. After placement of septic tank, the tank will be immediately filled to prevent floating in the event of flooding or rain.
2. Seal tanks to prevent contamination during flooding.
3. Watertight lids shall be installed on every manhole and opening.
4. Electrical equipment and alarm panels are enclosed in NEMA-4 watertight containers.

A. H. Zealy III

A. H. Zealy III – Registered Professional Sanitarian – Texas Registration #1921

2/22/01

Date



POWDERHORN LAKE

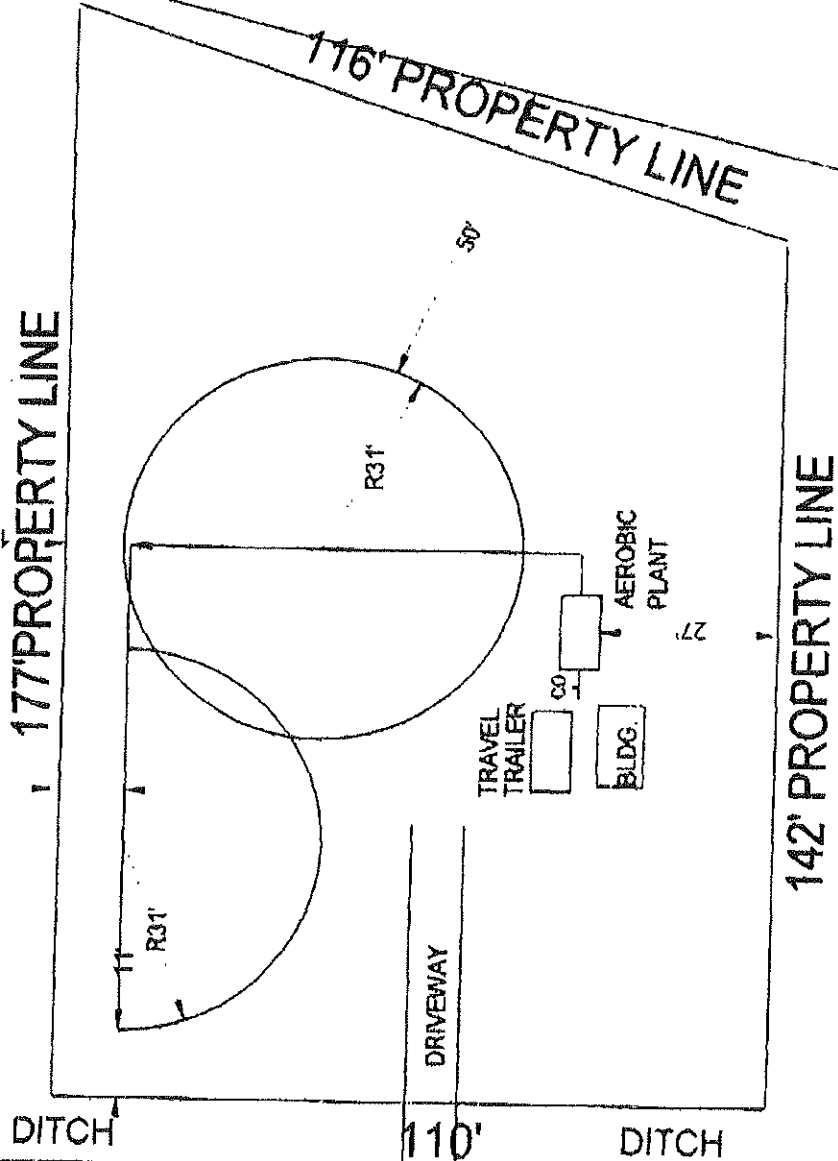
AS SHOWN



SCALE:
1" = 30'

CARL LANEY
STOECKMANN SUBDIVISION
LOT # 9

SYSTEM:
AQUA SAFE 500 AEROBIC TREATMENT PLANT (72" X 147" X 82")
WITH SURFACE IRRIGATION-TWO K-RAIN SPRINKLERS
WITH #4 NOZZLES.



NO WATER WELLS ON OR WITHIN 100'
OF PROPERTY LINE.

STOECKMANN DRIVE