



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 1019 Bass Road, Garwood, TX 77442

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown

- (2) Type of Distribution System: Low Pressure Dosing Unknown
- (3) Approximate Location of Drain Field or Distribution System: Behind house. Beyond back fence on other side of trees Unknown
- (4) Installer: Austin County Water Well Service ^{Installed well + septic} Unknown
- (5) Approximate Age: Installed 4/19/05 18 yrs 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? April 02, 2020
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____

- (4) Does Seller have [✓] ~~warranty~~ ^x manufacturer or warranty information available for review? Yes No

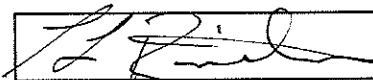
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:


- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.


<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

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


 Signature of Seller Date


 Signature of Seller Date

Receipt acknowledged by:


 Signature of Buyer Date


 Signature of Buyer Date

**COLORADO COUNTY
DONALD E. "DON" EASTON, D.R./TCFM
305 RADIO LN, SUITE 105
COLUMBUS, TX 78934
PHONE & FAX 979-732-2435**

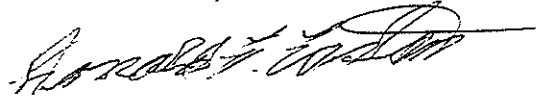
**SEPTIC PERMITS
FLOODPLAIN PERMITS**

DEAR RESIDENTOR PROPERTY OWNER:

ON BEHALF OF COLORADO COUNTY, I WOULD LIKE TO EXPRESS OUR APPRECIATION TO YOU FOR THE PROPER INSTALLATION OF YOUR SEPTIC SYSTEM. WE ARE GRATEFUL FOR YOUR EFFORTS TO HELP KEEP COLORADO COUNTY'S ENVIRONMENT SAFE FOR ALL OUR RESIDENTS. WE DO REQUEST THAT YOU CONTINUE TO PERFORM THE NECESSARY MAINTNANCE TO THE SYSTEM TO ENSURE A SAFE FUTURE FOR FUTURE GENERATIONS TO COME.

IF WE CAN BE OF ANY ASSISTANCE, PLEASE CALL.

SINCERELY,

A handwritten signature in black ink, appearing to read "Donald E. Easton", written in a cursive style with a long horizontal flourish extending to the right.

DONALD E. EASTON, D.R./TCFM

Colorado County

305 RADIO LN. RM. 105
COLUMBUS, TX 78934

(979) 732-2435
Fax: (979) 732-2435

NOTICE OF APPROVAL TO OPERATE AN
ON-SITE SEWAGE FACILITY

THIS IS TO CERTIFY that the on site sewage facility located at:
1019BASS RD., GARWOOD TX 77442

Permit #: 507

Block: Lot: Routine Maintenance

meets or exceeds the basic requirements established by the District.

LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner. KEEP THIS LICENSE with important papers. You may need it when selling your house or if a malfunction occurs.

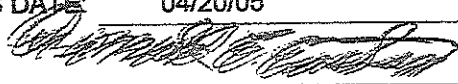
THIS LICENSE REMAINS in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of this Agency.

If the Routine Maintenance is checked the license to operate this system is valid for only 2 years. To renew this license, maintenance contracts, inspection reports, and verification of a properly operating system are required.

Installed By: AUSTIN CO.WATERWELL SER.

Engineered By: PICKENS,DAVID

DATE OF FINAL
INSPECTION: 04/19/05

ISSUED THIS DATE: 04/20/05


Agency Official

04/20/05 08:16 AM

**COLORADO COUNTY
DEVELOPMENT PERMIT**

**THIS PERMIT REQUIRES YOUR SITE TO BE MARKED ON A
FEMA MAP**

507 -

Application No. _____

Flood? Yes _____ No

Applicant's Name: Denise M. Rinehart

Mailing Address: 1019 Bass Rd Garwood, TX 77442

Owner's Name: (same) Denise M. Rinehart Phone 979 758 3732

Mailing Address: (same) 1019 Bass Rd Garwood, TX 77442

LOCATION OF PROPERTY

Subdivision: Sandy Creek Developments Section: _____ Lot: _____ Block: _____

Street Address: 1019 Bass Rd

Survey Name: John Cassady Abstract: A-138

Tract 70A

CONSTRUCTION TYPE

Residential () Primary () Secondary () Number of Families ()

Mobile Home () Landfill () Nonresidential ()

PROPOSED CONSTRUCTION

New Construction () Substantial Improvement () Minor Improvement ()

Temporary Improvement () Other ()

SEWAGE TREATMENT

Installing () Existing () Public System () Septic Permit Number 507-

507

WATER SYSTEM

Well () GCUWCO Well Number _____ GCWSC () Other ()

CONSTRUCTION INFORMATION

Construction Elevation: _____ Flood Plain Zone: X

Maximum Water Level in House: _____

NOTE : APPLICANT WILL PROVIDE ONE COPY OF PLANS, SPECIFICATIONS AND DETAILED DESCRIPTION OF THE PROPOSED CONSTRUCTION. ATTACH TO APPLICATION.

DISCLAIMER

The flood hazard insurance rate maps and other flood data used by the County Building Official in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement does not imply that developments outside the identified area of special flood hazard will be free from flooding or flood damage. Issuance of this statement shall not create liability on the part of Colorado County, the County Building Official or any officer or employee of Colorado County in the event flooding or flood damage does occur.

Denise M. Rinehart Date 1/11/05
Acknowledgement of Disclaimer of Applicant

[Signature] Date JAN 20 2005
County Building Official

.....
FOR USE BY COUNTY BUILDING OFFICIAL
.....

Is the property located in an identified flood hazard area? Yes () No (✓)

Flood Insurance Rate Map Number: 400c

Is additional information required? Yes () No (✓)

Are other federal, state or local permits required? Yes () No (✓)

Are other county regulations applicable? Yes () No (✓)

Exemption Certificate Issued () Permit Application Approved (✓)
Permit Application Rejected ()

Reason for Rejection:

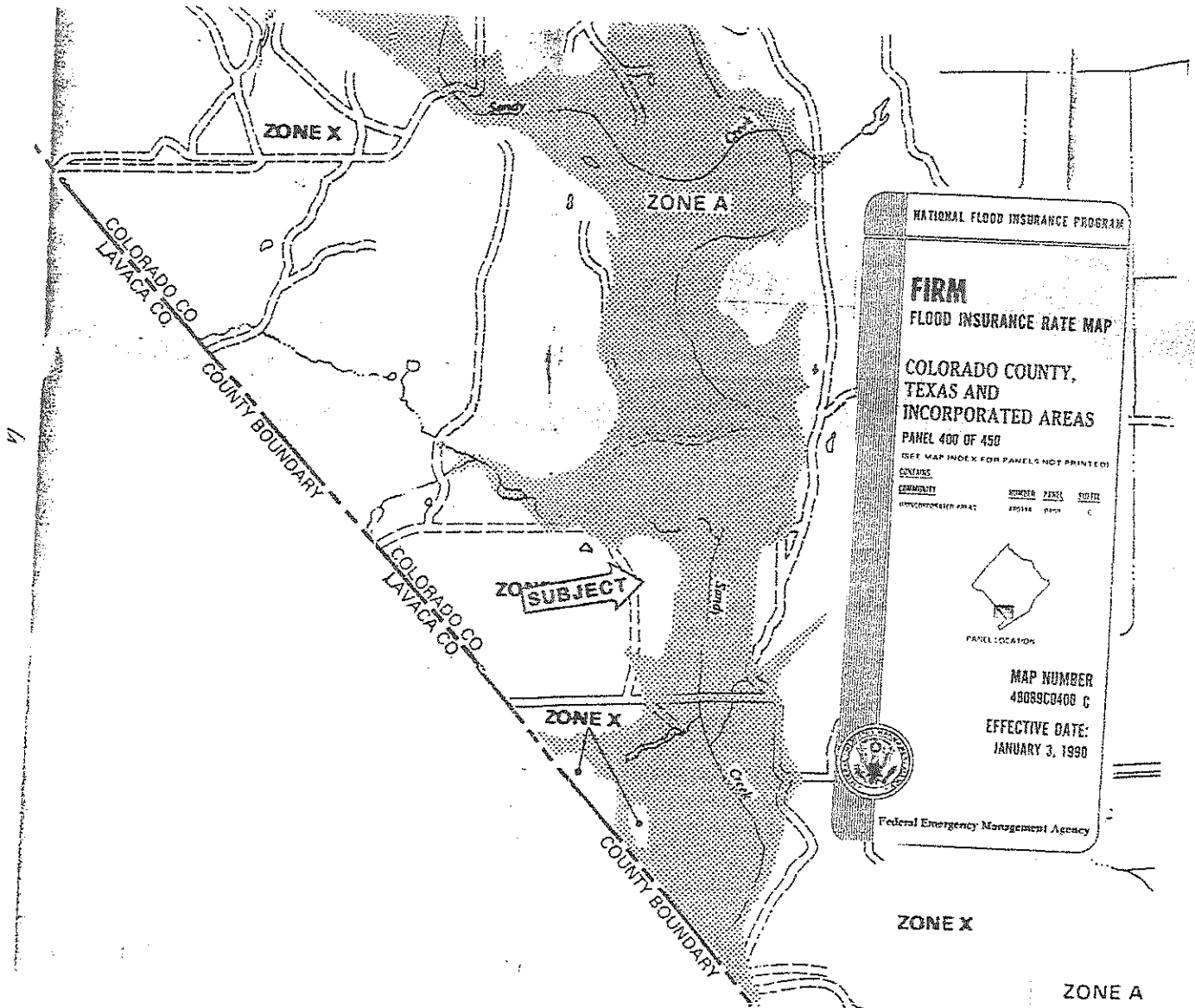
[Signature] Date JAN 20 2005
County Building Official

FLOOD MAP

Borrower or Owner Denise Spencer Rinehart married July 4, 2001
Property Address Reeves Road
City Rock Island County Colorado State Texas Zip Code 78933
Lender or Client Home Trust Company

Legal Description of property

A-138
John Cassady Survey
Tract 70A



Austin County Water Well Service, Inc. P.O. Box 815. Sealy TX 77474
(979) 885-6768 or (979) 885-7322 or (713) 982-9653 & Fax # (713) 982-9652

April 27, 2006

Tommy & Denise Rinehart
1019 Bass Road
Garwood, TX 77442

Re: Water well

Dear Tommy & Denise,

I apologize for not getting this to you sooner. We have been so busy and I have been out of the office off and on. Enclosed please find the revised bid for your water well. Our prices have gone up due to fuel cost increases. I have detailed what the water well estimate is and what you paid for your septic system. I added it together and took the 5% discount. I then subtracted the 5% from your well. This would be the cost of your well.

I am also enclosing Charlies business card with all his numbers. If you have any questions regarding this estimate, please call me at one of the above numbers or Charlie on his cell number.

Thank you,



Pamela Schneider
ACWWS Secretary

Austin County Water Well Service, Inc. P.O. Box 815. Sealy TX 77474
(979) 885-6768 or (713) 982-9653 Fax (713) 982-9652

April 27, 2006 - Revised

Tommy & Denise Rinehart
1019 Bass Road
Garwood, TX 77442
979-758-3732

As follows is your quotation for a 180' water well. Please note that the variable on the water well is \$14.00 per foot for drilling and casing only. We have a 180' minimum drilling charge. Also, the well should be at least 50 feet from a property line or 100 feet from a septic field line or pressure cementing will be necessary at a \$350.00 additional charge.

180' Water Well

160' - 4" pvc casing	\$ 640.00
20' - 4" pvc well screen	\$ 350.00
1 HP pump motor & control	\$ 850.00
DV 200 captured air tank	\$ 535.00
120' 1 1/4" sch 80 drop pipe	\$ 150.00
130' #12-3 pump cable	\$ 110.50
Complete fittings & pressure package	\$ 300.00
State Completion	\$ 300.00
180' drilling @ \$10.00/ft	<u>\$1,800.00</u>
TOTAL FOR WELL	\$5,035.50

Low Pressure Dosing Septic System

2 - 2 way cleanouts	\$ 50.00
1000 gallons septic tank	\$1,000.00
500 gallon pump tank w/ pump, motor & controls	\$1,250.00
50' 4" graded line	\$ 225.00
100' 2" supply line	\$ 200.00
840' 1" field line	<u>\$2,520.00</u>
TOTAL FOR SEPTIC	\$5,270.00

TOTAL FOR WELL & SEPTIC	\$10,305.50
5% DISCOUNT FOR DOING BOTH JOBS	<u>-515.27</u>
TOTAL FOR WELL & SEPTIC W/DISCOUNT	\$ 9,790.23
PAID FOR SEPTIC	\$ 5,270.00
TOTAL FOR WELL W/ DISCOUNT	\$4,520.23

WE GIVE A 5% DISCOUNT FOR DOING BOTH WELL & SEPTIC JOBS.

THERE IS AN ADDITIONAL FEE FOR ELECTRICAL CONNECTION. ELECTRICAL PRICES ARE SHOWN ON PAGE 2 OF THE CONTRACT.

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COST WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE.

Our septic systems start from the edge of the foundation or structure. Customer is to provide marked connection at this point. Customer is responsible for electrical supply. (Labor charges of \$40.00 per hour to locate stub out.) Septic systems and water well circulation pits are backfilled to grade or slightly above grade, additional backfill work becomes an extra charge. Excess material is to be rough distributed or piled within 300' of the tank excavation. Material can be hauled off at owner's expense. All inspections, engineering and permitting and charges that arise from each are at owner's expense.

Our company is twenty years active in Austin and neighboring counties, running two drilling rigs and a service unit on call seven days a week. We service and install all manner of water wells; commercial, industrial, municipal and of course domestic and livestock.

ALL WELLS AND SEPTIC SYSTEMS ARE COMPLETED TO STATE SPECIFICATIONS

Our wells and septic systems carry a One-Year Warranty on parts and labor. Not covered by warranty are costs arising from abuses, accidental damage, lightning or flooding. ACWW is not responsible for any damages occurring to property during the normal course of operation; or for water quality or quantity.

The Control panel on an aerobic septic system is installed on the unit. Remote installation of the control panel and aerator is an extra charge.

Water Well systems bid with standard tank installation. (Tank within 5' of the well, with the water line and electrical supply by customer.) Remote installation has a \$250.00 labor charge, electrical supply lines and water lines at the following rates:

ELECTRICAL:

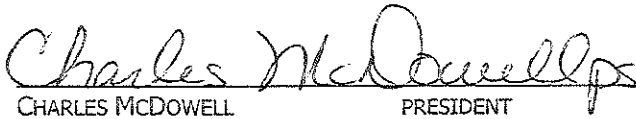
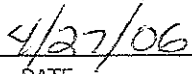
1)	TERMINATION FEE	\$75.00
2)	#12 THHN W/ 4 CONDUCTORS IN 1/2 " PVC CONDUIT, BURIED	\$4.00 (PER FOOT)
3)	#10 THHN W/ 4 CONDUCTORS IN 3/4" CONDUIT	\$5.00 (PER FOOT)
4)	#8 THHN W/ 4 CONDUCTORS IN IN 1" CONDUIT	\$6.00 (PER FOOT)

WATER LINES BURIED:

TERMINATION FEE	\$60.00
3/4"	\$ 2.00/FOOT
1"	\$ 2.25/FOOT
1 1/4"	\$ 2.50/FOOT
1 1/2"	\$ 2.75/FOOT
2"	\$ 3.00/FOOT

PLEASE NOTE—IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US AT ONE OF THE PHONE NUMBERS LISTED ABOVE. IF THIS CONTRACT MEETS YOUR REQUIREMENTS, PLEASE SIGN BELOW AND RETURN THE CONTRACT TO THE ABOVE ADDRESS, OR YOU MAY FAX IT BACK WHICHEVER IS MOST CONVENIENT.

TO RECEIVE THE DISCOUNT, DOWN PAYMENT OF 50% IS TO BE PAID BEFORE WE MOVE ON AND THE BALANCE DUE WITHIN 5 DAYS OF COMPLETION

CHARLES MCDOWELL PRESIDENT DATE

CUSTOMER SIGNATURE ACCEPTANCE OF CONTRACT

DATE

PICKENS ENVIRONMENTAL
David Pickens R.S.
10202 N. Dowling Rd.
College Station TX 77845

LOW PRESSURE DOSING

January 16, 2005

Denise Rinehart
1019 Bass Rd.
Colorado Co.

Legal: Sandy Creek Development, Lot 70-A

INSTALLER:
Austin Co. Well Service
P.O. Box 815
Sealy, TX. 77474

A 3 bedroom residence of 1,300 sf; water saving fixtures: yes (X) no () ; acreage: 10.0; Q = 240 GPD; Soil Class: IV; Ra = 0.1; 3 sq. ft./ linear ft.; **2.0" manifold line**; 1.25" distribution pipe; distance between pipe = 4'+ ; pipe length = 12 X 70' = 840 lf; 2 X 500 gallon septic tanks, and a single 500 gal pump tank. Dosing at 150 gallons.

Gravel: 840 lf X 2.0 CY / 100' = 16.8 CY

Square footage (A) = Q / Ra = 240 / .1 = 2,400 sf required

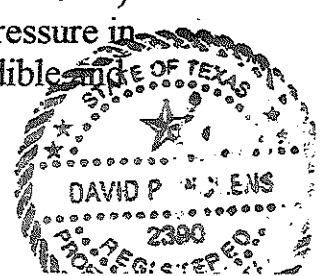
2,400 sf / 3 sf per linear foot = 800 linear feet required

840 lf X 3 = 2,520 sf designed

Other requirements:

6" wide trenches set 4' apart; 1/8" discharge holes on 60" centers; 6" rock below pipe and 6" rock above pipe, and a minimum of 6" acceptable soil (class IB or II) back-filled over pipes; pump set to deliver 150 gallons per dose; 2 lbs. pressure in distribution lines; high water alarm wired to a separate power circuit; audible and visible high water alarm.

DR
1-16-05



January 16, 2005 David Pickens R.S. / 979-693-8334
rinehart

Dosing Rate:

- | | |
|--|-----------|
| 1. 840 L.F. / 5 L.F. / hole (-6 holes) = | 156 holes |
| 2. Flow per hole: 1/8" @ 2' head = | 0.26 gpm |
| 3. Total dosing : 156 holes X 0.26 = | 40.5 gpm |
| 4. Siphon break: yes | 2.0 gpm |
| 5. Total system dosing = | 42.5 gpm |

Pipe Volume: sch 40

- | | |
|---|----------|
| 1. 840 L.F. of 1.25" distribution line X (6.4 gal / 100 L.F.) = | 53.7 gal |
| 2. 150 L. F. of 2" <i>supply line</i> X (16.2 gal / 100 L.F.) = | 24.3 gal |
| 3. Total volume = | 78 gal |
| 4. 25% daily flow: .25 X 240 gpd = | 60 gpd |
| 5. CHECK VALVE NOT REQUIRED - down hill | |

Dosing Volume:

- | | |
|---|---------|
| 1. Dosing Volume: (2.3 X 53.7) + 24.3 gal = | 150 gal |
| 2. Number of daily doses: 240 / 150 gal / dose = | 1.6 |
| 3. Dosing height in tank: (150 gal / 500 gal) X 48" = | 14.4" |
| 4. Pump alarm height in tank (200 gal reserve): | 28" |
| 5. Pump "on" height in tank: | 25" |
| 6. Pump "off" height in tank: | 10" |

D Pickens
1-16-05



Page 3

January 16, 2005 David Pickens R.S. / 979-693-8334
rinehart

pump Selection:

- 1. Friction Head: 150 L.F. of 2" *supply line* =
 $3.3 / 100 \text{ L.F.} + 20\% = 4.9 + 1.0 =$ 5.9 ft
- 2. Pressure Head: 2.0 ft
- 3. Elevation Head: 5.0 ft
- 4. Total Head = 12.9 ft

Pump Capacity: minimum of 42.5 gpm @ 12.9 ft T.D.H.

D/P
1-16-05



PICKENS ENVIRONMENTAL

Denise Rinehart

1019 Bass Rd.

Colorado Co.

10.0 Ac

Bass Rd.

815'

1" = 100'

933.1'

A = 500 gal septic tank

B = 500 gal pump tank

50'

drive

3 bdrm
1300 sf

X = bore hole

WELL

wf

*fence

POND

12 X 70' = 840 lf

1-3% slope

30'+

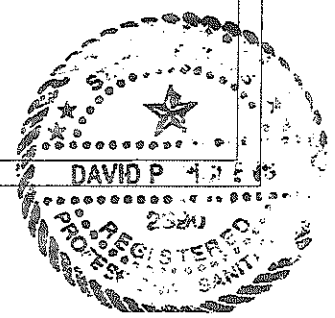
75'+

N

DMK
1-16-05

400'

670.7'

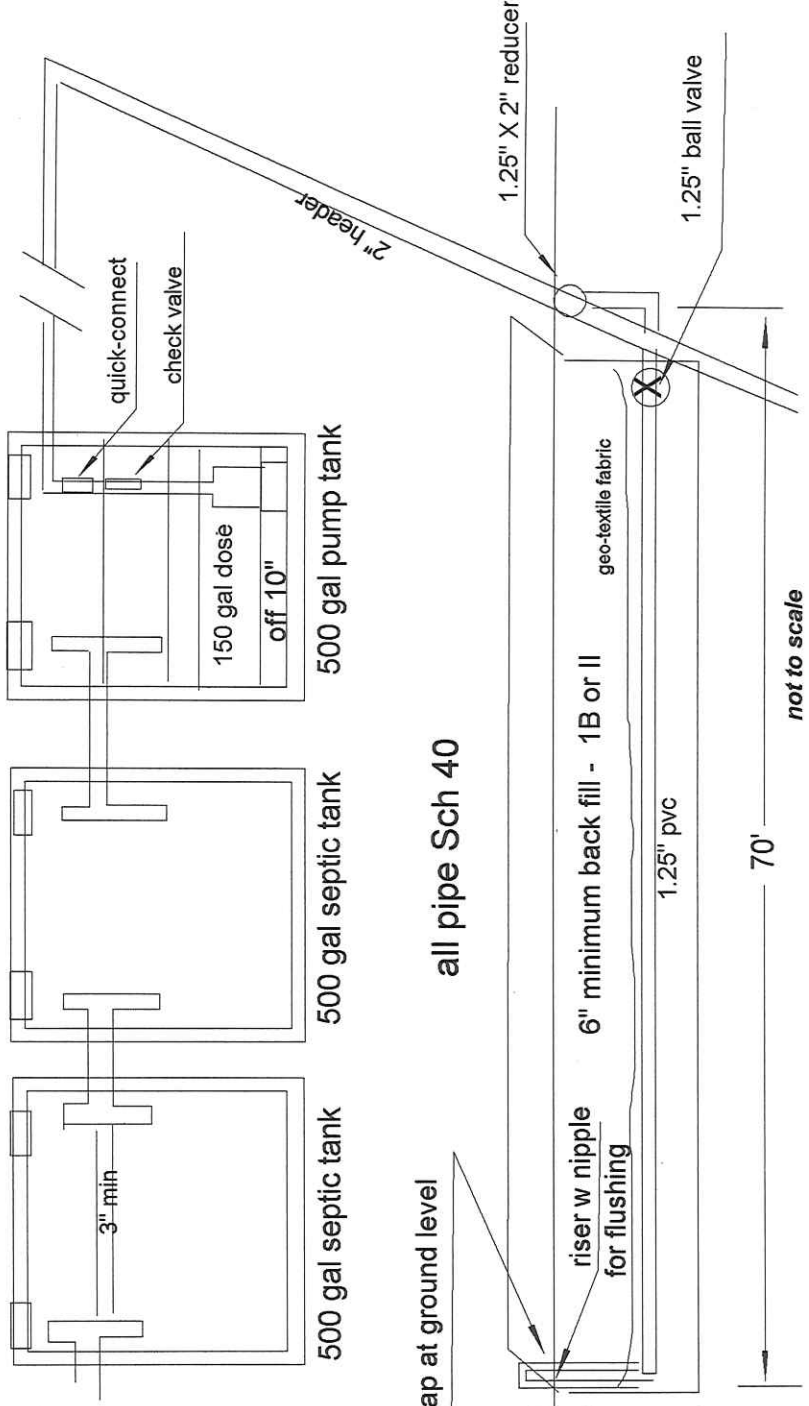


Handwritten signature and date: DWT 1/16/03



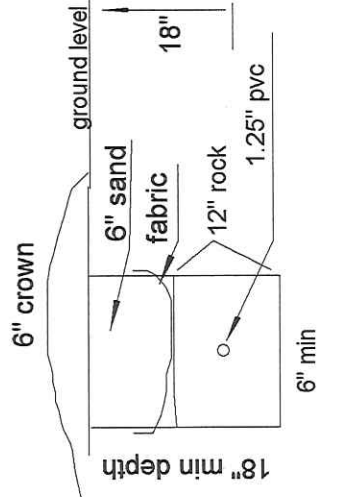
audible and visible HWA

ground level



all pipe Sch 40

4" pvc riser w cap at ground level



riser w nipple for flushing

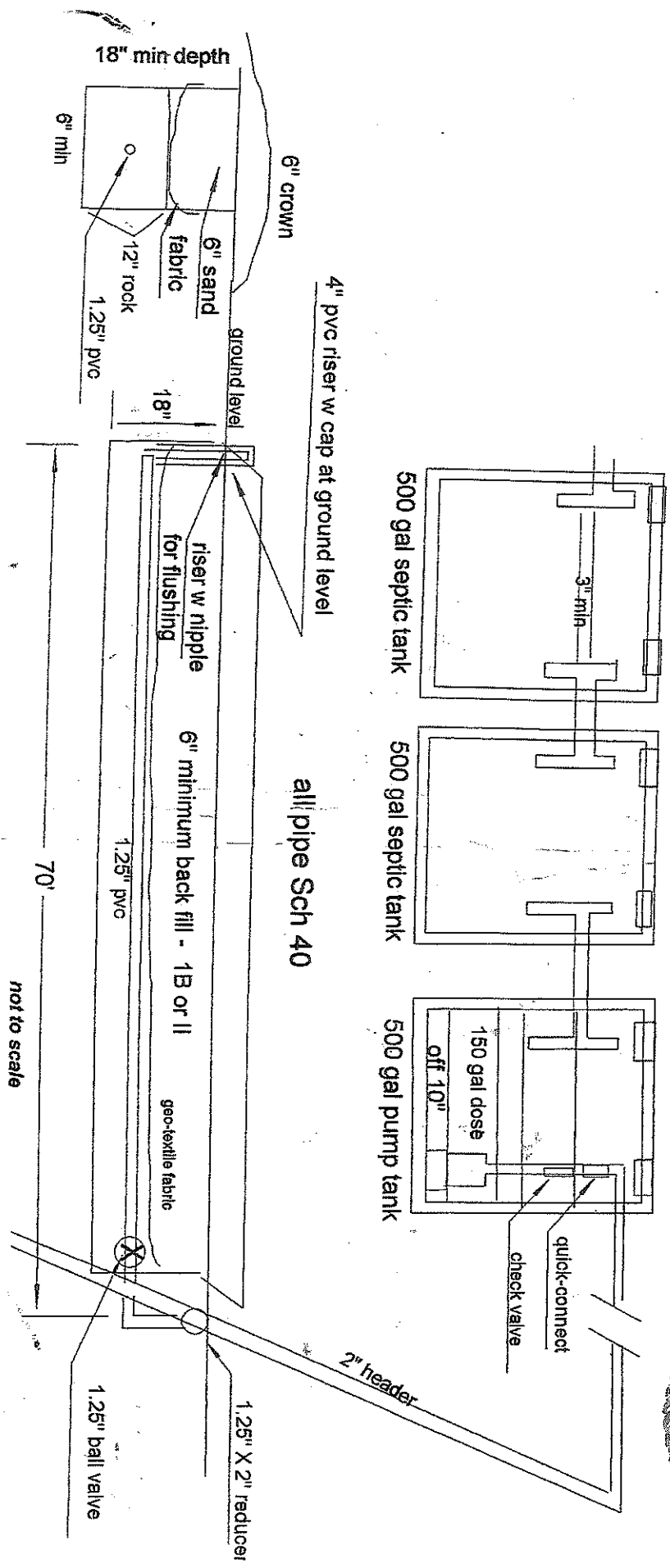
6" minimum back fill - 1B or II

1.25" pvc

geo-textile fabric

70'

not to scale



Dkt
1-16-05