



# INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 2960 CR 3707  
Bullard, TX 75757

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

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown
- (2) Type of Distribution System: SPRINKLER HEADS (3)  Unknown
- (3) Approximate Location of Drain Field or Distribution System: ON THE NORTH SIDE OF THE HOME + PROPERTY  Unknown
- (4) Installer: ENVIRO-DESIGN / WAYNE E. RILEY  Unknown
- (5) Approximate Age: 6 YEARS  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? 11/2023
- (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

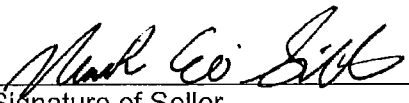
## C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

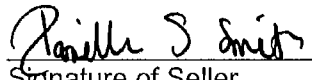
- (1) The following items concerning the on-site sewer facility are attached:  
 planning materials  permit for original installation  final inspection when OSSF was installed  
 maintenance contract  manufacturer information  warranty information \_\_\_\_\_
- (2) "Planning materials" are the supporting 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.**

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.

| Facility  | Usage (gal/day) without water-saving devices | Usage (gal/day) with water-saving devices |
|---|--|---|
| 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 1/21/24  
 Mark Eli Smith

  
 Signature of Seller \_\_\_\_\_ Date 1/21/24  
 Danielle S. Smith

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer \_\_\_\_\_ Date

\_\_\_\_\_  
 Signature of Buyer \_\_\_\_\_ Date

**Enviro-Design**  
**Wayne E. Riley, R.S.**

212 West 9th Street  
Tyler, TX 75701 -  
903-526-2003

August 24, 2017

Eli Smith  
2690 County Road 3707  
Bullard, TX

Dear Mr. Smith,

As requested, I conducted a site and soil evaluation and completed a septic system design for your property. This system was designed in accordance with the most recent State construction standards for on-site sewerage facilities. This system is designed to accept a **maximum** of 360 gallons of wastewater per day. The installation and operation of this system must be in accordance with the most recent construction standards for the treatment of on-site wastewater. You the property owner must acknowledge there are many factors that affect the proper operation of on-site sewerage facilities and it is your responsibility to control the amount of sewage discharge into the system. If this property is sold in the future, you should provide the new owner with a copy of this report and design.

Provide a copy of the report along with the design sheet to the installer of the system and insist that the installer read the report carefully to avoid any problems at the time of installation and inspection. It is the responsibility of the installer to address any other issues not addressed in my report.

**TO OBTAIN PERMIT APPROVAL:**

1. Take the time to read the report and design.
2. Read carefully the permit application and fill in all appropriate blanks.
3. If an affidavit to public forms for surface application, easement agreements or variances is necessary, fill in all appropriate blanks.
4. Submit copies of report and design, copy of this letter, complete permit application, (Notarized affidavit- filed and certified, and variance request if needed) to the designated permitting authority.

Please do not hesitate to call me if there are questions or concerns regarding this report and design.

Sincerely,

  
Enviro-Design

**INDIVIDUAL ON-SITE WASTEWATER  
DISPOSAL SYSTEM REPORT**

**TYPE SYSTEM:** Aerobic - surface application

**PROPERTY OWNER:** Eli Smith

**PROPERTY LOCATION:** 2690 County Road 3707 , Bullard

**GENERAL INFORMATION:** This report and design is for a 4- bedroom home with approximately 3,612 sq. ft. of living area. Due to the size of the living area this system must be designed for a 5 bedroom home. This system will be designed to accept a maximum of 360 gallons of wastewater per day and a maximum of 6 occupants. It is the responsibility of the property owner to monitor this. This system is designed to use a Class I aerobic unit and surface application as a means of wastewater disposal for this home, if approved by the designated permitting authority.

**ATTENTION:** This system must remain disabled, and not put into operation until it is inspected and approved by the permitting authority.

**SOIL ANALYSIS:** The texture of the soil on this property consists primarily of a clay consistency with a Class IV soil classification. The soil profile for this property is 0-24 inches of class II sandy loam soil and 24-60 inches of class IV clay soil.

**HOUSE SEWER:** The sewer pipe from the house plumbing to the septic tank must be construed of SDR 26, or schedule 40 or stronger. Schedule 40 sleeved or schedule 80 or stronger, must be used under driveways. A two-way clean out plug must be provided between the building and the septic tanks at each stub-out.

**SURFACE APPLICATION:** This home is equipped with low flow water saving devices. Therefore, according to current state standards this system must be designed to accept a maximum of 360 gallons per day. The required amount of application area for 360 gallons of flow is 8,780 square feet. ( $360/0.041 = 8,780$ ) If approved by the permitting authority, the surface application area for this system will be 8,861 square feet, with an application rate of 0.041 gallons/sq. ft. / day.

**PRE-TREATMENT TANK:** A pre-treatment chamber, or trash tank approximately equal to one day of sewage flow must be installed upstream of the aerobic unit. A 400 gallon chamber will be used for this system. Existing tanks may be used depending on size depth and physical condition. Any existing tanks not used must be removed or pumped dry and filled with soil.

**AEROBIC UNIT:** A Class I, 600 gallon per day capacity unit N. S.F. approved, and listed on TCEQ's approved list. **MANUFACTURER:** Ecological Tanks, Inc. **MODEL :** AA600-4075

**PUMP CHAMBER:** A 750 gallon chamber will be used for this system, with a submersible pump and an audiovisual high water alarm on a separate circuit from the pump in the event of pump failure, or loss of electrical power. For systems controlled by a commercial irrigation timer, there shall be at least one day of storage between the alarm-on level and the pump -on level, and a storage volume of one third the daily flow between the alarm on-level and the inlet to the pump tank. For those systems not controlled by a timer the minimum dosing volume shall be at least one-half the daily flow and a storage volume of one-third the daily flow between the alarm on-level and the inlet to the pump tank.

**EFFLUENT DISINFECTION:** Chlorine must be added to the system downstream of the aerobic unit via an NSF approved disinfection device.

**SPRINKLER HEADS:** Sprinklers with a maximum inlet pressure of 40 psi and low angle nozzles (13 degrees or less in trajectory) must be used according to the current state standards for on-site sewerage facilities.

**IRRIGATION TIMER:** Sprinkler operation shall be controlled by a commercial irrigation timer for night time irrigation between the hours of midnight and 5 A.M. when the property line setbacks are less than 20 feet.

**SETBACK REQUIREMENT:** All setback requirements must be met, including property lines, water wells, main water lines, lakes, rivers, creeks, ponds, etc... The main water line is greater than 10 feet from the system.

**ATTENTION INSTALLER:** Place sewer pipe 6" below waterlines at crossing and sleeve in an 18 ft. joint centered over waterline. If placed above waterline 6" both waterline and sewer drain line shall be sleeved with 18 ft. joint centered over intersection.

**LANDSCAPE:** This property is primarily covered in a native grass and ground cover. The soil in the disposal area will support native grasses and other planted grasses. Any bare areas in the disposal area must be planted with seed or sod to prevent any runoff or pooling in the disposal area. This must be accomplished by the property owner prior to system startup. The vegetation shall be capable of growth before system startup either by natural rainfall or watering by the property owner. A top soil may be required if the bare area is primarily rock. There shall be nothing in the surface application area within 10 feet of the sprinkler head which would interfere with the uniform application of the effluent. Selective tree and brush cutting may be required to install the system.

**TOPOGRAPHY:** There is approximately 5% slope to this site. This property should be conducive to some type of plant growth to accommodate surface irrigation of treated effluent. The system must not be located in areas of complex slope patterns where slopes are dissected by gullies and ravines. This property is not located in a flood zone and has adequate drainage to accommodate the disposal of treated effluent.

**MAINTENANCE AGREEMENT:** According to current state construction standards, a maintenance contract must be obtained, and renewed, by the system owner from an approved company for service and repairs. The contract must specify a minimum of one inspection every four months. If a flow meter is installed, a reading should be taken and recorded. The maintenance company will verify that the system is operating properly and provide on-going maintenance of the system. The initial contract must be valid for a period of at least two years.

**AFFIDAVIT TO PUBLIC:** It is required by Texas Commission on Environmental Quality that an Affidavit to the public be completed, notarized, and recorded with the County clerk in the county in which the system is to be installed. This Affidavit should accompany this report for review by the local permitting authority.

Report prepared by:

  
Enviro-Design







# ON-SITE SYSTEM DESIGN

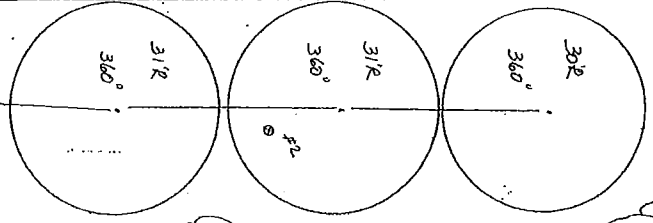
|                  |       |                     |                  |      |         |           |     |        |
|------------------|-------|---------------------|------------------|------|---------|-----------|-----|--------|
| TRASH TANK       | 400   | gallon              | AEROBIC UNIT     | 600  | sq ft   | PUMP TANK | 750 | gallon |
| APPLICATION RATE | 0.091 | gal / sq. ft. / day | APPLICATION AREA | 8780 | sq. ft. |           |     |        |

900' ±  
to back  
P.L.

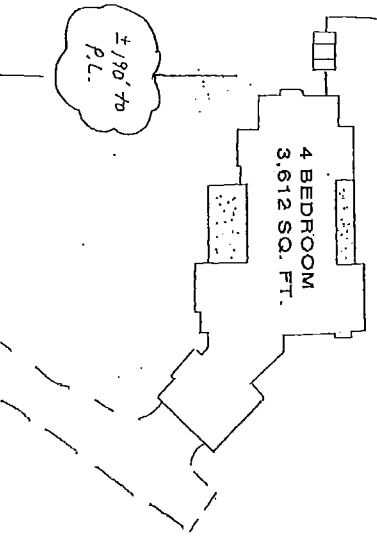
INSTALL IRRIGATION  
TIMER

System not located  
in flood zone.

11,324 MC



570  
5/8" MC



MAIN WATER LINE  
OUTSIDE PROPERTY LINE

1407.00' P.L.