



# INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 2352 Bear Creek Circle  
Athens, TX 75752

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

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown
- (2) Type of Distribution System: See attached  Unknown
- (3) Approximate Location of Drain Field or Distribution System: See attached  Unknown
- (4) Installer: see attached  Unknown
- (5) Approximate Age: Installed December 2023  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? BRAND NEW
- (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: see attached

- (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.

Information about On-Site Sewer Facility concerning \_\_\_\_\_

**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  
**Charles T Jones**

  
\_\_\_\_\_  
Signature of Seller Date  
**Sheryl A Jones** 5/14/24

Receipt acknowledged by:

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

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



## **Patriot Septic Designs, LLC.**

**Scott Morrison, R.S.  
625 Chase Drive Suite 106  
Tyler, TX 75701  
903-752-2192**

4 October 2023

Sherly Jones  
2352 Bear Creek Circle  
Athens, TX.

Dear Mrs. Jones,

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 **180** gallons of wastewater per day each. 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 to understand the limitations of your system.
2. Carefully read the permit application and fill in all appropriate blanks.
3. If affidavit to public forms for surface application, easement agreements or variances are 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,  
*Patriot Septic Designs, LLC.*

# **PATRIOT SEPTIC DESIGNS, LLC.**

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

**TYPE SYSTEM:** Aerobic - surface irrigation

**PROPERTY OWNER:** Sheryl Jones

**PROPERTY LOCATION:** 2352 Bear Creek Circle, Athens TX.

**GENERAL INFORMATION:** This report and design is for a 2- bedroom home with 1,000 sq. ft. of living area. This system will be designed using low flow water saving devices to accept a **maximum** of **180** gallons per day of wastewater with a maximum occupancy of 3 persons. (3 persons x 60 gal. = 180 gal./day) It is the responsibility of the property owner to monitor this. It is the responsibility of the property owner to monitor this. As requested, this system is designed to use a Class I aerobic unit and surface irrigation as a means of wastewater disposal for this home, if approved by the designated permitting authority.

**ATTENTION:** This system must remain disabled and cannot be 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 classification. The soil profile for this property is 0-60 inches of Class IV clay soil. This system is not located in a flood zone.

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

**SURFACE APPLICATION:** This shop will be equipped with low flow water saving devices. The required amount of application area for 180 gallons per day is 4,000 square feet. ( $180/0.045 = 4,000$ )

If approved by the permitting authority, the surface application area for this system will be **4,056** square feet, with an application rate of **0.045** gallons/square foot/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. Any existing tanks not used must be removed or pumped dry and filled with soil.

**AEROBIC UNIT:** A Class I, 500-gallon per day capacity unit, N.S.F. approved, and listed on T.C.E.Q.'s approved list. **MANUFACTURER: Ecological Tanks, Inc. MODEL #AA 500-4050.**

**PUMP CHAMBER:** A 500-gallon chamber will be used for this system, with a ½ H.P. 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

**NOTE:** All tanks must have risers at least 2" above ground level.

**EFFLUENT DISINFECTION:** Chlorine tablets must be added to the system via a TCEQ approved inline chlorination treatment device downstream of the aerobic unit, and ahead of the pump chamber.

**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 nighttime 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...

**LANDSCAPE:** This property is primarily covered in a native grass and vegetation. 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 topsoil 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. The installer may be required to make small adjustments to the location of sprinkler heads in relation to the design to accomplish this. Selective tree and brush cutting may be required to install the system.

**TOPOGRAPHY:** There is approximately a 3% slope to this property. This property should be conducive to some type of plant growth to accommodate surface irrigation of treated effluent. The system must not be 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 by the system owner from an approved company for service and repairs. The contract must specify quarterly inspections. 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 the 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:

*Patriot Septic Designs, LLC.*

# SPRAY APPLICATION CALCULATIONS

Permit Number:

Property Owner: SHERYL JONES

Property Location: 2352 BEAR CREEK CIRCLE, ATHENS TX.

Flow (Q) (GPD): 180 Ri (Figure I, 285.90): 0.045

180 GPD / 0.045 Ri = 4,000 sq. ft. (Total Spray Application Area Required)

Number of Heads	Degree of Coverage Example(90)	Radius of Head (Ft.)	Square Footage Obtained
1	180	32	1,608
1	180	28	1,232
1	180	21	693
1	180	20	628

	Overlap C-1	Overlap C-2	Overlap C-3	Overlap C-4
% Arc Overlap:	100%	100%	100%	100%
Radius Circle 1	32			
Radius Circle 2	28			
Between Centers	54			
Overlap:	105			

	Overlap C-5	Overlap C-6	Overlap C-7	Overlap C-8
% Arc Overlap:	100%	100%	100%	100%
Radius Circle 1				
Radius Circle 2				
Between Centers				
Overlap:				

Application Rate: 0.04438

105 Total Overlap

4,056 sq. ft. (Actual Spray Application Area to be Installed)

4,000 sq. ft. (Total Spray Application Area Required)



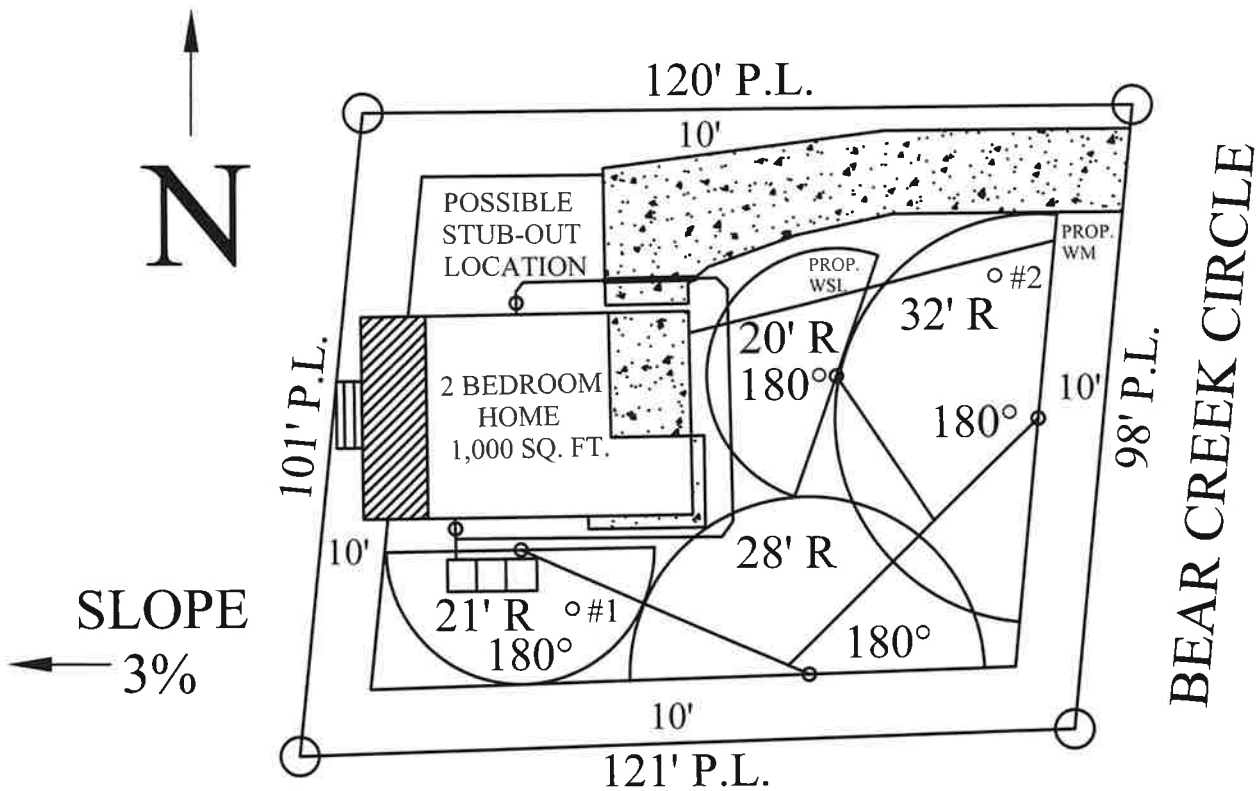
# PATRIOT SEPTIC DESIGNS, LLC.

## ON-SITE SYSTEM DESIGN



Know what's below.  
Call before you dig.

TRASH TANK 400 Gallon    AEROBIC UNIT 500 g.p.d.    PUMP TANK 500 Gallon  
APPLICATION RATE 0.045 gal./sq. ft./day    APPLICATION AREA 4,056 Sq. ft.



IRRIGATION TIMER  
REQUIRED

SYSTEM NOT LOCATED  
IN FLOOD ZONE

MAIN WATER LINE APPEARS TO  
BE OUTSIDE P.L. - CONTRACTOR  
MUST FIELD VERIFY

APPROXIMATE LOCATION OF  
WATER SERVICE LINE.  
CONTRACTOR MUST FIELD  
VERIFY.

IT IS THE RESPONSIBILITY OF THE  
CONTRACTOR OR PROPERTY OWNER  
TO LOCATE ALL PUBLIC  
AND PRIVATE UTILITIES

OWNER SHERYL JONES  
LOCATION 2352 BEAR CREEK CIRCLE  
ATHENS, TEXAS

SCALE 1" = 30'  
DATE 10-4-23  
DESIGNER SCOTT MORRISON





## 2 YEAR WARRANTY & INSPECTION AGREEMENT CONTRACT

PEAK SEPTIC & UTILITIES LLC. WILL INSPECT THE SEWAGE TREATMENT SYSTEM LOCATED AT:

Property Address: 2352 Bear Creek Circle Athens

Owned by: Chuck & Sheryl Jones for the period of ( 2 ) year

Beginning Date: 1.2.24 End Date: 1.2.26

Peak Septic & Utilities will inspect the sewage treatment system located at the address above. During the stated contract period, we will conduct a total of one (1) visual inspection every four (4) months. These inspections will consist of tests for chlorine residual values; we will also inspect the treatment system for effluent quality, color, turbidity, odor, sludge, and scum buildup. A mechanical visual inspection will be performed in which we will manually inspect the aerator, irrigation pump, and electrical components, example: alarm system

& electrical conditions. In addition, we will inspect spray heads and pressure lines. We will record all results and forward copies to the corresponding county authority. The homeowner is responsible for maintaining accurate, up to date information with their maintenance provider during their contract period, example: mailing address, phone number, house vacant/for sale, etc. All calls made by the property owner regarding the operation of the system will be responded to within 72 hours. Any repairs needed during the time of inspection must be pre-approved by the homeowner prior to completion.

*The fee for Service calls or emergency calls outside of the routine inspection is \$75.00.*

*This agreement will not cover costs of service calls, labor or materials which are due to "misuse", "abuse", or "damage" to the system, including but not limited to failure to maintain electrical power to the system, sewage flows exceeding the hydraulic/organic capabilities, disposal of non- biodegradable materials, chemicals, grease, oil, solvents, paint, etc., or any usage contrary to the requirements listed in the owner's manual or as advised by the authorized service representative.*

*Sprinkler heads are only covered for 30 days.*

All testing and reporting are required by Henderson County. Copies of this contract and all inspection reports will be submitted to the county.

**OWNER IS RESPONSIBLE FOR MAINTAINING DISINFECTANT IN THE UNIT**

\*\*\*CONTRACT IS NON-TRANSFERABLE & NON-REFUNDABLE\*\*\*

Owners Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Inspection Company Signature: [Signature] Date 12.4.23

Garrett Jones: Installer II License # OS0033857 | Maintenance Provider # MP0002170 PERMIT #



\*ALL PERMIT FEES ARE NON REFUNDABLE

\*ONE PERMIT PER SYSTEM

Permit Number: HC23-528  
Date: 1-2-2024

# HENDERSON COUNTY

## On-Site Sewage Facilities Permit Application

Property Owner's Name: Sheryl L Anna Jones  
(first) (middle) (last)

Mailing Address: 146 Country rd. Mount Calm, TX 76673  
(Street) (City) (Zip)

Phone No.: 254-652-1294 / 254-652-6370  
(Home) (Work) (Other)

Site Address: 2352 Bear Creek Circle Athens Texas 75752  
(Address required: 531 address and/or: County/Road #) (City) (Zip)

Subdivision Name: NA Block NA Lot NA

Other than Subdivision: Acreage: .27 Survey: F. M. TRIMBLE

\*For Legal Description Please attach proof of ownership documents.

Maximum Water Consumption (gallons per day): 180 Actual          Estimated X

Water saving devices? X Yes          No

Source of Water?          Private Well X Public Water Supply-Name Bethel Ash

X Single Family Residence: Number of Bedrooms 2 Square Footage Living Area: 1,000

         Commercial/Institutional/Multi-Family: Type: NA

Number of Employees/Occupants/Units: NA Days Occupied per Week: NA

Site Evaluator: Scott Morrison Registration No. & Type OS18599

Designer: Scott Morrison Registration No. & Type RS 4035

Address: 625 Chase Dr. Suite 106 Tyler 75701 Phone No. 903-752-2192  
(Street, PO Box, or Routes/City/Zip)

Installer: Peak Septic & Utilities LLC Garrett Jones Registration No. & Type OS0633857  
(Street, PO Box, or Routes/City/Zip)

Address: 4301 V2 County Road 1910 Fruitvale, TX Phone No. 469-318-6608  
(Street, PO Box, or Routes/City/Zip)

I hereby certify that under penalty of law that this application and any attachments contain no willful or negligent misrepresentation or falsification and that the information is true, accurate, and complete to the best of my knowledge. I understand that any misrepresentation or falsification may result in denial of my application. Authorization is hereby granted for the Permitting Authority to enter the above described property for the purpose of the lot evaluation and inspection of on-site facility and related activities. A permit to operate the facility will be granted following a successful inspection of the system, provided the system has been installed in compliance with the TCEQ's On-Site Sewage Facility Rules, TAC 29, Chapter 285.

Sheryl Jones Signature of Owner Date 10-4-23

(AC) Approved For Construction By: Dyquita License No. 058633497 Date: 11-6-2023

A COPY OF THIS APPLICATION WITH APPROVAL SIGNATURE ON LINE (AC) BY THE DESIGNATED REPRESENTATIVE SHALL SERVE AS "AUTHORIZATION TO CONSTRUCT", BASED ON PLANNING MATERIALS RECEIVED BY THIS DATE

(AO) INSPECTED AND APPROVAL TO OPERATE GRATED BY: Dyquita On-Site Inspector License No. 058633497 Date 1-2-2024

A COPY OF THIS APPLICATION WITH APPROVAL SIGNATURE ON LINE (AO) BY THE DESIGNATED REPRESENTATIVE SHALL SERVE AS "NOTICE OF APPROVAL TO OPERATE", BASED ON FINAL SYSTEM APPROVAL, IF CHANGES WERE MADE AFTER RELEASE OF AUTHORIZATION TO CONSTRUCT