

Roger Chambers, Broker



Market Realty, Inc.

You can Trust the Market Team

420 N Main St.

Burton, TX 77835

Phone: 979-289-2159

Mobile: 979-830-7708

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appraisals@marketrealty.com

Great wildlife property that adjoins Lake Somerville! Exceptional hunting and weekend retreat for the outdoor enthusiast just minutes away from hiking, boating and all of the recreational opportunities that the lake has to offer. 40.438 acres with 3 bd/2 ba home, built in 2010. Home has spacious family room with vaulted ceiling, brick fireplace and tile floors. You'll enjoy the peaceful setting afforded by the private entrance into the property.



\$449,000



12429 LBJ Dr | Burton | Texas | 77835

- Lots of wildlife
- Rolling terrain
- Barn/Shop
- Close to the lake
- 2 nice ponds
- Paved rd frontage
- Peaceful setting
- Gated entrance

Place text here that describes any company policies or disclaimers. For example: "Each office independently owned and operated."

Market Realty, Inc.

(979)836-9600
(979)451-1242
(979)251-4078

2201 Becker
Brenham, Texas 77833
www.marketrealty.com

agents@marketrealt.com
burton@marketrealty.com

12429 LBJ Dr
Burton, TX
\$449,000



Bedrooms-3

Baths-2

Garage Stg/Carport-None

Approx Sq.Ft- 1,312 SF per WCAD

Exterior-HardiePlank

Roof-Comp

Fenced-Some perimeter

Lot or Acreage-40.438 acres

Heat & Cool-HVAC

Fireplace-Yes, wood burning

Utility/Storage-in house

Est. Taxes-\$4,805, No exemptions in place currently

Legal description-40.438 acres,Bird L. Hanks Survey, A-53,

Washington County, Texas.

Description of improvements-Wood frame home with HardiePlank siding and composition roof on concrete slab with front porch, back open deck with fire pit, water well and septic. Inside house-living, kitchen, 2 bdrms and 1 bath down, 1bdm and bath upstairs. Floors are tile and carpet. Detached barn/shop and 2 ponds.

Directions- **From Brenham head north on Hwy 36 towards Somerville. Turn left on FM 1948 at the Shell Station. Make first left on to LBJ Dr. Property is on the left, sign at gate.**

"THE MARKET TEAM"

Roger Chambers
Sherell Stork
Susan S. Kiel

MENT
ENCE

1.223
10.131 AC
254/254

FOUND GOVERNMENT
MARKER AT FENCE
CORNER

N43°40'39"E 639.33'

BARBED WIRE
FENCE

U.S.A. EMT TRACT 225 E-1
CALLED 0.08 AC
254/254

EMT LINES FOLLOW
200' ELEVATION (MSL) CONTOURS

APPROX. LOCATION
OF PRELIM. EMT.
CLARK GAS COMPANY
4.58/100

GEOGRAPHIC DEPRESSION
MARKED BY WELL
U.S.A. EMT TRACT 225 E-2
CALLED 0.15 AC
254/254

EMT LINES FOLLOW
200' ELEVATION (MSL) CONTOURS

APPROX. LOCATION OF GAS PIPELINE
DPM GAS COMPANY

FOUND 1/2" IRON ROD

40.438 ACRES

PLACE OF
BEGINNING

FOUND 1/2" IRON ROD AT A
FENCE CORNER

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD

S44°39'02"W

S44°03'19"W

S44°57'55"W 353.10'

FOUND 3/8" IRON ROD AT A
FENCE CORNER
11°30'36"W
105 AC
POLLINGER

ROBERT N. WIER
CALLED 2 AC
557/150

JE A. FLORES
CALLED 4.82 AC
831/700

U.S. HIGHWAY 1948

TRACT 225
UNITED STATES OF AMERICA
CALLED 10.3 AC
254/254

S62°36'37"E 1475.90'

FOUND GOVERNMENT MARKER

N44°02'23"E
99.99'

FOUND 3/8" IRON ROD

SANTOS P. BENITEZ
CALLED 1.99 AC
1040/1884

282.14'
N45°32'42"E
R.O.W.
S45°32'42"W
257.01'

FOUND 5/8" IRON ROD
A FENCE CORNER
BEARS N34°04'W, 4.04'

STEPHEN K. TORRE
4.00 AC
418/17

PLACE OF
COMMENCING

FOUND 1/2" IRON ROD

BIRD L. H. A.
WASHINGTON COUN.

LESS ROAD
(R.O.W.)

FOUND 5/8" IRON ROD
0.370 AC
4.08 AC
377/687

S27°4'02"E
64.81'

FOUND 5/8" IRON ROD

**LINES ARE AN APPROXIMATION
OF BOUNDARIES**

**Red portion
adjoins the Army Corp
of Engineer Property**

408 ft

© 2013 Google

Google earth

Imagery Date: 2/25/2013 30°17'49.69" N 96°30'41.63" W elev 293 ft eye alt 2239 ft

LINEs ARE AN APPROXIMATION
OF BOUNDARIES

REFERENCE LAYERS

- NFHL Data Available
- FIRM Panel Boundary
- LOMR Boundary

SPECIAL FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard Zone A, AE, AH, AO, AR, AS, & VE
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee Zone X
- Areas Outside the 0.2% Annual Chance Floodplain Zone X
- NO SPECIAL FLOOD HAZARD
- Areas of Undeveloped Flood Hazard Zone D

CROSS SECTIONS & BEES

- 14.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 11.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Profile Baseline
- Coastal Transect Baseline
- Base Flood Elevation

SUPPORTING INFORMATION

- Limit of Study
- Jurisdictional Boundary





TEXAS ASSOCIATION OF REALTORS® 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 12429 LBJ Drive
Brenham, Tx 77833

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?
☒ Weekend home 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: <input type="checkbox"/> sump <input type="checkbox"/> 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			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: _____ <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	X			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers		X		number of units: _____ number of remotes: _____
Satellite Dish & Controls	X			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Dish Network</u>
Security System		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
Water Softener		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		X		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	X			if yes, attach information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed by: Seller: 42 43 and Buyer: 42

Page 1 of 5

Concerning the Property at _____

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: Composite Age: 7 yrs (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): _____

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
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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

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
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs	<input checked="" type="checkbox"/>	
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

a few shingles were damaged in high wind - they were replaced

*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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary 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 connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Concerning the Property at _____

12429 LEJ Drive
Brenham, Tx 77833Section 6. Seller ☐ has ☐ has not attached a survey of the Property.Section 7. 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

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Senior Citizen | <input type="checkbox"/> Disabled |
| <input type="checkbox"/> Wildlife Management | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> Unknown |

Section 9. 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 10. 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): _____

**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.

Signature of Seller: [Signature] Date: 11/10/2013
Printed Name: Ron Zavada

Signature of Seller: [Signature] Date: 11/10/2013
Printed Name: Lori Zavada

(TAR-1406) 9-01-11

Initialed by, Seller: KZ

and Buyer: _____

Page 4 of 5

Concerning the Property at _____

12429 LBJ Drive
Brenham, Tx 77833

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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: <u>Bluebonnet elect</u>	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
- (5) 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: _____



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

12429 LBJ Drive
Brenham, Tx 77833

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: Leach bed drain field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: East of house ☐ Unknown
about 50 yds
- (4) Installer: Dirt Digger ☐ Unknown
- (5) Approximate Age: 7 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? Not done
- (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 ☒ permit
on file with county
- (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 [Signature]

and Seller [Signature] Page 1 of 2

Market Realty, Inc. 2201 Becker Dr. Brenham, TX 77833
Phone: (979)836-9600

Fax: (979)836-6689

Roger Chambers

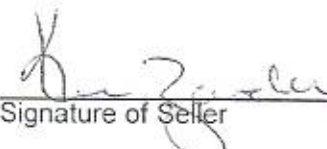
Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Untitled

- 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 _____
11/10/2013
Date


Signature of Seller _____
11/10/2013
Date

Receipt acknowledged by:

Signature of Buyer _____
Date

Signature of Buyer _____
Date

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

100 East Main Street, Suite 106

Brenham, Texas 77833

Phone (979) 277-6290 Fax (979) 277-6291

Protecting Washington County by Recycling and Preventing Pollution

NOTICE OF APPROVAL
OF AN
ON-SITE SEWAGE FACILITY

OSSF No. 6114

Property Owner Kevin and Lori Zavada

Mailing Address 33302 White Oak Ct.

City Magnolia State TX Zip 77354

Property location 12429 LBJ Dr.

City Brenham Zip 77833 Washington County, Texas

This serves to notify all persons that this on-site sewage facility located at the above address has satisfied design, construction, and installation requirements of the Washington County Environmental Department. This on-site sewage facility is approved for use.

ANY MODIFICATIONS TO THE STRUCTURE, SIZE, OR SYSTEM COMPONENTS MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

COMMENTS: _____

Mark Marsh
Washington County Inspector

OS6305

OS8997

3-21-06
Date

OSSF Approval

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

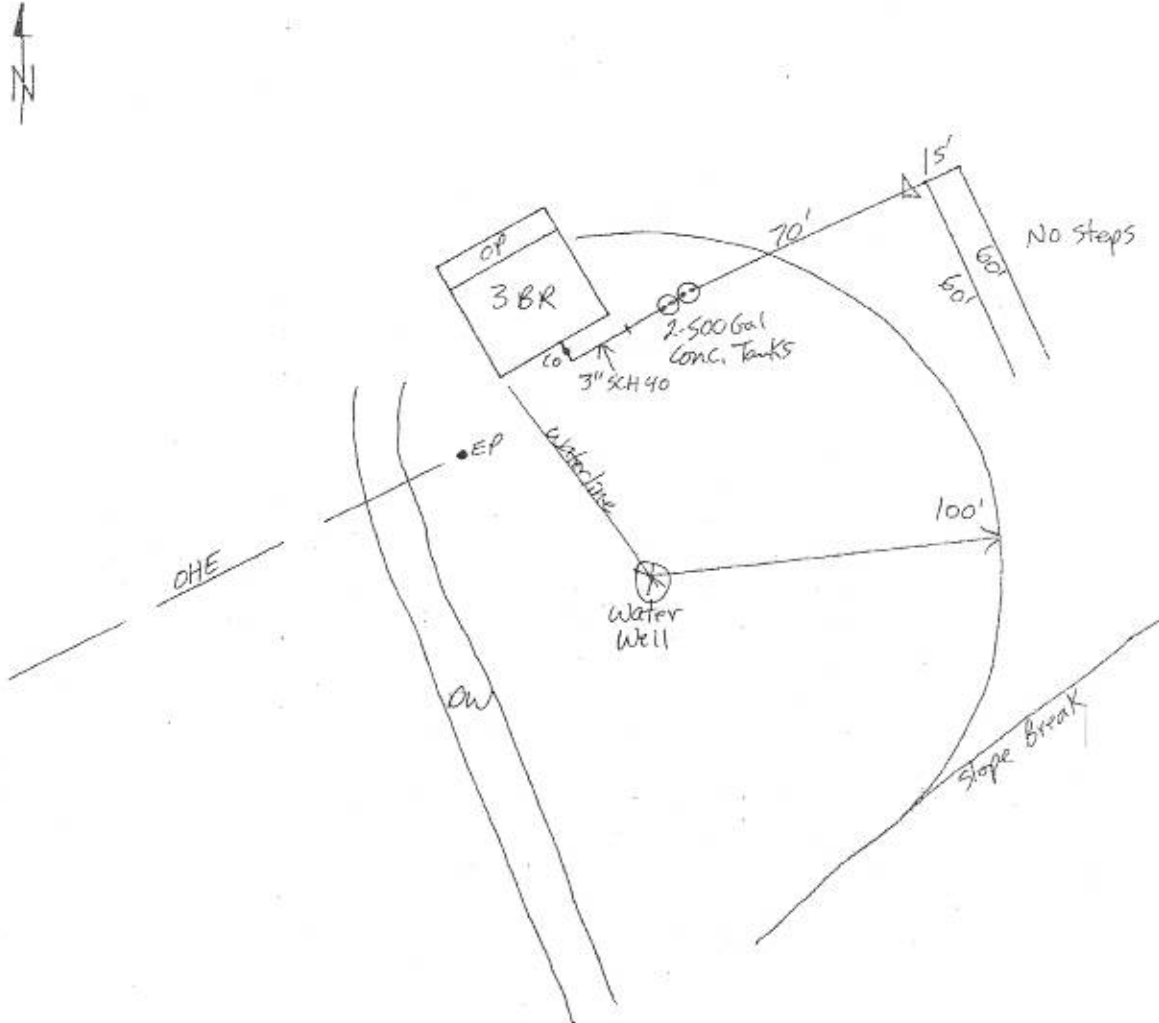
100 East Main Street, Suite 106

Brenham, Texas 77833

Phone (979) 277-6290 Fax (979) 277-6291

AS BUILT DRAWING

Date: 3-21-06 OSSF # 6114
Owner: Kevin Zavada Installer: J. Flaszewski # 0522
Physical Address: 12429 LBJ Dr. City: Brenham
Drinking Water: Private ☒ Public ☐ 100 Yr. Floodplain: Y ☐ N ☒
Slope: Flat under 2% ☐ Slight under 5% ☒ Severe over 5% ☐



1 inch = 40 feet

As Built Drawing