



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

942 & 944 N FM 3351
Kendalia, TX 78027

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: CONVENTIONAL ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: APPROXIMATELY 50-75' BEHIND OFFICE-CABIN ☐ Unknown
- (4) Installer: TROY ALEXANDER - PROPERTY OWNER ☐ Unknown
- (5) Approximate Age: 3-4 YEARS OLD ☐ 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? NONE
- (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:

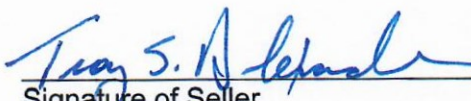
- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information
- (2) "Planning materials" are the supporting materials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

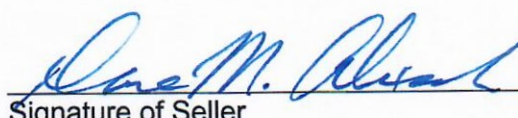
Information about On-Site Sewer Facility concerning _____

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.

 1/24/22
 Signature of Seller Date
Troy S. Alexander

 1/24/22
 Signature of Seller Date
Dana M. Alexander

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

Notice Regarding Oak Wilt in Central Texas

NOTICE: There may be Oak Wilt on the property you are about to purchase.

Oak Wilt is a disease that has long been recognized as causing massive tree loss in the Texas Hill Country. It has now been identified in many Texas counties. Losses vary with location and conditions, with the greatest losses occurring in the Texas Hill Country.

As Brokers and Real Estate Representatives:

- We cannot make representations or guarantees because we are not trained in identifying the condition of trees and their diseases and have no expertise in the area of plant disease.

Recommendations are:

- That you take whatever measures you feel necessary to satisfy yourself about the condition of the property and its surroundings.
- In the event you get inspections, you should accompany the inspector and other experts during the inspections and ask any questions you may have about the property.

Additional Information:

If you are concerned or desire additional information you may call your local County Agricultural Extension Service or visit this website for more details: <http://www.texasoakwilt.org>

Buyer Date

Buyer Date

Broker/Agent Date

Troy S. Alefader 1/24/22
Seller Date

Don M. Aly 1/24/22
Seller Date

Mel Noah 1/24/22
Broker/Agent Date

Development Management Department

201 E. San Antonio Ave. #101 • Boerne Texas 78006 • County of Kendall • 830-331-8253 • Fax 830-249-6206

DEVELOPMENT APPLICATION

Name of Owner: Troy & Dana Alexander

Owner Mailing Address: P. O. Box 544 City: Blanco State/Zip 78606

Owner Phone: 830.833.5500 Cell Phone: 210.274.3703 Fax:

e-mail address (owner/agent) troyalexander98@gmail.com or alexandersitework@gmail.com

Name of Designated Agent: Phone: Cell:

911 Physical Address: 944 FM 3351 N. City/Zip: Kendall 78027

A10001 - Survey 7 D.L. Richardson 6.028

Name of Subdivision Unit No. / Section Block No. Lot No. Acreage

Proposed Future Construction: ☒ Septic (☐ Well) ☐ Public Water ☐ Public Sewer

(must check all that apply) ☒ Residential Development (☐ Non Residential

(☐ Commercial Development - answer commercial development questions below

Property Located in the Light MIA Zone 2: (☐ yes (☒ no (if yes see Court Order 08-10-2009).

*If Commercial Development: Information below must be turned in to Development Management for approval

Type of business:

Site / Detention turned in (☐ yes (☐ no (☒ n/a - Approved (☐ yes (☐ no

Property Located in the Light MIA Zone 2 (☐ yes (☐ no Lighting plan turned in (☐ yes (☐ no (☒ n/a - Approved (☐ yes (☐ no

Site Fire Code turned in (☐ yes (☐ no (☒ n/a - Approved (☐ yes (☐ no Bldg Fire Code turned in (☐ yes (☐ no - Approved (☐ yes (☐ no

Description of Proposed Future Construction:

☒ New Construction (☐ Septic Repair Replacement (☐ Improvement of Existing Structure (☐ Registering Existing Well

☒ House (☐ Mobile or Manufactured Home (☐ Non Residential Other:

DEVELOPMENT APPLICATION IS VOID IF PROPERTY BOUNDARIES ARE ALTERED.

The flood hazard boundary maps and other flood data used by Development Management 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. Issuance of Development Permit does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage and shall not create liability on the part of Kendall County. Development Management or any officer or employee of Kendall County in the event flooding or flood damage does occur. Applicant will provide one copy of plans and specifications of the proposed construction, if in a floodplain area. Authorization is hereby given to Kendall County or designee, to enter upon the property or which the proposed improvements are located. Applicant acknowledges that well & septic installation will not begin until written or verbal confirmation is received and Development Permit is approved.

Signature

Troy Alexander

owner or agent (agent form required if not owner)

Date

4-13-18

DEVELOPMENT MANAGEMENT DEPARTMENT USE ONLY

Property is located in:

(☐ Zone X-un-shaded, (☐ Zone X shaded-500 yr. (☐ Zone A, (☐ Zone AE-BI E, (☐ Zone AE-Floodway, (☐ shown on subdivision plat

FIRM Map: 48259C-0325F

Effective Date: December 17, 2010

Are the proposed improvements within the identified 100 year flood hazard area? (☐ yes (☒ no

Is NDA Form required? (☐ yes (☒ no

Is FEMA (NFIP) Elevation Certificate required? (☐ yes (☒ no

Are Federal, State or County regulations applicable? (☐ yes (☒ no

Application Approved (☐ yes (☒ no

(☐ Conditional Approval see NDA Form attached

(☐ Application Rejected see NDA Form attached

Development Permit # 17-26946

Precinct # 3

E. Thompson

4/25/18

FEMA Administrator

Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 4/13/18

Applicant Information:

Name: Troy & Dana Alexander

Address: P. O. Box 544

City, State & Zip Code: Blanco, TX 78606

Phone: 210.274.3703 or 830.833.5500

Email: troyalexander98@gmail.com

alexandersitework@gmail.com

Site Evaluator Information:

Name: Douglas R. Dowlearn

Company: D.A.D. Services, Inc.

Address: 703 Oak Drive

City, State & Zip: Blanco, TX 78606

Phone: (210)240-2101 Fax: (866)260-7687

Email: txsepulc@gmail.com

Property Location:

Legal: A10001 - Survey 7 D L Richardson, 6.028

Acres

Street/Road Address: 944 FM 3351

City: Kendalia Zip: 78027

Additional Info: Kendall County/6.028 Acres

Installer Information:

Name:

Company:

Address:

City, State & Zip:

Phone: Fax:

Depth	Texture Class	Soil Texture	Structure (For Class III - blocky, platy or massive)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-12" Clay Loam 12"+ Fractured Limestone	Blocky	<30% Gravel	12'+ Fractured Limestone	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.38

OSSF is designed for: 2 BR (<1500 sq. ft.)

180 Gallons per day used

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.

474 sq. ft. absorption area required

750 gallon compartmental septic tank required

Calculations: Absorption Area: $Q/RA = 180\text{gpd}/0.38 = 474\text{ ft. sq.}$

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

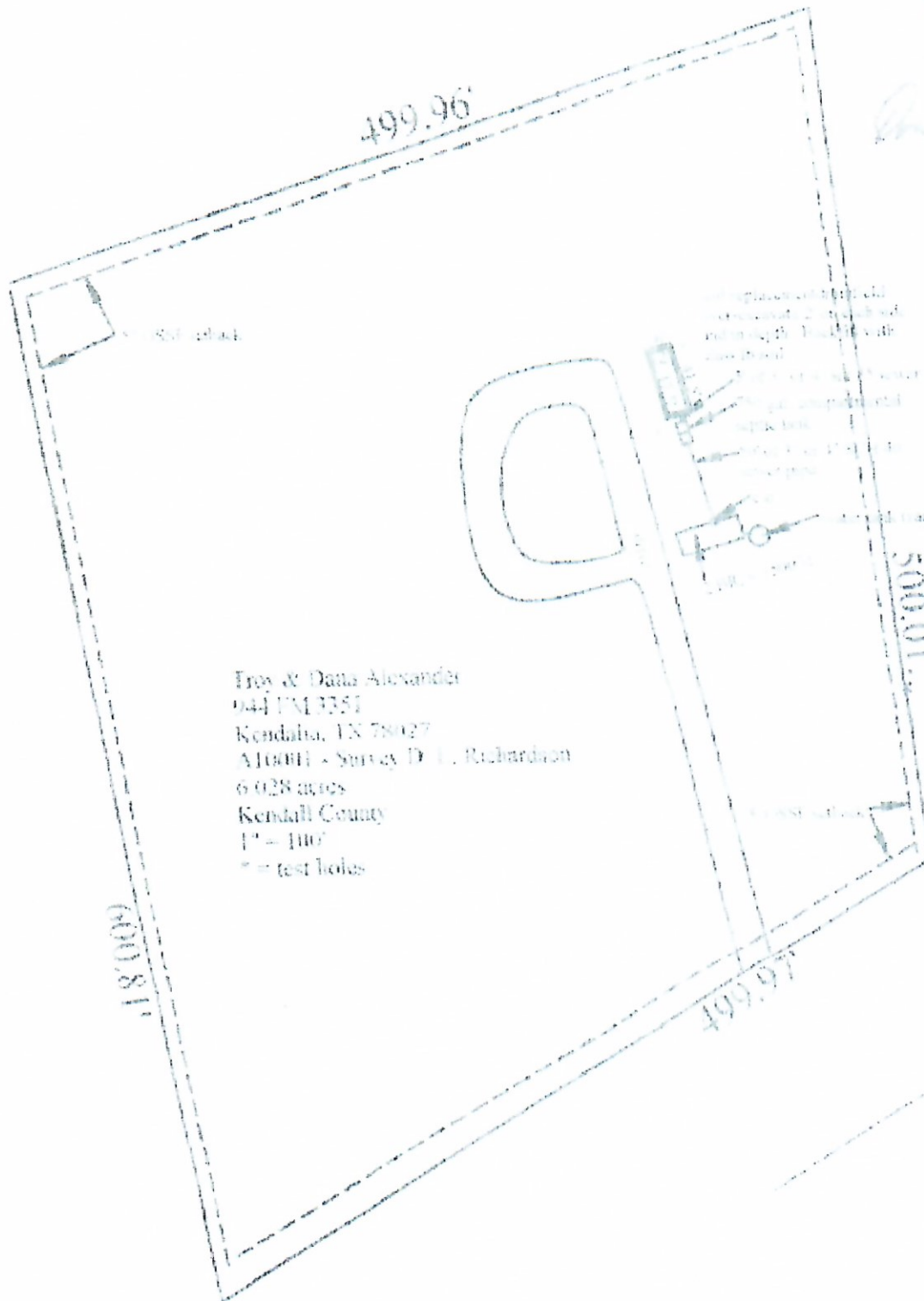
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TDH: #2432 Exp. 2/28/2019

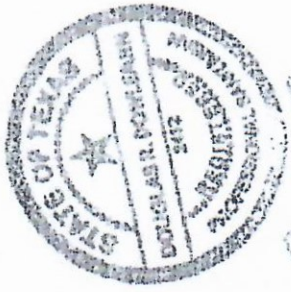
Signature: 



Douglas R. Doherty
4/13/18

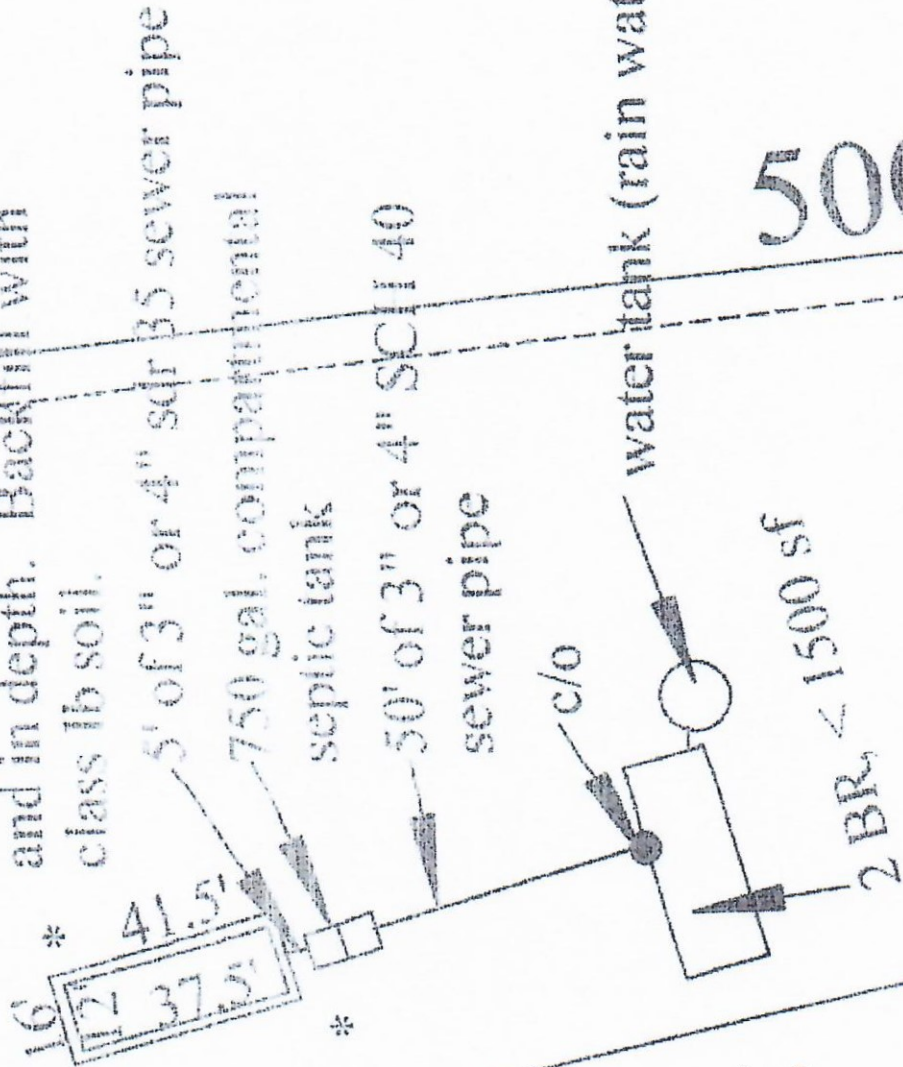


Troy & Dana Alexander
944 FM 3351
Kendalia, TX 78027
A10001 - Survey D. L. Richardson
6.028 acres
Kendall County
1" = 110'
* = test holes



Angela R. ...
4/1/88

soil replacement/drainfield:
over-excavate 2' on each side
and in depth. Backfill with
class 1b soil.



500.01

drive