



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

3241 US HWY 90 Alt
Altair, TX 77412

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? (approximate date) 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	☒	☒	☐
Carbon Monoxide Det.	☒	☐	☐
Ceiling Fans	☒	☐	☐
Cooktop	☒	☐	☐
Dishwasher	☒	☐	☐
Disposal	☐	☒	☐
Emergency Escape Ladder(s)	☐	☒	☐
Exhaust Fans	☒	☒	☐
Fences	☒	☐	☐
Fire Detection Equip.	☒	☐	☐
French Drain	☐	☒	☐
Gas Fixtures	☒	☐	☐
Natural Gas Lines	☒	☐	☐

Item	Y	N	U
Liquid Propane Gas:	☒	☐	☐
-LP Community (Captive)	☒	☐	☐
-LP on Property	☒	☐	☐
Hot Tub	☐	☒	☐
Intercom System	☐	☒	☐
Microwave	☒	☐	☐
Outdoor Grill	☐	☒	☐
Patio/Decking	☒	☐	☐
Plumbing System	☒	☐	☐
Pool	☐	☒	☐
Pool Equipment	☐	☒	☐
Pool Maint. Accessories	☐	☒	☐
Pool Heater	☐	☒	☐

Item	Y	N	U
Pump: sump grinder	☐	☒	☐
Rain Gutters	☐	☒	☐
Range/Stove	☒	☐	☐
Roof/Attic Vents	☒	☐	☐
Sauna	☐	☒	☐
Smoke Detector	☒	☐	☐
Smoke Detector - Hearing Impaired	☐	☒	☐
Spa	☐	☒	☐
Trash Compactor	☐	☒	☐
TV Antenna	☐	☒	☐
Washer/Dryer Hookup	☒	☐	☐
Window Screens	☐	☒	☐
Public Sewer System	☐	☒	☐

Item	Y	N	U	Additional Information
Central A/C	☒	☐	☐	☒ electric ☐ gas number of units: <u>1</u>
Evaporative Coolers	☐	☒	☐	number of units: <u> </u>
Wall/Window AC Units	☐	☒	☐	number of units: <u> </u>
Attic Fan(s)	☐	☒	☐	if yes, describe: <u> </u>
Central Heat	☒	☐	☐	☐ electric ☐ gas number of units: <u> </u>
Other Heat	☒	☐	☐	if yes, describe: <u> </u>
Oven	☒	☐	☐	number of ovens: <u>1</u> electric ☒ gas other: <u> </u>
Fireplace & Chimney	☒	☐	☐	☐ wood ☒ gas logs ☐ mock other: <u> </u>
Carport	☒	☐	☐	☐ attached ☒ not attached
Garage	☒	☐	☐	☐ attached ☒ not attached
Garage Door Openers	☒	☐	☐	number of units: <u> </u> number of remotes: <u> </u>
Satellite Dish & Controls	☒	☐	☐	☒ owned leased from: <u> </u>
Security System	☒	☐	☐	☒ owned leased from: <u> </u>
Solar Panels	☒	☐	☐	☐ owned leased from: <u> </u>
Water Heater	☒	☐	☐	☒ electric ☐ gas other: <u> </u> number of units: <u> </u>
Water Softener	☐	☒	☐	☐ owned leased from: <u> </u>
Other Leased Items(s)	☐	☒	☐	if yes, describe: <u> </u>

(TXR-1406) 07-08-22

Initialed by: Buyer: and Seller:

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3241 US HWY 90 Alt
Altair, TX 77412

Concerning the Property at _____

Underground Lawn Sprinkler	☐	☐	automatic	manual	areas covered: <u>2</u>
Septic / On-Site Sewer Facility	☒	☐	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

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 TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal Age: 7 years (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	☐	☒
Ceilings	☐	☒
Doors	☐	☒
Driveways	☐	☒
Electrical Systems	☐	☒
Exterior Walls	☐	☒

Item	Y	N
Floors	☐	☒
Foundation / Slab(s)	☐	☒
Interior Walls	☐	☒
Lighting Fixtures	☐	☒
Plumbing Systems	☐	☒
Roof	☐	☒

Item	Y	N
Sidewalks	☐	☒
Walls / Fences	☐	☒
Windows	☐	☒
Other Structural Components	☐	☒

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	☐	☒
Asbestos Components	☐	☒
Diseased Trees: <u>oak wilt</u>	☐	☒
Endangered Species/Habitat on Property	☐	☒
Fault Lines	☐	☒
Hazardous or Toxic Waste	☐	☒
Improper Drainage	☐	☒
Intermittent or Weather Springs	☐	☒
Landfill	☐	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☐	☒
Encroachments onto the Property	☐	☒
Improvements encroaching on others' property	☐	☒
Located in Historic District	☐	☒
Historic Property Designation	☐	☒
Previous Foundation Repairs	☐	☒
Previous Roof Repairs	☐	☒
Previous Other Structural Repairs	☐	☒
Previous Use of Premises for Manufacture of Methamphetamine	☐	☒

Condition	Y	N
Radon Gas	☐	☒
Settling	☐	☒
Soil Movement	☐	☒
Subsurface Structure or Pits	☐	☒
Underground Storage Tanks	☐	☒
Unplatted Easements	☐	☒
Unrecorded Easements	☐	☒
Urea-formaldehyde Insulation	☐	☒
Water Damage Not Due to a Flood Event	☐	☒
Wetlands on Property	☐	☒
Wood Rot	☐	☒
Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Previous treatment for termites or WDI	☐	☐
Previous termite or WDI damage repaired	☐	☐
Previous Fires	☐	☒
Termite or WDI damage needing repair	☐	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: JJ

Coldwell Banker The Ron Brown Company, 930 Walnut Street Columbus TX 78934
Carla Cain

Phone: 9799420418

Fax: 9797339009

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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Jex Investments

3241 US HWY 90 Alt
Altair, TX 77412

Concerning the Property at _____

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

*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 conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ Present flood insurance coverage.
- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ Previous flooding due to a natural flood event.
- ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located ☐ wholly ☐ partly in a floodway.
- ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): n/a

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 07-08-22

Initialed by: Buyer: _____, _____ and Seller: JJ

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Concerning the Property at _____

3241 US HWY 90 Alt
Altair, TX 77412

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

Section 8. 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, with unresolved 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 located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): Colorado

County Groundwater Conservation District

(TXR-1406) 07-08-22

Initialed by: Buyer: _____, _____ and Seller: 11, _____

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Coldwell Banker The Ron Brown Company, 930 Walnut Street Columbus TX 78934
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Concerning the Property at 3241 US HWY 90 Alt
Altair, TX 77412

Section 9. 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 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☒ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. 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 13. 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 Jake Jacques Date 05/31/23

Signature of Seller _____ Date _____

Printed Name: _____ Printed Name: _____

(TXR-1406) 07-08-22 Initialed by: Buyer: _____, _____ and Seller: JJ _____

Concerning the Property at _____

**3241 US HWY 90 Alt
Altair, TX 77412**

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 the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: San Bernard Electric
 Sewer: _____
 Water: _____
 Cable: _____
 Trash: _____
 Natural Gas: _____
 Phone Company: _____
 Propane: _____
 Internet: _____

phone #: 979-732-8346
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____

- (7) 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 _____
 Printed Name: _____

Signature of Buyer _____ Date _____
 Printed Name: _____

(TXR-1406) 07-08-22

Initialed by: Buyer: _____, _____ and Seller: JJ

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INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

3241 US HWY 90 Alt
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A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: 2 K-Rain Pro Plus Sprinkler heads ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: North of house ☐ Unknown
- (4) Installer: 5m Septic Systems Tony Machicek ☐ Unknown
- (5) Approximate Age: 7 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? _____
- (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.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller 11

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Information about On-Site Sewer Facility concerning

3241 US HWY 90 Alt
Altair, TX 77412

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.


Jake Jacques

05/31/23

Signature of Seller

Date

Signature of Seller

Date

Jack Jacques

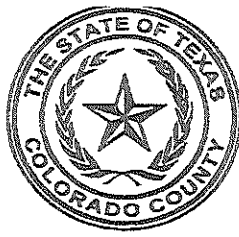
Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



COLORADO COUNTY PERMIT OFFICE

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

PERMIT# 2016-1006215

Location: 3241 US 90 A Hwy Garwood, Texas 77442

Block: **Lot:**

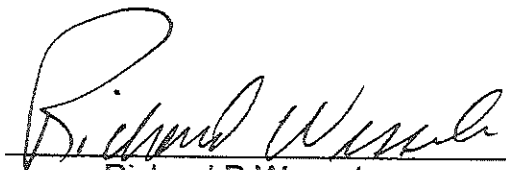
Owner: Jake Jacques

Mailing Address: 25 Little Trail Missouri City, Texas 77459

This serves to notify all persons that on-site sewage facility application, related technical information, and the appropriate fees have been received by the Colorado County Permit Office. The application has been reviewed for administrative and technical consideration against the minimum standards established by the Colorado County Permit Office. Authorization is hereby granted for construction as shown on the submitted plans and based on the information provided in the application. Any alterations to the approved planning materials will require approval by the Colorado County Permit Office prior to installation.

You or your installer must contact the Colorado County Permit Office **THREE (3) WORKING DAYS PRIOR** to completion to schedule the required facility inspection. The authorization to construct is valid for one year from the date of issue. If a final inspection has not been performed within one year of issue, a new application and fee will be required.

If you have any question or if we may be assistance to you please contact this office (979) 732-2435.


Richard D Wessels
TCEQ Licensed # OS0031851

1.27-2017
Date:

COPY

Property Owner: Jox Investments

Legal Description of Property: Waco MFG Company, Abstract 618, Acres 51

A. Waste Water Load:

A 3 bedroom <2500 SF home with water saving devices.

Waste Water Load = 240 GPD

B. Topography:

Slope = Flat

C. Proposed Treatment Facility:

- ♦ Aqua Aire AA500 4075 Aerobic Treatment system with surface disposal of effluent using K-Rain Pro Plus Sprinkler Heads with low angle nozzles. (No brand substitution without written approval of designer.)
- ♦ Capacity: 500 gallons per day.
- ♦ The chlorinator is built into the system.

D. Supply Line:

1" SCH 40 PVC

E. Application Area:

Waste Water Load / Maximum Application Rate = Minimum Application Area

240 / 0.045 = 5333 SF

F. Disposal Field:

Use 2 K-Rain Pro Plus Sprinkler Heads with nozzles at 40 PSI as follows:

Nozzles #1 & 2:

Type: #8

Spray Angle: 360°

Spray Radius: 38'

Total application area oversized to 9088 SF.

G. Pump Requirements:

2 nozzles at 6.5 GPM per nozzle = 13 Total GPM.

Use the Sta-Rite 20 GPM pump set to discharge between midnight and 4:00 AM.

Float settings as follows:

Pump Float at 25"

Override Float at 36"

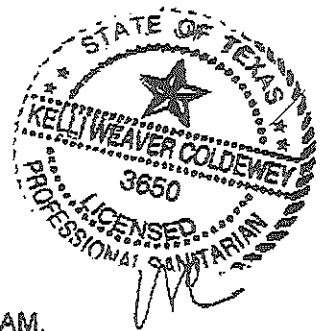
Alarm Float at 39"

H. Vegetation:

Current grass is to remain on surface. Any bare ground must be seeded or covered with sod prior to system start up.

I. Flood Plain Requirements:

- 1.) After placement of septic tanks, each tank will be immediately filled with water to prevent floating in the event of flooding or rain.
- 2.) Seal tanks to prevent contamination during flooding.
- 3.) Watertight lids shall be installed on every manhole and opening
- 4.) Electrical equipment and alarm panels are enclosed in NEMA-4 watertight containers.



Kelli Coldewey 1/17/17
Kelli Coldewey, R.S. – Registered Professional Sanitarian – Texas Registration #3650 Date

Crossroads Environmental Designs
P.O. Box 3902, Victoria, Texas 77903

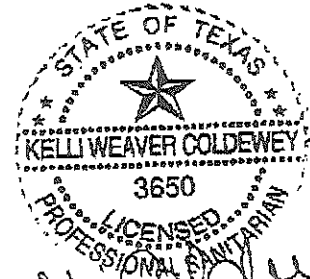
Design: Jox Investments
3241 US HWY 90A
Garwood, TX 77459

Legal: Waco MFG Company, Abstract 618, Acres 51

Scale: 1" = 50'

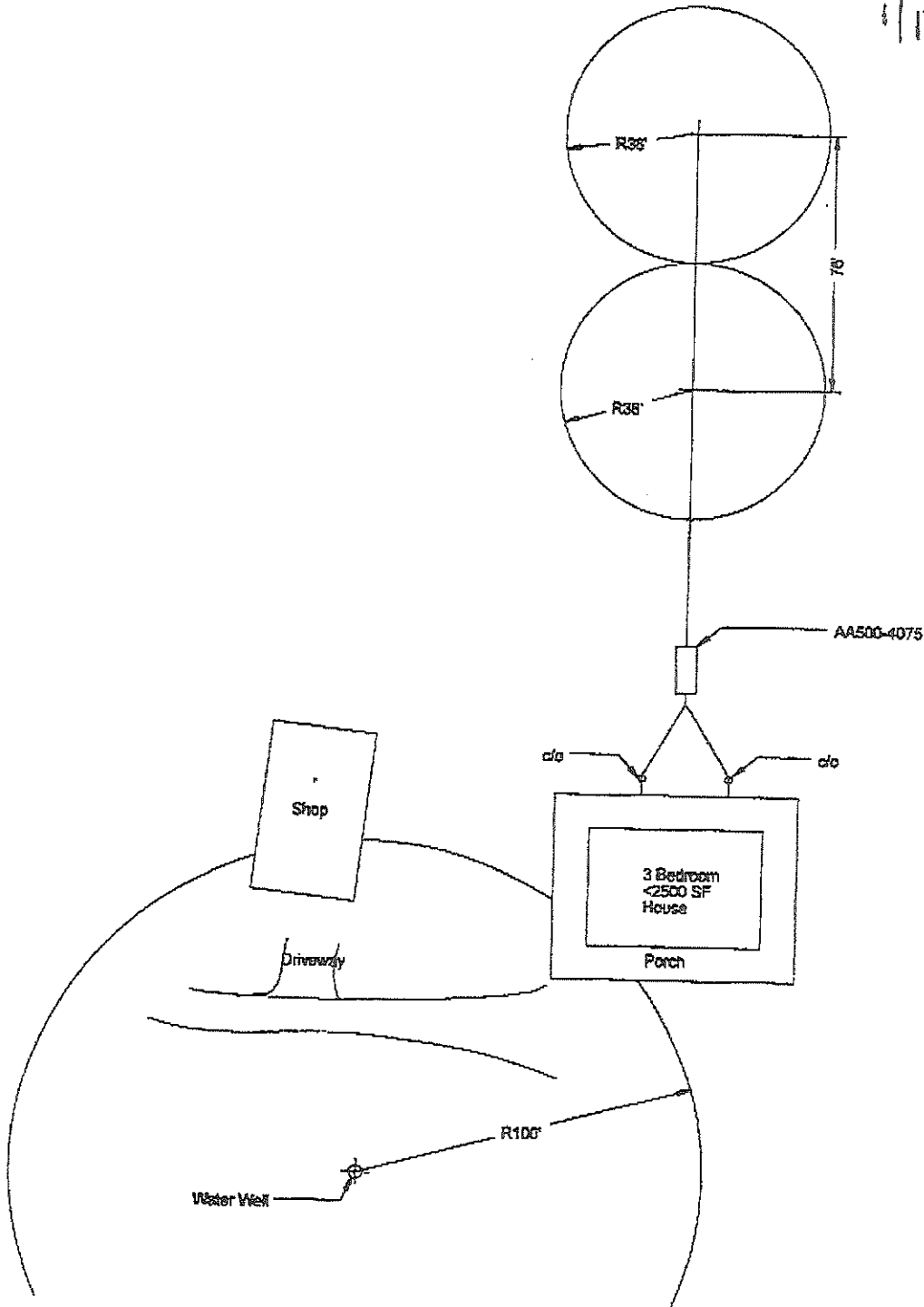
System: Aqua Aire 500-4075
2 K-Rain Sprinkler Heads

Notes: There are no other water wells or property lines within 100' of the proposed OSSF.



Kelli Coldewey

1/17/17



COLORADO COUNTY, TEXAS **WACO MANUFACTURING CO. SURVEY NO. 15** **ABSTRACT NO. 618**

I. & G. R. SURVEY 61
ABSTRACT NO. 532

S. A. MARR SURVEY 23
ABSTRACT NO. 531

Partial Charles Mosley
Volume 172, Page 694
Official Records

Gayland Lee
Volume 674, Page 507
Described in
Volume 593, Page 713
Official Records

RSC Development
Volume 728, Page 655
Official Records

Shanghai Energy Corporation
Volume 674, Page 507
Described in
Volume 593, Page 713
Official Records

S. A. MARR SURVEY 21
ABSTRACT NO. 536

Gayland Lee
Volume 674, Page 507
Described in
Volume 593, Page 713
Official Records



FILE NAME: Don Barry Stalham
Job No. 02142012-001
Survey Date: July 15, 2013
Revised: June 12, 2015

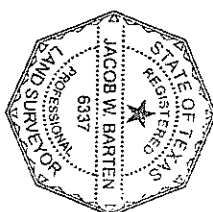
LEGEND

- Found 1" iron rod
- ⊙ 1/2" iron rod with plastic cap
- ⊞ Found Blanked Rod
- ⊞ Found 1/2" X 1/2"
- ⊞ Concrete Monument
- ⊞ 1/2" iron pipe with plastic cap
- ⊞ Stamped Boundary Surveying
- ⊞ Wire fence
- ⊞ 1/2" iron rod with plastic cap
- ⊞ Stamped iron S.S. 2003

TEXAS LAND SYSTEMS
 Surveying & Mapping
 3854 FM 108 Columbus, Texas 78934
 Phone: (979) 732-1080
 Fax: (979) 732-1080
 Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas, hereby state that this plat represents the results of an on the ground survey performed under my supervision.

Jacob W. Barten, RPLS 6337



Notes

This survey was performed in reference to a 7160 Contention Map by Steven T. Quarry, Commissioned Surveyor No. 12658 and effective date of July 9, 2013.

This property is subject to the easements, restrictions, and encumbrances, which may be applicable, including but not limited to:

Right of Way Easement dated December 4, 1982
 executed by George F. Stalham and to San Bernard County, Texas, recorded in Volume 209, Page 886, Official Records of Colorado County, Texas, (platmap type easement).

Right of Way Easement from Don Barry Stalham to San Bernard County, Texas, dated July 25, 2013
 recorded in Volume 728, Page 268, of the Official Records of Colorado County, Texas.

Partial Easement dated November 7, 1988
 executed by Roy R. Stalham and wife, Ann C. Stalham, to Shanghai Energy Corporation, recorded in Volume 209, Page 886, Official Records of Colorado County, Texas, (platmap type easement).

Partial Easement dated November 7, 1988
 executed by Roy R. Stalham and wife, Ann C. Stalham, to Shanghai Energy Corporation, recorded in Volume 209, Page 886, Official Records of Colorado County, Texas, (platmap type easement).

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Partial Easement dated November 7, 1988
 executed by Roy R. Stalham and wife, Ann C. Stalham, to Shanghai Energy Corporation, recorded in Volume 209, Page 886, Official Records of Colorado County, Texas, (platmap type easement).

Leases in favor of San Bernard Electric Cooperative, Inc., and reservation of all income from said lease
 executed by Roy R. Stalham and wife, Ann C. Stalham, to San Bernard Electric Cooperative, Inc., dated May 6, 1981, recorded in Volume 513, Page 397 of the Official Records of Colorado County, Texas, as to a called 6.538 acre tract of land.

Partial Easement executed by Bryan Trehan and Don Barry Stalham, dated March 5, 2013
 recorded in Volume 728, Page 268, of the Official Records of Colorado County, Texas.

Easement in favor of Deann M. Schaefer, as provided
 in deed from Don Barry Stalham, dated July 25, 2013, recorded in Volume 728, Page 268, of the Official Records of Colorado County, Texas.

This property is subject to the rights of the public to all ways and easements within a public roadway, street, or alley.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only with the exception of those easements within the line of survey or listed in the above referenced Title Commitment. All original rights held by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and disclosures provided. No part of this document may be reproduced or stored.

This survey is valid for this transaction only, and is considered an unaffiliated document unless having an original signature and seal of surveyor.

Legal description to accompany this plat.

By the acceptance and use of this document you hereby acknowledge that you have read understood and agree with the above notes.

TEXAS LAND SYSTEMS

Surveying & Mapping

STATE OF TEXAS

COUNTY OF COLORADO

Date: June 12, 2015

Being a 50.867 acre tract of land located in the Waco Manufacturing Co. Survey No. 15, Abstract No. 618, in Colorado County, Texas; said 50.867 acre tract being a part or portion of that land described as 201.87 acres in Deed from Patti Stallman Hill et al to Don Barry Stallman, dated March 16, 2010, recorded in Volume 638, Page 898 of the Colorado County Official Records. Said 201.87 acre tract upon resurvey by Texas Land Systems on February 14, 2012, was found to contain 201.641 acres to which reference is made for all purposes; said 50.867 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5" X 8" concrete monument found for the Northeast corner of the Marmaduke Baton Survey, Abstract No. 105, and the Northwest corner of the Waco Manufacturing Co. Survey No. 15, Abstract No. 618. Said concrete monument being the Northwest corner of Tract 1 in Volume 638, Page 898, of the Colorado County Official Records.

THENCE N64°33'08"E a distance of 972.00 feet (called N64°32'00"E) with the North line of the Waco Manufacturing Co. Survey to a ½" iron rod set for the North corner of the herein described tract, same being the West corner of a 105.774 acre tract of land conveyed to RSC Development in Volume 728, Page 685 of the Colorado County Official Records.

THENCE with said 105.774 acre tract S26°34'15"E a distance of 316.82 feet to a ½" iron rod set for corner, and S55°34'38"E a distance of 741.76 feet to a ½" iron rod set for the Northwest corner of a 26.00 acre tract conveyed to Bryan Trahan in Volume 718, Page 385 of the Colorado County Official Records.

THENCE with said 26.00 acre tract S24°50'48"E a distance of 668.51 feet to a ½" iron rod set for the Northeast corner of a 17.00 acre tract conveyed to Dean M. Schendel in Volume 732, Page 221 of the Colorado County Official Records.

THENCE with the North line of the 17 acre Schendel tract S65°55'00"W a distance of 920.00 feet to a ½" iron rod set for the Northwest corner of said 17.00 acre tract, same being an interior corner of the herein described tract.

THENCE with the West line of said 17 acre Schendel tract S24°50'48"E a distance of 805.00 feet to a ½" iron rod set in the Northwest line of U.S. Highway No. 90-A for the Southwest corner of said 17.00 acre tract.

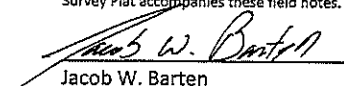
THENCE S65°55'00"W (Reference Bearing) with the South line of Tract 2 Volume 638, Page 898, and the North line of U.S. Highway 90-A, a distance of 231.94 feet to a ½" iron rod set for the Southeast corner of a 2.00 acre tract of land conveyed to San Bernard Electric Cooperative Inc., in Volume 709, Page 862 of the Colorado County Official Records.

THENCE with the common line of said 2.00 acre tract the following calls:

- N24°50'48"W a distance of 417.42 feet to a ½" iron rod for corner.
- S65°55'00"W a distance of 208.71 feet to a ½" iron rod for the Northwest corner of said 2.00 acre tract, and being located in the West line of the Waco Manufacturing Survey No. 15.

THENCE with the common line between the M. Baton Survey and the Waco Manufacturing Co. Survey No. 15 N24°50'48"W a distance of 1982.05 feet to the **PLACE OF BEGINNING** containing 50.867 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered. Survey Plat accompanies these field notes.


Jacob W. Barten
R.P.L.S. 6337
Firm Registration No. 10193708

