



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT

2171 County Road 419
Evant, TX 76525

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: lateral lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: west of house ☐ Unknown
- (4) Installer: Evant Backhoe ☐ Unknown
- (5) Approximate Age: 3 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? _____
- (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.


4/15/22
 Signature of Seller Date
Pamela A. Jones


4/15/22
 Signature of Seller Date
Harold D. Jones

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

___ New Installation

HAMILTON COUNTY

___ Modification

APPLICATION FOR ON-SITE SEWAGE FACILITY
09-Waco (TCEQ Regional Number)**COUNTY OF INSTALLATION-Hamilton**

Office Use Only

Application No. _____

Date _____

Amount _____

1. Property Owner's Name: Jones Harold/Pamela A.
(Last) (First) (Middle)
2. Current Mailing Address: 247 PR 3549, PARADISE, TX 76073
(Administrative Action 08-23-04)
3. Daytime Telephone No.: 940 859-8352
4. 911 Site Address: 2171 CR 419 EVANT, TX
5. Legal Description: Sec. _____ Block _____ Lot _____ Plat Date _____
Subdivision: _____
- Other than Subdivision: Acreage: 50.24 Survey Name: _____
Abstract Name/No.: _____
6. Physical Location/Directions to Site: North of EVANT, TURN ON CR 417 at
the 1st turn left on CR 419
7. Source of Water: ☐ Private Well ☒ Public Water Supply MCWSC
(Name of Supplier)
8. Single Family Residence: No. of Bedrooms 3 Living Area (sq ft) 1440
9. Commercial/Institutional (including multi-family residences) Type: _____
No. of Employees/Occupants/Units: _____ Days Occupied Per Week: _____
10. Site Evaluator: _____ License No. _____
Phone No.: _____
11. Designer: _____ License No. (PE or RS) _____
Phone No.: _____
11. Installer: _____ License No. _____
Phone No.: _____

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Macky Thedford, Hamilton County On-Site Sewage Inspector to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

If you have questions on how to fill out this form or about the on-site sewage facility program, please contact us at the Hamilton County Clerk's office or at 254-386-3518. Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 254-386-3518.

12. [Signature]
(Signature of Owner)

11/15/19
(Date)

IF AVAILABLE ATTACH A COPY OF THE SURVEY PLAT FOR YOUR PROPERTY UPON WHICH THIS SYSTEM IS TO BE INSTALLED. (ADOPTED 4-26-2004)

INCOMPLETE FORMS WILL NOT BE ACCEPTED

HAMILTON COUNTY
ON-SITE SEWAGE FACILITY
TECHNICAL INFORMATION FOR PERMIT

APPLICATION # _____

DO NOT BEGIN CONSTRUCTION PRIOR TO APPLICATION APPROVAL.
UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

Owner's Name: PAMELA A. JONES County: HAMILTON

Installation Site Address: 2171 CR 419 EVART

Professional design required? ☐ Yes ☐ No If yes, professional design attached: ☐ Yes ☐ No

I. SEWER (House drain):

Type and Size of Pipe: 4" SCH 40 Slope of Sewer Pipe to Tank: GREATER THAN 1/8" SLOPE

II. DAILY WASTEWATER USAGE RATE: Q= 300 **(gallons/day)**

Water Saving Devices: ☒ Yes ☐ No

III. TREATMENT UNIT: ☒ Septic Tank ☐ Aerobic Unit

- A. • Tank Dimensions: 137 x 82 • Liquid Depth (Bottom of Tank to Outlet): 40
• Size Required: 1250 • Size Proposed: 1250
• Manufacturer: BUCHANAN • Material/Model #: CONCRETE
• Pretreatment Tank: ☐ Yes Size: 3500 (gal) ☒ No ☐ N/A

B. Other: _____
(Please attach description)

IV. DISPOSAL SYSTEM: Type: PIPE/GRAVEL
• Area Required: ~~2000~~ 1800 • Area Proposed: ~~2000~~ 1800

V. ADDITIONAL INFORMATION:

NOTE-THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.

A. Soil/Site Evaluation

B. Planning Materials

The attached checklist details those items that must be addressed under each of these categories.

Designer's Signature

License No.

Date

INCOMPLETE FORMS WILL NOT BE ACCEPTED

HAMILTON COUNTY ON-SITE PROGRAM

SITE EVALUATION AND PLANNING MATERIALS FOR AN ON-SITE SEWAGE FACILITY

The following information must be submitted with the design package for review by Hamilton County.
Failure to include or address all of the following items may result in approval delays.

Application No. _____

Applicant/Site Information		Site Evaluator Information	
Name	PAMELA JONES	Name	CLAY MARWITZ
Address	2171 CR 419	Address	805 CITRIMAN LANE
City, State, Zip	EVANT, TX 76525	City, State, Zip	EVANT, TX 76525
Phone No.	940-859-3632	Phone No.	254-749-9750
County	HAMILTON	License No.	OS 0034439

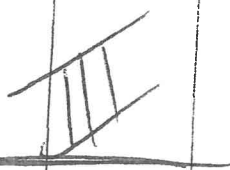
Additional Information:

SITE EVALUATION: A minimum of two soil borings or backhoe pits must be excavated at opposite ends of the proposed disposal area. The borings or pits must be excavated to a depth of two feet below the proposed excavation, or to a restrictive horizon, whichever is less. The boring or pit locations must be indicated. This report shall include a groundwater evaluation, a surface drainage analysis, and all applicable minimum separation requirements.

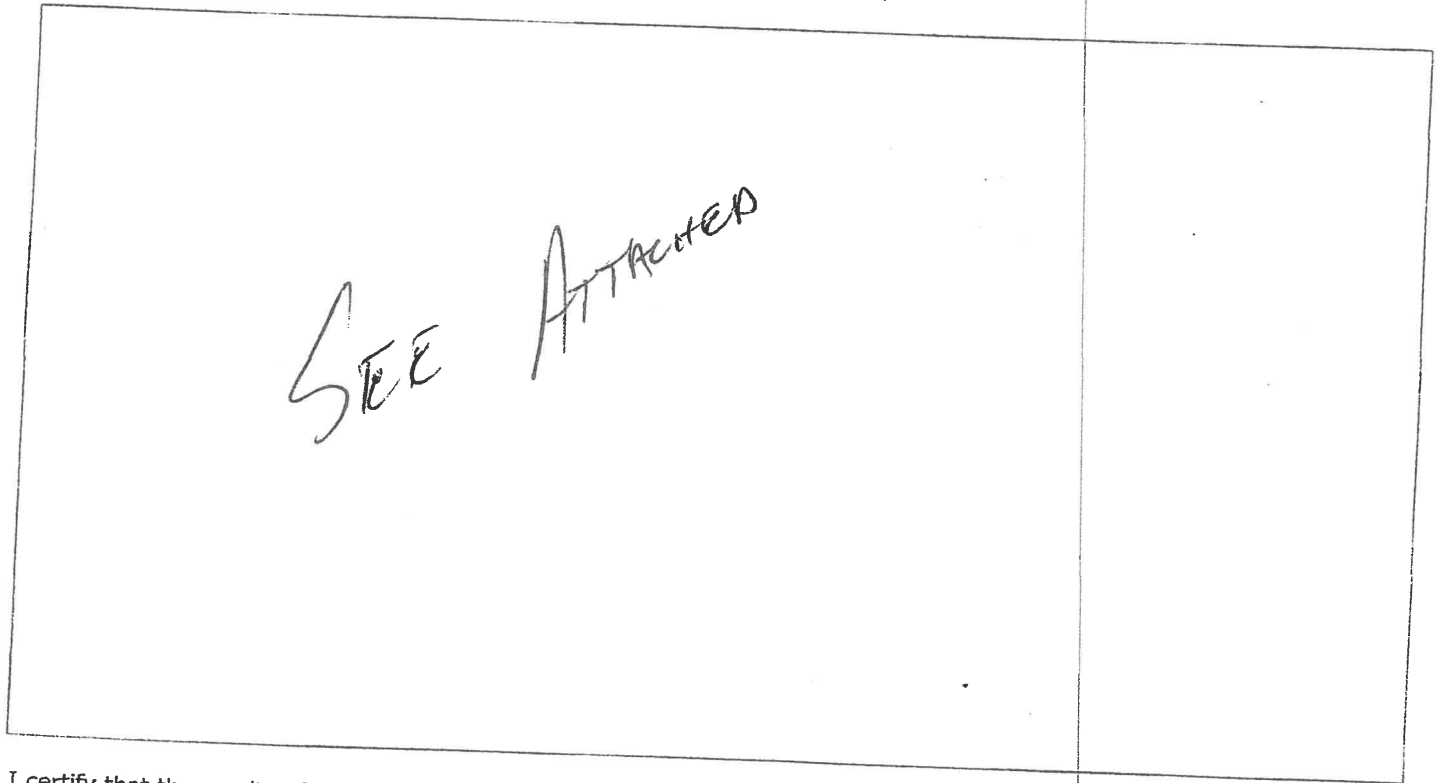
PLANNING MATERIALS: The proposed treatment and disposal system shall be prepared based on the site evaluation. The submittal requirements must include the following details.

- ☐ A scale drawing of the on-site sewage facility, showing all structures served.
- ☐ Submittals prepared by a professional engineer or professional sanitarian must be sealed, dated and signed.
- ☐ Proposed designs must comply with all separation distances identified in Table X.
- ☐ A sectional view of the tanks, including pump tanks, and excavations must be submitted.

Soil Boring/Backhoe Pit Number _____						
Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0 _____						
1 _____						
2 _____						
3 _____						
4 _____						
5 _____						
6 _____						
7 _____						

Soil Boring/Backhoe Pit Number _____						
Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0 _____						
1 _____						
2 _____						
3 _____						
4 _____			N/A	N/A		
5 _____						
6 _____						
7 _____						

Schematic of Lot or Tract/Site Drawing
Scale: 1 inch=50 feet/or appropriate



I certify that the results of this report are based on my site observations and are accurate to the best of my ability.

Signature: _____
(Site Evaluator)

Date _____

SKETCH NEEDS TO SHOW LOCATION OF SOIL SAMPLE POINTS OF SOIL ANALYSIS.

HAMILTON COUNTY ON-SITE SEWAGE FACILITY PROGRAM INSTALLATION INVESTIGATION REPORT STANDARD SYSTEM

Page 1 of 2

Property Owner	PAMELA JONES	Permit Number	
Region Number		Installer Name & License Number	CLAY MARWITZ 050634439 050633657
Investigator		Site Evaluator Name & License Number	CLAY MARWITZ 050634439

Date: _____

I. SITE AND SOIL CONDITIONS & SET BACK DISTANCES

All "No" Answers Require Comment

Site and Soil Conditions Consistent with Submitted Planning Materials	§285.30 & §285.31	Y	N
Setback Distances Meet Minimum Standards	§285.30(b)(4), §285.31(d) & §285.91(10)	X	
II. SEWER PIPE §285.32(a)(1-7)			
Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	§285.32(a)(1)	Y	N
Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	§285.32(a)(3)	X	
Two Way Sanitary-Type Clean-out Properly Installed (Add. C/O Every 50' &/or 90° bends)	§285.32(a)(5)	X	

III. SEPTIC TANK §285.32(b)(1)(A)-(F) and 285.91(2)

Septic tank(s) meet minimum requirements (tank volume; water tight seal inlet and outlet devices; baffles and series tanks; inspection and clean-out ports; design and construction materials current ASTM C 1227 Standards; risers and installation of tanks)	§285.32(b)(1)(A)-(F)	Y	N
Tank Volume Required	1250 Gallons		
Material of tank installed	CONCRETE		
Tank Volume Installed	1250 Gallons		
Manufacturer of tank installed	BULHAWAN		
Inlet Flow-line Greater than 3" and "T" Provided on Inlet and Outlet	§285.32(b)(1)(B)	X	
If Single Tank, are 2 Compartments Provided with Baffle	§285.32(b)(1)(C)(i)	X	
Inspection/Clean-Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped	§285.32(b)(1)(D)	X	
Tank(s) Watertight	§285.32(b)(1)(E)	X	
Tank(s) Clearly Marked	§285.32(b)(1)(E)(iv)	X	
Outlet Liquid Penetration 25% to 50% Total Liquid depth at least 30"	§285.32(b)(1)(A) & §285.32(b)(1)(C)(i)	X	
Greater than 1/2 of Total Volume in Primary Tank or Compartment (1/3 for Tank 3)	§285.32(b)(1)(C)(ii)	X	
Minimum 12 inch drop from the bottom of the outlet pipe to the bottom of the disposal area	§285.32(b)(1)(F)	X	

IV. DRAINFIELD

CRITERIA FOR EFFLUENT DISPOSAL SYSTEM §285.33(b)

Absorptive Drain-line <input type="checkbox"/> 3" PVC <input checked="" type="checkbox"/> 4" PVC <input type="checkbox"/> N/A	<input type="checkbox"/> 8" or <input type="checkbox"/> 10" Gravel-less Pipe <input type="checkbox"/> N/A
<input type="checkbox"/> Leaching Chambers	Manufacturer: _____

Exhibit A

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

LEGAL DESCRIPTION OF A TRACT OF LAND IN HAMILTON COUNTY, TEXAS.

Being 50.24 acres of the Isaac Milsap Survey, Abst. No. 557 in Hamilton County, Texas, and being part of a 100.480 acre tract of land described in a deed from Pamela Francis Jones, Executor, to Pamela Francis Jones and Robert Terry Adams, dated March 23, 2015, as recorded in Vol. 495, Page 300 of the Official Public Records of Hamilton County, Texas, and being further described in Vol. 178, Page 386 of said official public records; said 50.24 acres being more particularly described as follows;

BEGINNING at a 4 inch pipe post found on the west line of County Road 419 for the southeast corner of said 100.480 acre tract and the occupied southeast corner of said Milsap Survey, being the northeast corner of a 1.12 acre tract of land described as Tract Two in a deed to Mark Ramsey, as recorded in Vol. 405, Page 834 of said official public records;

THENCE North 72° 06' 21" West, with the south line of said 100.480 acre tract, with the north line of said 1.12 acre tract and along the general course of a fence, 1634.52 feet to a 4 inch pipe corner post for the southernmost southwest corner of said 100.480 acre tract and the northwest corner of said 1.12 acre tract being on the east line of a 198.20 acre tract of land described as Tract One in said deed to Ramsey;

THENCE North 18° 21' 03" East, with a west line of said 100.480 acre tract, with an east line of said 198.20 acre tract, and along the general course of a fence, 775.74 feet to a 4 inch pipe corner post for an inner ell corner of said 100.480 acre tract and the northeast corner of said 198.20 acre tract;

THENCE North 71° 24' 27" West, with a south line of said 100.480 acre tract, with a north line of said 198.20 acre tract, and along the general course of a fence, 838.66 feet to a 4 inch pipe corner post for the westernmost southwest corner of said 100.480 acre tract and an inner ell corner of said 100.480 acre tract;

THENCE North 18° 44' 57" East, with a west line of said 100.480 acre tract, with an east line of said 198.20 acre tract, and along the general course of a fence, 311.53 feet to a 1/2 inch iron pin set;

THENCE South 73° 20' 30" East, 1443.38 feet to a 1/2 inch iron pin set;

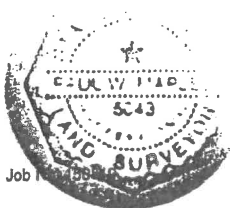
THENCE South 80° 55' 41" East, 1017.64 feet to a 1/2 inch iron pin set;

THENCE South 51° 57' 28" East, 14.98 feet to a 2.5 inch pipe corner post;

THENCE South 69° 36' 00" East, 5.37 feet to a 2.5 inch pipe corner post on the west line of said County Road 419;

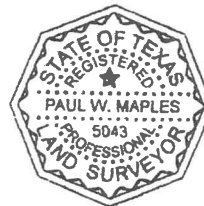
THENCE with the fenced west line of said County Road 419 as follows;

South 18° 34' 43" West, 899.60 feet to a 1/2 inch iron pin set;
South 17° 08' 44" West, 379.73 feet to the PLACE OF BEGINNING, as surveyed on the ground on October 8, 2015, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples

Paul W. Maples, RPLS
©2015 All rights reserved.



SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

Date: 10/27, 2015

Grantor: ROBERT TERRY ADAMS, not joined herein by his spouse as the property conveyed is not his homestead and is his sole and separate property

Grantor's Mailing Address (including county): 647 Alameda Road, Azle, Tarrant County, Texas
76020

Grantee: PAMELA FRANCIS JONES, as her sole and separate property

Grantee's Mailing Address (including county): 247 PR 3549, Paradise, Wise County, Texas
76073

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and in effecting a partition of the property described in a Special Warranty Deed dated March 23, 2015, from Pamela Francis Jones, Independent Executor of the Estate of Bobbie Louise Adams, Deceased, to Pamela Francis Jones and Robert Terry Adams recorded in the Real Property Records of Hamilton County, Texas, at Vol. 495, Page 300.

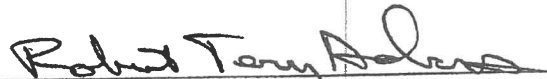
Property (including any improvements): Being 50.24 acres of the Isaac Milsap Survey, Abst. No. 557, in Hamilton County, Texas, being more completely described on Exhibit A attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, Rights-of-Way, and prescriptive rights whether or not of record, and all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property, and ad valorem taxes for the current year.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, through, and under Grantor, but not otherwise.

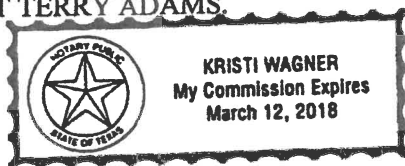
When the context requires, singular nouns and pronouns include the plural.

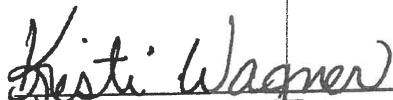

ROBERT TERRY ADAMS

STATE OF TEXAS

COUNTY OF Hamilton

This instrument was acknowledged before me on the 27 day of October, 2015, by
ROBERT TERRY ADAMS.




Notary Public, In and For
The State of Texas

PREPARED IN THE LAW OFFICE OF:

JOY L. ALEXANDER
P. O. BOX 391
502 EAST MAIN
HAMILTON, TEXAS 76531
TEL: (254) 386-8941
FAX: (254) 386-8942

AFTER RECORDING RETURN TO:

PAMELA JONES
247 PR 3549
PARADISE, TEXAS 76073

FILED and RECORDED

Instrument Number: 20151739 B: RP V: 503 P: 155

Filing and Recording Date: 10/30/2015 10:15:50 AM Recording Fee: 34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in black ink, appearing to read "Debbie Rudolph", is written over a horizontal line.

Debbie Rudolph, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

HAMILTON COUNTY ON-SITE PROGRAM

APPLICATION REQUIREMENTS FOR ON-SITE SEWAGE FACILITY PERMITS

SINGLE FAMILY DWELLING, FEE & ALL OTHER TYPE FACILITIES

(Commercial, multi-unit residential developments)

Fee: \$300.00

- ☐ Obtain an application from the Hamilton County Clerk's office.
- ☐ A licensed site evaluator must conduct a complete site evaluation.
A detailed report, documenting the results of the soil and site conditions, must be submitted.
- ☐ Have planning materials prepared by the required individual.
Standard systems may be prepared by the owner or the installer.
Non-standard and proprietary systems must be prepared by a professional engineer or a professional sanitarian.
- ☐ Submit completed application and technical information sheet.
Remit the appropriate fee and a copy of the following: site evaluation results, all planning materials, a recorded affidavit (if required), a signed maintenance contract (if required).
Directions to the site should also be included.
- ☐ The application and planning materials will be reviewed by Hamilton County staff.
Non-standard planning materials may be reviewed by TCEQ regional office staff in Waco.
- ☐ If approved, an Authorization to Construct will be issued.
The Authorization to Construct is valid for one year from the date of issuance.
- ☐ The installer must notify the Hamilton County Inspector at least five working days before the date of the construction inspection.
All excavations must be left open until the inspection has been completed.
- ☐ If the installation is approved, a Notice of Approval will be issued to the owner within seven days.

**ALL FEES ARE NON-REFUNDABLE AND MUST BE PAID BY CASH,
CHECK OR MONEY ORDER.**

PAYMENTS MUST BE MADE PAYABLE TO HAMILTON COUNTY.