



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 595 FM 2968, Grapeland, TX 75844

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	✓			<u>electric</u> 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	✓			<u>electric</u> gas number of units: <u>1</u>
Other Heat				if yes, describe: <u> </u>
Oven	✓			number of ovens: <u> </u> <u>electric</u> 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 <u>gas</u> other: <u> </u> number of units: <u>1</u>
Water Softener		✓		owned leased from: <u> </u>
Other Leased Items(s)	✓			if yes, describe: <u>LP Gas Tank</u>

(TXR-1406) 07-08-22

Initialed by: Buyer: and Seller: JH

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Concerning the Property at 5915 Fm 2968, Grape Land, TX 75844

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	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: Composition Age: New (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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input checked="" type="checkbox"/>		Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: _____

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Concerning the Property at 595 FM 2968, Grapeland TX 75844

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

*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): _____

***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: JH, _____

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Concerning the Property at 5915 FM 2968, Grapeland TX 75844

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)? 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? 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): _____

Concerning the Property at 595 FM 2988, Grapeland TX 75844

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.

James Henton 7/31/24
Signature of Seller Date Signature of Seller Date
Printed Name: James Henton Printed Name: _____

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: JD

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Concerning the Property at 595 FM 2968, Grapeland TX 75844

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:	<u>Houston County Elect Co-op.</u>	phone #:	_____
Sewer:	_____	phone #:	_____
Water:	<u>City of Grapeland.</u>	phone #:	_____
Cable:	_____	phone #:	_____
Trash:	_____	phone #:	_____
Natural Gas:	_____	phone #:	_____
Phone Company:	_____	phone #:	_____
Propane:	<u>Nelson Propane.</u>	phone #:	_____
Internet:	_____	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	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	

(TXR-1406) 07-08-22

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

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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

595 FM 2968, Grapeland, TX 75844

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Sprinklers ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
- (4) Installer: Cooper & Cooper Plumbing ☐ Unknown
- (5) Approximate Age: New ☐ 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: Cooper & Cooper Plumbing
 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.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller JH

Page 1 of 2


Information about On-Site Sewer Facility concerning

5957m 2968 Grape land JK 75744

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.

 1/31/24
Signature of Seller Date

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF: Houston
STATE OF TEXAS:

BEFORE ME, the undersigned authority, on this day personally appeared James Horton, who, upon his oath states that he/she is the owner of record, of that certain tract, or parcel of land lying and being situated in Houston Co. County, Texas, and being more particularly described as follows:

3.69 Acre on
Fm 2968
Mapeland, Tx.

The undersigned further states that a surface application on-site waste water treatment System has been or will be installed in accordance with the permitting provisions of Houston County Authorized Agent for On-Site Sewerage Facilities Inspector.

The Property Owner: James Horton Construction.

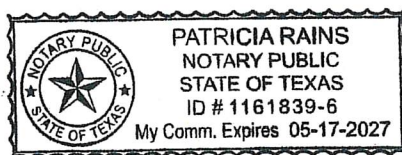
The On-Site Sewerage Facility shall be covered by a continuous service policy for the First Two Years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or be trained to maintain the system personally.

Further, the undersigned states that he/she will, upon any sale or transfer of the above Described Property, request a transfer of the permit to operate such surface application System to the buyer or transferee. Any buyer or transferee is hereby notified that a Maintenance contract with an approved maintenance company will be required for use of the system. For more information concerning the rules or regulations on surface application on-site waste water treatment systems, a copy of the planning material for the On-Site Sewerage Facility may be obtained from the TCEQ.

James Horton
(OWNER (S)) (SIGNATURE) (S)

James Horton
(PRINTED NAME OF OWNER)

Sworn to and Subscribed Before Me on this 10 day of Nov. 2023.



Patricia Rains
Notary Public, State of Texas
Notary Printed Name
Notary Commission Expires

Terri Meadows
COUNTY CLERK



1 East Houston Avenue, First Floor
Crockett, TX 75835
PHONE (936) 544-3255, ext. 242

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 20233791
FILED FOR RECORD ON : 11/14/23 10:31 AM
SUBMITTER: JAMES HORTON
RETURN TO:

Book: Page:
of Pages: 2

JAMES HORTON
PICK UP

Grantor HORTON, JAMES
Grantee PUBLIC

I hereby certify that this instrument was FILED in file number Sequence
on the date and at the time stamped here on by me and was duly
RECORDED in the Official Public Records of Houston County County,
TX.

Terri Meadows
County Clerk, Houston County County, Texas

BY:

A handwritten signature in blue ink that reads "Argie Ray".

Deputy

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

NOTICE OF ACCEPTANCE
ON-SITE SEWERAGE FACILITY

This serves to Notify all persons that the on-site sewerage facility owned by James Horton, and Located at 595 Fm 2968
Grape Land, Texas 75844
in HOUSTON COUNTY, TEXAS, has Satisfied Design, Construction, and Installation Requirements,
of Title 30, TAC CHAPTER 285.

Therefore HOUSTON COUNTY (OSSF), PERMIT NUMBER 113-2663
is herewith issued to James Horton Construction
595 Fm 2968 Grape Land, Tx 75844
for the operation of the above Identified On-Site Sewerage Facility.

C.R. HODGES
DESIGNATED REPRESENTATIVE
HOUSTON COUNTY, TEXAS



JAMES BOND
DESIGNATED REPRESENTATIVE
HOUSTON COUNTY, TEXAS

Nov. 16, 2023
DATE

AEROBIC TREATMENT PLANT
SERVICE POLICY

PURCHASER James Horton Construction APPLICATION NO. 113-2663

IN ACCORDANCE WITH NATIONAL SANITATION FOUNDATION STANDARD 40,
CLASS I, SECTION 7.2.

I AGREE TO PROVIDE A (2) TWO-YEAR INITIAL SERVICE POLICY TO THE ABOVE
PURCHASER AS A PART OF THE ORIGINAL PURCHASE PRICE. THIS POLICY SHALL
PROVIDE:

1. For Inspection/Service Call, at least every (6) Six Months,
which includes inspection, adjustment, and servicing of the
mechanical and electrical component parts to ensure proper
function;
2. For An Effluent Quality Inspection/ visual check for Color,
Turbidity, Scum Overflow, and an Examination for Odors;
3. That if any improper operation is observed, which cannot
be corrected at that time, the owner shall be notified
immediately in writing of the conditions and the estimated
date of correction.

SECTION 7.3

I ALSO AGREE TO MAKE AVAILABLE, FOR PURCHASE BY THE OWNER, A CONTINUING
SERVICE POLICY WITH TERMS COMPARABLE TO THE INITIAL SERVICE POLICY AT
THE END OF THE TWO YEAR PERIOD.

I ALSO AGREE THAT THE ELECTRICAL WIRING CONFORMS TO THE NATIONAL CODE,
OR LOCAL CODE. WHERE MORE STRINGENT.

Juh
PRINTED NAME OF DEALER

DEALERS SIGNATURE

11-16-2023
DATE

NOTE: A COPY SHOULD BE RETAINED BY THE DEALER, AND THE HOME OWNER. AND
WILL BE KEPT ON FILE AT C.R. HODGES OFFICE, HOUSTON COUNTY
AUTHORIZED AGENT FOR ON-SITE SEWERAGE FACILITIES INSPECTOR.

SITE DRAWING

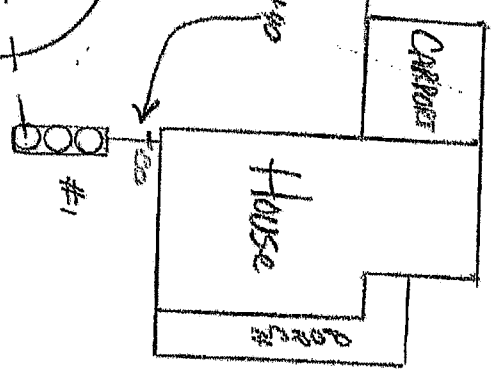
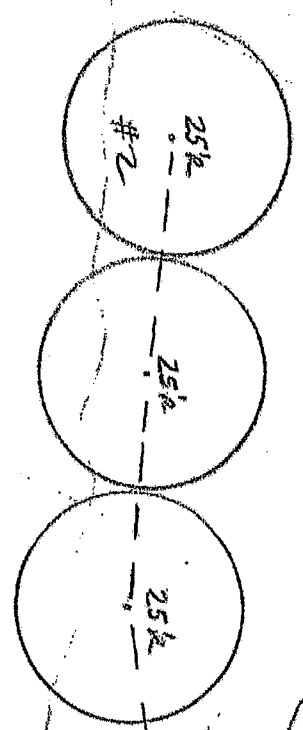
James Horton
CONSTRUCTION

595 FM 2968
GRAPELAND, TX 75844

1" = 40'

3,537
SQUARE FEET

4" SD 26 O.C. SCH 40
TWO WAYS



DRIVE

OVERHEAD ELECTRIC

300' +
TO WEST
PL

PL

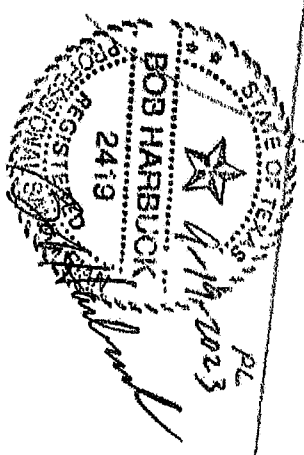
PL

10' BUFFER

PL

TRASH TANK
TLEO APPROVED AEROBIC
PUMP TANK
CHLORINATOR
TUNE (OPTIONAL)

#1 & #2 Auger holes



FM 29/68

RWS

Rural Wastewater Systems

2239 FM 842 , Lufkin, Tx 75901

Phone (936) 637-7301 ~

www.rwharbuck@consolidated.net

James Horton Construction
1391 FM 228
Crockett, Tx 75835

9-19-2023
Job# H-1344

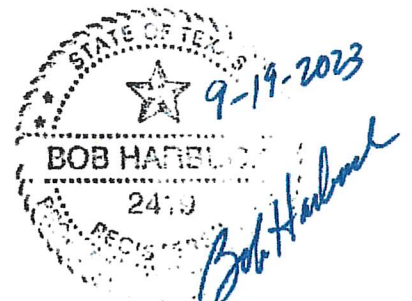
This residence is located at 595 FM 2968, just north of Grapeland, in Houston County, Texas. (See attached maps and descriptions)

DESIGN CRITERIA

Water Source:	Public
Type Dwelling:	House/under 2500 sq. ft.
Number of Bedrooms:	3
Number of Persons:	4 (capacity)
Estimated Flow:	240 gpd
AEROBIC TREATMENT SYSTEM WITH SPRAY IRRIGATION	
Land Disposal Application Rate:	0.041 gal/sq.ft./day
Area Required:	5853.66 sq. ft.
Area Designed:	3 sprinklers Timer (optional) See Calculations Sheet

Total: 5887.50 sq.ft.

Soil Information: Sandy Loam 0-48" Class II
Slope : 4-6 %
native grasses cover
the application area



AEROBIC SYSTEM

Trash Tank:

Manufacturer/Model No.:

Pump Tank:

Pump:

Timer:

Chlorination:

Alarms:

Final Disposal:

300+ gal. (inside unit)

TCEQ Approved Aerobic Plant

500 gpd aerobic treatment plant

300-500 gal. min. or equiv.

Approved 1/2 HP or equiv.

12-5am spray (optional)

Approved tablet Chlorinator

Audible/ visible high water

alarm, on separate circuit

from pump

Surface irrigation

(3) Approved sprinklers

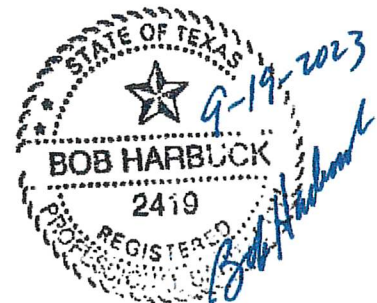
Installer: Licensed Installer II

This system must be installed and maintained in accordance with all standards set by the Texas Commission on Environmental Quality and Houston County. This consultant / designer does not represent or warrant the material, installation, operation or proper performance of this system for any period of time. Every attempt has been made to accurately depict the location of lines, plant, tanks, sprinklers, etc. Construction realities may necessitate minor design changes. Any major changes will be submitted before construction.

The stub-outs shown on this drawing were identified by the home-owner or by his/her representative. The installer should conduct a test of all lines to insure that all stub-outs are accounted for.

All construction methods must be in accordance with all State and Local Codes effecting the installation of On-Site Sewage Facilities.

Designer: Bob Harbuck, R.S.#TX 2419
Site Evaluator OS#6696



Calculations:

1. House/under 2500 sq. ft.
3 Bedrooms/ 4 Persons capacity
240 gal. low flow fixtures

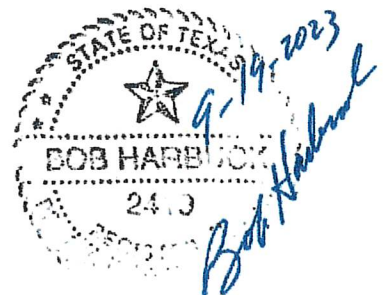
Total Estimated Flow: 240 gpd

2. $240 \text{ gal.} / .041 \text{ gal/sq. ft./day} = 5853.66 \text{ sq. ft. required}$

3. 3 Sprinklers Timer (optional)
3 25' radius
 $1962.50 \times 3 = 5887.50 \text{ sq.ft.}$

Total: **5887.50 sq. ft. designed**

4. Variance request: none



Site Evaluation Form

General Information:

Date of evaluation: 9-6-2023 County: Houston

Name: James Horton Construction

Mailing Address: 1391 FM 228, Crockett, Tx

Description / Location of land: 3.537 Acres, at 595 FM 2968, north of Grapeland, Tx

Phone # James Horton: 936 546 4212

Existing or proposed structure to be served: 1- House, 3 Bedroom

Topography:

Slope: 4-6 % Vegetation: Native Grass

Site Drainage: Good Flood Hazard: No

Water Supply: Community Yes Private Well No

Organized sewage service available No Adjacent Well No

Soil Information:

Aerobic/Spray design Site will support vegetation Yes

Soil Information sheets attached Yes

System Design Trash Tank/Aerobic Plant / Pump Tank/Spray Irrigation

Notes: Timer (optional)

Site Evaluator: Bob Harbuck R.S. #2419 OS6696



OSSF Soil / Site Evaluation Form

Proposed Excavation Depth: 48"

Depth	Textural Class	Structure	Drainage Mottles Water Table	Restrictive Horizon	Comments
0'	Sandy Loam Class II	-----	yes	-----	Brw
1'	0-48"				
2'					
3'					
4'					
5'					

Depth	Textural Class	Structure	Drainage Mottles Water Table	Restrictive Horizon	Comments
0'	Sandy Loam Class II	-----	yes	-----	Brw
1'	0-48"				
2'					
3'					
4'					
5'					

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

Bob Harbuck R.S. #2419 OS 6696
(Site Evaluator)

936-637-7301
(Phone Number)



SITE DRAWING

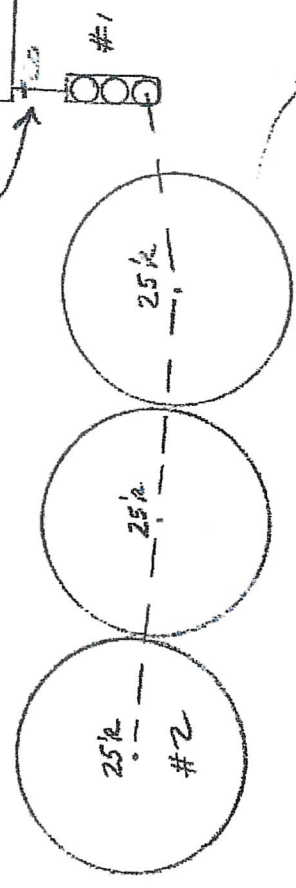
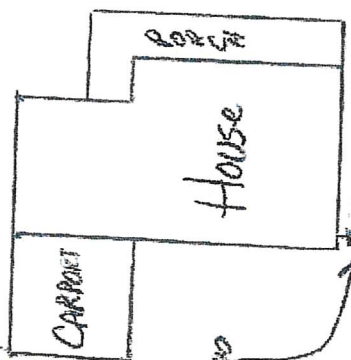
JAMES "HORTON"
CONSTRUCTION

595 FM 2968
GRAPELAND, TX 75844

1" = 40'

3.537
ACRES

4" SDR 26 OR 50 HDPE
TWO WAYS



300' +
TO WEST
PL

TRASH TANK
TREC APPROVED AEROBIC
PLANT
PUMP TANK
CHLORINATOR
TIMER (OPTIONAL)

10' BUFFER



#1 & #2 Auger holes

FM 2968

Pole

WM

OVERHEAD ELECTRIC

DRIVE

PL

PL

PL

PL

LOCATION Map

JAMES HORTON CONST.
595 FM 2968
Grapeland, TX 75844

