



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 14631 Reserve Ct.
Tyler, TX 75707

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

- (1) Type of Treatment System: ☒ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Aerobic ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Front of un landscaped area. ☐ Unknown
- (4) Installer: Joey Ridgley's Septic and Sanitation LLC ☐ Unknown
- (5) Approximate Age: 4-18-2025 ☐ 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: Joey Ridgley's
Phone: 903-852-3140 contract expiration date: 2 year service agreement
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

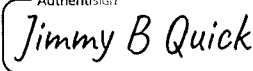
14631 Reserve Ct.
Tyler, TX 75707

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.

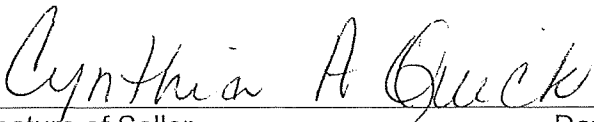
Authentisign



06/12/25

Signature of SellerDate

Jimmy B. Quick



6-12-2025

Signature of SellerDate

Cynthia A. Quick

Receipt acknowledged by:

Signature of BuyerDate

Signature of BuyerDate

Joey Ridgle's Septic and Sanitation, LLC
Aerobic Inspection Form

Maintenance Provider License No. MP0001045

Routine Inspection Date: 4-18-25 Permit #: _____
Owner: Jimmy & Cindy Quick Phone #: _____
Address: 14631 Reserve Ct Tyler GPD: 500
System Type: 15 Plant Serial #: _____ Compressor Serial #: LB

Initial Inspection

Before any corrections, repairs, or adjustments.

Conditions

1. Air Compressor:	<u>Good</u>	Abnormal		
2. Air Filter:	<u>Clean</u>	<u>Dusty</u>		Plugged
3. Control Panel:	<u>Operational</u>	Inoperative		Corrosion
4. Trash Tank:	<u>Good</u>	High Sludge Level	Chemicals	Plastics
5. Clarifier:	<u>Good</u>	Floating Scum		High Sludge Level
6. Effluent Clarity:	<u>Clear</u>	Discolored		Other
7. Aeration Compartment:	<u>OK</u>	High Sludge Level		Odor
8. Air Diffusion:	<u>OK</u>	Fair	Low	None
9. Pump Tank:	<u>OK</u>	Floating Scum	Grease	Sludge Level
10. Chlorinator:	Chlorine present in chlorinator?	<u>Yes</u>		No
11. Effluent Pump:	<u>Operational</u>	Inoperative		
12. Disposal System:	<u>Good</u>	Fair		Poor

AT CLOSE OF INSPECTION

1. PUMP BREAKER ON:	<u>YES</u> / NO	EXPLAIN
2. CONTROL BOX CLOSED:	<u>YES</u> / NO	EXPLAIN
3. LIDS SECURE:	<u>YES</u> / NO	
4. LIDS NOT SECURE:	TRASH TANK	AEROBIC TANK PUMP TANK CLARIFIER LIFT/PUMP
5. CONTROL BOX SIGNED:	<u>YES</u> / NO	

Corrections, repairs, adjustments, or replacements. Changed comp filter, 1 pump
and Alarm box

Inches of Sludge in Pump Tank 0" Total Chlorine Residual 0.1

Owner notified of inspection and conditions.? Yes or No. If yes, what method was used? Phone Card In Door In Person
By Mail | Other _____

INSPECTED BY:

• Ray Seagroves MT0001170 • Eli Ridgle MT0001611 •

• Steve Wyant MT0002493 • Isaiah Ridgle MT0001447 • Arthur Morin MT0002945 •

Technician Signature: Steve Wyant

Authorized Dealer Company Name: Joey Ridgle's Septic and Sanitation, LLC
Address: 8675 SH 31 East, Murchison, TX 75778 | P.O. Box 822 Brownsboro, TX 75756

Joey Ridgle's Septic and Sanitation, LLC
Aerobic Inspection Form

Maintenance Provider License No. MP0001045

Routine Inspection Date: 4-18-23 Permit #: _____
Owner: Immy / Cindy Duck Phone #: _____
Address: 14131 Roseville Ct Tyler GPD: 3000
System Type: _____ Plant Serial #: _____ Compressor Serial #: LR

Initial Inspection

Before any corrections, repairs, or adjustments.

Conditions

1. Air Compressor:	<u>Good</u>	<u>Abnormal</u>	
2. Air Filter:	<u>Clean</u>	<u>Dusty</u>	<u>Plugged</u>
3. Control Panel:	<u>Operational</u>	<u>Inoperative</u>	<u>Corrosion</u>
4. Trash Tank:	<u>Good</u>	<u>High Sludge Level</u>	<u>Chemicals</u> <u>Plastics</u>
5. Clarifier:	<u>Good</u>	<u>Floating Scum</u>	<u>High Sludge Level</u>
6. Effluent Clarity:	<u>Clear</u>	<u>Discolored</u>	<u>Other</u>
7. Aeration Compartment:	<u>OK</u>	<u>High Sludge Level</u>	<u>Odor</u>
8. Air Diffusion:	<u>OK</u>	<u>Fair</u>	<u>Low</u> <u>None</u>
9. Pump Tank:	<u>OK</u>	<u>Floating Scum</u>	<u>Grease</u> <u>Sludge Level</u>
10. Chlorinator:	<u>Chlorine present in chlorinator?</u>	<u>Yes</u>	<u>No</u>
11. Effluent Pump:	<u>Operational</u>	<u>Inoperative</u>	
12. Disposal System:	<u>Good</u>	<u>Fair</u>	<u>Poor</u>

AT CLOSE OF INSPECTION

1. PUMP BREAKER ON:	<u>YES / NO</u>	<u>EXPLAIN</u>
2. CONTROL BOX CLOSED:	<u>YES / NO</u>	<u>EXPLAIN</u>
3. LIDS SECURE:	<u>YES / NO</u>	
4. LIDS NOT SECURE:	<u>TRASH TANK</u> <u>AEROBIC TANK</u> <u>PUMP TANK</u> <u>CLARIFIER</u> <u>LIFT/PUMP</u>	
5. CONTROL BOX SIGNED:	<u>YES / NO</u>	

Corrections, repairs, adjustments, or replacements. None

Inches of Sludge in Pump Tank 2 Total Chlorine Residual 0

Owner notified of inspection and conditions.? Yes or No. If yes, what method was used? Phone: Card In Door In Person
| By Mail | Other _____

INSPECTED BY:

• Ray Seagroves MT0001170 • Eli Ridgle MT0001611 •

• Steve Wyant MT0002493 • Isaiah Ridgle MT0001447 • Arthur Morin MT0002945 •

Technician Signature: Steve Wyant

Authorized Dealer Company Name: Joey Ridgle's Septic and Sanitation, LLC
Address: 8675 SH 31 East, Murchison, TX 75778 | P.O. Box 822 Brownsboro, TX 75756

Lone Star Septic Designs
Issac Ridgle

738 VZ CR 2918,
Eustace, TX 75124
(903)-681-9892
issacridgle@gmail.com

November 18th, 2024


Jimmy Quick
14631 Reserve Ct,
Tyler, TX 75707

As requested, I have completed a site evaluation and have prepared an On-Site Sewage facility meeting the requirements of your single family residence located at 14631 Reserve Ct, Tyler, TX 75707 in Smith county.

The site evaluation concluded a conventional septic system would not be suitable because of the soil profile and seasonal ground saturation you will experience here. Consequently, the State of Texas allows the installation of an alternative system to handle the sewage treatment and disposal from the structure. The most practical alternative is to install an aerobic treatment system utilizing surface irrigation. You, the property owner should know, there are several factors that can affect the proper operation of sewage discharge into the aerobic unit. If the property is sold in the future, you should provide a copy of the design and report to the new property owner. Provide a copy of the report along with the design sheet to the installer and request the installer to read the report laboriously to avoid any issues at the time of installation and inspection.

This design will require the installation of a 500 GPD aerobic treatment system. The effluent from this aerobic system will be chlorinated prior to surface application through 4 sprinklers with a surface area of 7,385 sq ft.

All components of this aerobic system must be installed, operated and maintained in accordance with the State's O.S.S.F rules and regulations. Any issues not specifically addressed in this report are the responsibility of the installer, who must accomplish these before the final inspection by the Permitting Authority.

Thank you,
Issac Ridgle 
Lone-star Septic Designs
RS# 5020
OS #35421

House Sewer: Sewer lines to the pretreatment tank must be SDR 26, SCH 40 or stronger, SCH 40 sleeved or SCH 80 must be used going under driveways. A two way cleanout must be installed between the buildings and septic tanks at each stub out.

Surface Application: The State of Texas allows a 20% reduction in properties with water saving fixtures. A single family residence with 4 bedrooms and a living area of less than 3500 sq ft with water saving devices has an estimated daily flow of 300 GPD. The rate of application is 0.041 and the daily total estimated flow of the property is 300 GPD ($300 \text{ Gals} / 0.041 \text{ Gals/Sq.Ft./day} = 7,317 \text{ sq ft}$). The actual application area is 7,385 sq ft with an application rate of 0.040.

Pre-Treatment Tank: A 514 gallon pre-treatment tank will be ahead of the aerobic treatment tank. This helps prevent grease and other indigestibles from entering the aerobic unit. I would recommend pumping this out once every 2 years.

System type: Aqua Safe Model #AS0500C 5+6, 500 GPD treatment capacity.

Pump Chamber: The sprinkler pump chamber will be a 563 gallon tank and will have at least a $\frac{1}{2}$ hp pump, further specified by the installer. This tank will have a high water alarm wired on a separate circuit from the pump with audio and visual alarms. For systems controlled by commercial irrigation timers, there shall be at least one day of storage between the pump and alarm float as well as a storage volume of one third the daily flow between the alarm on level and the inlet of the tank.

Backfill: When backfilling tanks in a class IV soil it is important to use class Ib, II or III soil as backfill on the sidewalls of the tanks in order to prevent the soil from expanding and crushing the side wall of the tank. It is the duty of the installer to ensure this is done!

Effluent disinfection: Disinfection must be added downstream of the aerobic unit via an NSF approved disinfection device. **Note:** Property owners or tenants are responsible for maintaining an adequate supply of chlorine, bleach, etc.

Setbacks: All set-back requirements have been observed.

Risers: Risers must be installed according to TAC Chapter 285.

Existing Tanks: If any tanks are on the property, it is the duty of the Installer, to locate, pump these tanks out and then crush the tanks or fill them with dirt. These tanks are marked approximately on the design below as "E.T."

Landscape: The property is primarily **covered** with native grasses and vegetation. The soil in the disposal area will support native grasses or other plants. Bare areas inside the disposal zones should be covered with sod or planted with seeds. This is

very important before the system is in use. There should not be anything within 10 feet of the sprinkler that would interfere with the application area of that sprinkler.
Note: *It is ill advised to use effluent from surface application systems to water gardens or fruit trees grown for consumption. The bacteria from the discharge can cause illness.*

Topography: This site contains a 3% slope. The system must not be located in areas of steep slopes.

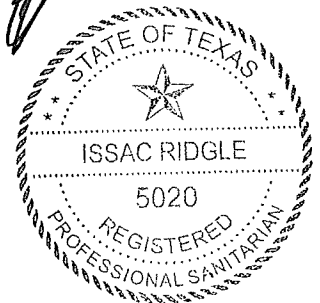
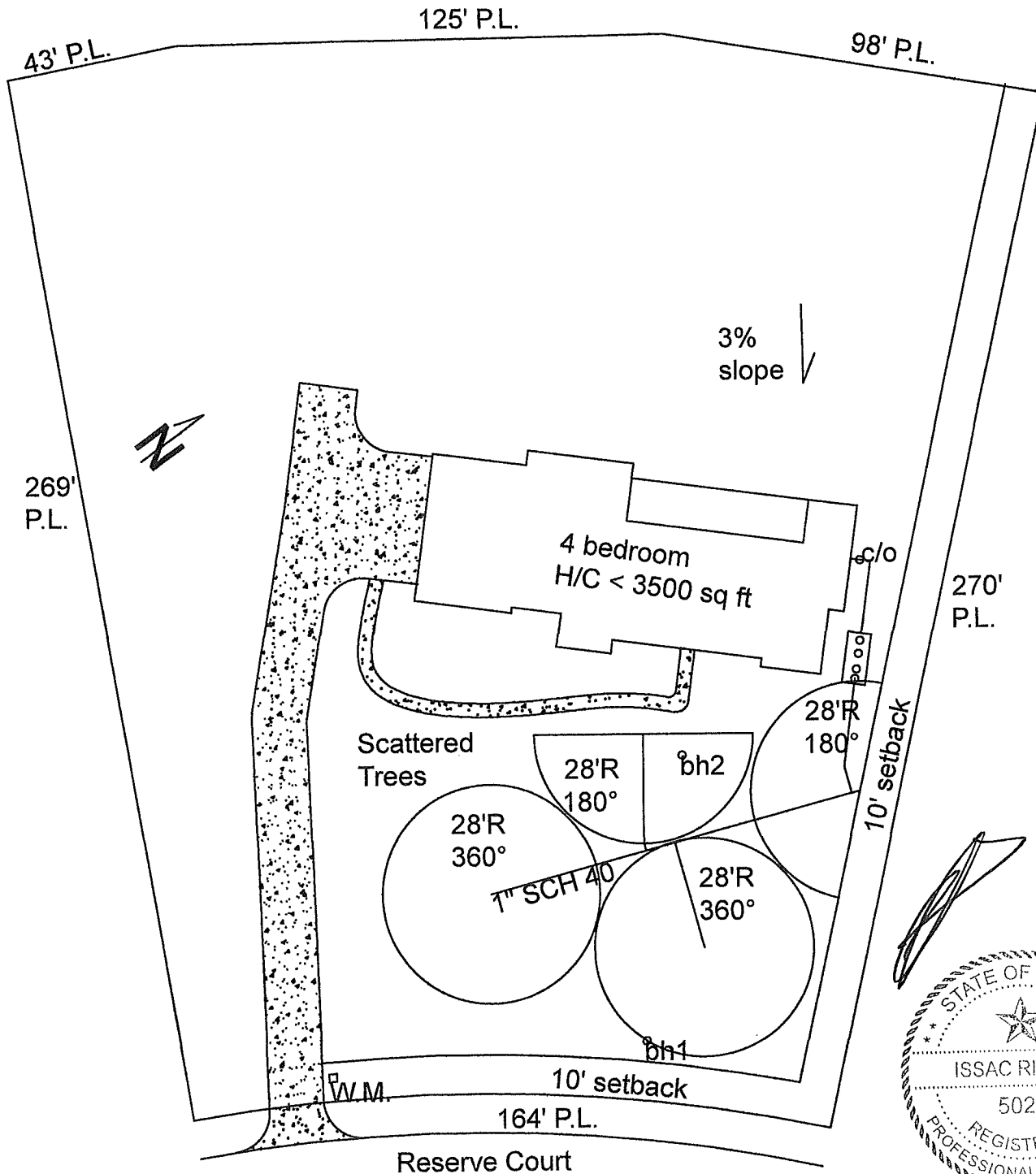
Maintenance Agreement: The State of Texas requires a two year maintenance contract after the system has been installed to insure the system is working properly. For commercial properties, a continuous maintenance contract must be held for the lifetime of the system. The contract must specify quarterly inspections.

Affidavit to Public: When a surface application is being permitted, a "Certification Document" with a legal description of the property must be filed in the County Records and a copy turned into the Permitting authority before the system can be inspected and approved.

Disclaimer: *This design has been prepared in accordance with the O.S.S.F rules defined by Texas Commission on Environmental Quality. This proposal indicates only that a system can be installed at this location meeting the State's estimated flow established by State's Rules. Careless practices, unprofessional work or poor maintenance service on the part of the Installer or service provider can cause a system malfunction or failure. A properly designed system can malfunction if the property owner abuses, neglects and/or does not operate the system within the limits of flow capacity it has been designed for. Regardless of the system's performance, in no way is the designer responsible or liable should this system malfunction at any time in the future.*

Drawn by:
Issac Ridgle RS # 5020

On Site Sewage Facility Design
System not located in floodzone



Address:

14631 Reserve
Ct, Tyler, TX
75707

Owner:

Jimmy Quick

Scale:

1" to 40'

Aerobic tank:

500 GPD

Pretreatment:

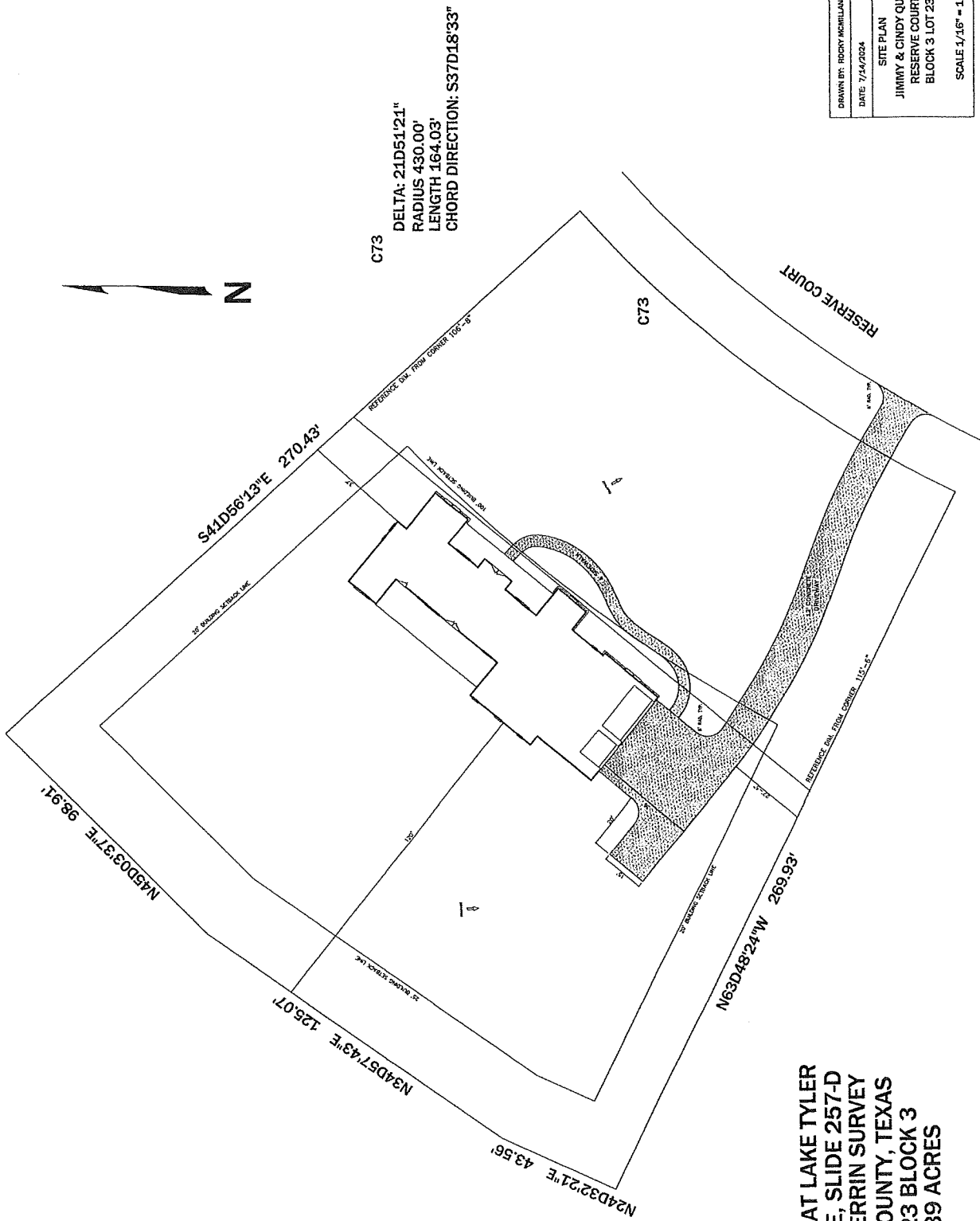
514 gal

Application Rate 0.040

Application Area 7,385

Pump Tank:

563 gal



DRAWN BY: ROCKY MCILLAN	
DATE: 7/14/2024	
SITE PLAN	
JIMMY & CINDY QUICK	
RESERVE COURT	
BLOCK 3 LOT 23	
SCALE 1/16" = 1'-0"	

RESERVE AT LAKE TYLER
 CABINET E, SLIDE 257-D
 JACOB HERRIN SURVEY
 SMITH COUNTY, TEXAS
 LOT 23 BLOCK 3
 1.339 ACRES