



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 301 Goldridge Georgetown, TX 78633

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

- (1) Type of Treatment System: [ ] Septic Tank [X] Aerobic Treatment [ ] Unknown
(2) Type of Distribution System: Drain Field [ ] Unknown
(3) Approximate Location of Drain Field or Distribution System: See license to operate drain [ ] Unknown
(4) Installer: Advantage Aerobic Systems [ ] Unknown
(5) Approximate Age: 8 [ ] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [X] Yes [ ] No
If yes, name of maintenance contractor: Advantage Wastewater
Phone: 512-930-4449 contract expiration date: 3/10
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 [X] No
If yes, explain:
(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [X] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
[X] planning materials [X] permit for original installation [X] final inspection when OSSF was installed
[X] 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 [Initials] and Seller [Initials] Page 1 of 2

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.**

Doug Kelley      8/15/09  
Signature of Seller      Date  
Doug Kelley

Lori Kelley      8/15/09  
Signature of Seller      Date  
Lori Kelley

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer      Date

\_\_\_\_\_  
Signature of Buyer      Date



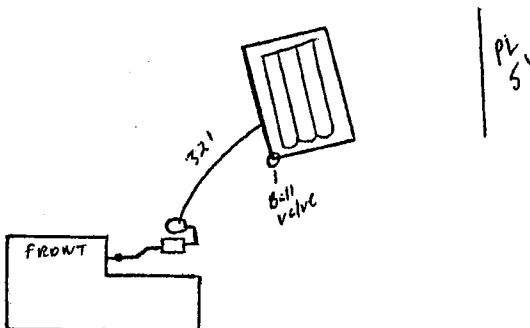
4/20/01 08:34 AM

# Williamson County and Cities Health District LICENSE TO OPERATE AN ON SITE SEWAGE FACILITY

THIS IS TO CERTIFY that the on site sewage facility located at: **OSSF #: 2001 - 814**  
301 GOLDRIDGE DR., Georgetown TX 78628  
WESTLAKE OF THE WOODS PHASE 1-A Grid:  
 Block: Lot: 6  Routine Maint  
 meets or exceeds the basic requirements established by the District.  
 LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner. KEEP THIS LICENSE with important papers. You may need it when selling your house or if a malfunction occurs.  
 THIS LICENSE REMAINS in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of Williamson County.  
 The license to operate this system is valid for only 2 years. To renew this license, maintenance contracts, inspection reports, and verification of a properly operating system are required.

Tank Type: Concrete Box Valve: Max Flow: 360 gal/day  
 Tank Size: 500 gallons Drainfield Size: 3600 sq. ft.  
 Installed By: ADVANTAGE AEROBIC SYSTEMS  
 Engineered By: BRANDON COUCH, RS

### DRAWING OF SYSTEM (Not to scale):



*m - 5/17/01*

DATE OF FINAL INSPECTION: 4/19/01

ISSUED THIS DATE: 3/2/01

*[Signature]*  
INSPECTOR

*[Signature]*  
DIRECTOR, ENVIRONMENTAL SERVICE R-10

1<sup>st</sup> Insp 3-7-01 2<sup>nd</sup> Insp 4-18-01 <sup>correct</sup> GRID # \_\_\_\_\_ OSSF # 2001-814  
PM 4-19-01

**Williamson County & Cities Health District Aerobic treatment unit - Field Notes**

LOCATION: 301 Haldridge Dr. Westlake of the Woods

INSTALLER: \_\_\_\_\_ ENGINEER: Brandon L. Couch Ph. 1A

SQUARE FEET: 3428 RES. - # OF BEDROOMS: 5 COM. - # OF EMPLOYEES: \_\_\_\_\_

TRASH TANK: Concrete  Fiberglass  Box  Oval  Cylinder  Gallon Capacity 500

AEROBIC TREATMENT UNIT: Make Jet Model J-500  
 Concrete Tank  Fiberglass Tank

PUMP TANK: Concrete  Fiberglass  Box  Oval  Cylinder  Gallon Capacity 1000  
 PUMP MODEL: Arrowator PUMP SIZE: 1/2 hp

DISPOSAL METHOD: Drip Emitter  Spray  LPD Trenches  Other \_\_\_\_\_

SETBACKS: Tank to well NA Disposal area to well NA Water lines NA  
 Distance to Property Line 5' Bodies of water NA Breaks in grade NA Easements \_\_\_\_\_ Other \_\_\_\_\_

CONSTRUCTION/GENERAL CONDITIONS Date: 3-7-01 Inspector: Stu By

Sch. 40 equivalent line glued in place from structure to tank: \_\_\_\_\_ Yes  No   
 All needed cleanouts in place: \_\_\_\_\_ Yes  No   
 Inlets/Outlets sealed or grouted: \_\_\_\_\_ Yes  No   
 Tank filled to flowline and watertight: \_\_\_\_\_ Yes  No   
 All needed T's installed: \_\_\_\_\_ Yes  No   
 Evidence of seeps or shallow groundwater: \_\_\_\_\_ Yes  No   
 Soil conditions dry during installation: \_\_\_\_\_ Yes  No

~~Spray Additional Requirements:~~

~~Low angle nozzles, < 13 degree trajectory:~~   
~~Max inlet pressure < 40PSI, & nonaerosol:~~   
~~Spray 20' (or 10' with timer) from property line:~~   
~~Sample port in pump tank:~~   
~~Other components:~~  
~~Pressure gauge:~~   
~~Disposal area:~~  
~~Number of spray heads = \_\_\_\_\_~~  
~~Spray Radius #1 = \_\_\_\_\_ Spray Radius #2 = \_\_\_\_\_~~  
~~Spray Radius #3 = \_\_\_\_\_ Spray Radius #4 = \_\_\_\_\_~~  
~~Disposal Area (πr<sup>2</sup> x heads) = \_\_\_\_\_ Ft<sup>2</sup>~~

Drip Minimum Requirements:

Spin filter or other 100 micron filter:   
 Sample port in pump tank:   
 Mechanism to Backflush line to trash/ATU:  
 Ball valve  Gate valve  Other   
 Other components:  
 Air Vacuum breaker, at highest elevation:   
 25 PSI Pressure reducer:   
 Disposal area:  
 Field 1: \_\_\_\_\_ Field 2: \_\_\_\_\_ Total # Emitters \_\_\_\_\_  
 Total: linear feet 1800 Field depth \_\_\_\_\_  
 Total Area 3600 ft<sup>2</sup>

LANDSCAPE/HEAD PRESSURE Date: 4-19-01 Inspector: JK

Supply lines Sch. 40 or equivalent: \_\_\_\_\_ Yes  No   
 Pump and Alarm(s) operational: \_\_\_\_\_ Yes  No   
 Pressure set < 40 PSI or Drip as appropriate: \_\_\_\_\_ Yes  No  N/A   
 Acerator operational (Compressor running): \_\_\_\_\_ Yes  No  N/A   
 Chlorinator in place & stocked: \_\_\_\_\_ Yes  No  N/A   
 Disposal area seeded, or covered & vegetated < 15% slope: \_\_\_\_\_ Yes  No  N/A   
 Spray radius set as designed: \_\_\_\_\_ Yes  No  N/A   
 Berm in place: \_\_\_\_\_ Yes  No  N/A

FINAL SYSTEM APPROVAL

NOTES: \_\_\_\_\_

WCCHD CHECK LIST FOR PROFESSIONAL DESIGNS  
ON SITE SEWAGE FACILITIES

(P.1)

DATE: 2/18/01 OWNER: Fredrickson Builders, II, LTD. OSSF#: 2001-814  
LOCATION: 301 Goldridge Dr, Westlake of the Woods ph 1-A  
ENGINEER / SANITARIAN: B. Couch

- ( ) 1. Type of system DRP Number of bedrooms on permit 5 Square footage 34287  
( ) 2. Wastewater design flow 360 GPD. Number of bedrooms on design 5  
( ) 3. Soil/Surface application rate 0.1 Number of bedrooms equivalent       
Class of soil IV. Restrictive layers encountered? YES Evidence of ground water? NO EVIDENCE  
(GW, Clay, Rock) depth 24" depth

( ) 4. Any landscaping or drainage work needed?  
if yes CLASS II - 6" ON DRAINFIELD - 1ST SCARIFY, LAY LINES ON NATIVE;  
ADD

- ( ) 5. Sizing of components  
a) septic tank JET 5500 gallons b) 2<sup>nd</sup> treatment 50 GPD b) pump tank 1000 gallons Zabel filter BUCHANAN TOP ENTRY  
c) drainfields, linear ft 1800 square ft 3600 d) depth, minimum      inches Maximum      inches  
e) type of diversion valve      pressure valve GATE width min      inches Maximum      inches  
pressure gauge YES pressure reducer      (if surface application: Heads      nozzle     )

- ( ) 6. Dosing and distribution (#s in gallons) 120 GR  
a) dosing rate 24.3 GPM b) dosing volume 360 c) reserve capacity 460 d) pump size KHP 1-250 A MOTOR  
e) check valve (if up hill)     , or syphon hole (if down hill)      Amount of head pressure 30 PSI

- ( ) 7. Equipment specifications  
a) float controls SHOW b) high water alarm, visual YES, audible YES c) gravel type       
US CORNELL AUTOMATIC CPD 1

- ( ) 8. Construction plan  
a) detailed site plan SHOW b) well locations NA c) contour lines 2<sup>nd</sup> SLOPE d) property lines SHOW e) cross sectional shown for septic tank, pump tank, drainfields or trenches, and all plumbing components SHOW

- ( ) 9. Secondary treatment facility CONTINUOUS FLOW  
a) model number      b) tank size      pump tank size      c) filtration GEOWAX AP4T-100  
d) disinfectant method CL e) other information SAMPLE PORT, VACU BARS GEOWAX ANBR-1  
1" PVC BALL FLUSH VALVE

FIELD NOTES FIELD A DR IN # 877 912 2711 FIELD B

Trench	Length	# Holes	Trench	Length	# Holes	Trench	Length	# Holes	Trench	Length	#Holes
GEOWAX	1800	900									

RECOMMEND: APPROVAL      DISAPPROVAL      (letter attached)

Ken Taylor 2/23/01  
Environmental Field Inspector / Date

PUMP TANK  
OPTION 3     

~~OPTION CONTRACT~~  
~~ALL SLOPE~~  
~~ADD TRENCH~~  
~~TYPE TRENCH~~  
~~SACS~~  
~~PH CONTINUOUS~~  
~~SC 051101~~  
~~SE~~  
~~Free due~~  
~~PP~~  
~~APP~~  
~~Mt Contract~~  
~~Red sheet~~  
~~Signed 2/20/01~~  
~~PZ certification~~  
~~REV 2/28/01~~



# Williamson County and Cities Health District

303 Main St.  
Georgetown, TX 78626-  
(512) 930-4390

## PERMIT TO CONSTRUCT

**\*\* VALID FOR ONE YEAR FROM DATE OF PURCHASE \*\***

Date: 3/6/01

Permit #: 2001 - 814

Date purchased: 2/8/01

Expiration date: 2/8/02

Owner's Name: FREDRICKSON BUILERS II, LTD.

301 GOLDRIDGE DR., Georgetown TX 78628

WESTLAKE OF THE WOODS PHASE 1-A

Block: Lot: 6

AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY WITH THE FOLLOWING SPECIFICATIONS:

Tank Capacity: 500 gallons

Pump tank reserve capacity: 460 gallons

Design Flow: 360 gpd

Drainfield: Drip

Drainfield / Sprayfield Size: 3600 sq. ft.

### ALTERNATIVE SYSTEM REQUIREMENTS:

Designed By: BRANDON COUCH, RS

Refer to the designer's plans for system specifications.

Plan Date: 2/20/01

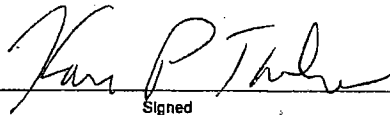
Date of Revision: 2/28/01

Contact Health Department and designer for required inspections.

**A maintenance contract is required!**

From the information provided, this design appears to meet minimum standards. Further changes may require review. **INSTALLER: VERIFY WITH DESIGNER THAT YOU HAVE THE LATEST APPROVED REVISIONS.**

NOTE The on-site sewage facility construction must meet all TNRCC Regulations and this County's Rules for On-Site Sewage Facilities. If unforeseen and/or adverse conditions are encountered (including, but not limited to excessive rock, seepage, or high water table) stop construction and contract the Licensing Authority. A revised construction permit may be issued.

  
Signed

3/6/01  
Date

**\* THIS PERMIT IS NON-TRANSFERABLE.**

3/6/01 03:52 PM R-69



# Williamson County and Cities Health District

303 Main St.  
Georgetown TX 78626-  
(512) 930-4390

OSSF #: **2001 - 814**

Grid:

**NEW**

APPLICATION FOR A LICENSE TO OPERATE AN ON-SITE SEWAGE FACILITY  
\*\* VALID FOR ONE YEAR FROM DATE OF PURCHASE \*\*

Date: 2/8/01      Residential      5 Bedrooms:      3428 Sq Ft       Well on site       Public Water  
 Legal: WESTLAKE OF THE WOODS PHASE 1-A       Engineered  
 Block:      Lot: 6      Lot Size: 1.21AC       Routine Maint  
 Location: 301 GOLDRIDGE DR., Georgetown TX 78628  
 Owner: FREDRICKSON BUILERS II, LTD.      Phone: (512) 868-0031  
 Mailing address: 6601 S. LAKEWOOD DR. STE 101, Georgetown TX 78628  
 Fee: \$385.00      Payment: CK 1190  
 Certificate of Compliance:  
 Fee: \$25.00      CK 1190      Total payment: \$410.00

**Warning:**

The flood hazard boundary maps and other flood data used by the County in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes. Flood Plain determinations are based solely on the property owner's indication of the proposed home-site. On occasion greater floods can and will occur and flood heights may be increased by man-made and natural causes. The County cannot guarantee the property will not flood. Exempting the property owner from the Flood Plain management Regulations does not create any liability on the part of the county or any officer or employee of the County in the event that flooding and/or flood damage does occur. Ultimate responsibility of locating the home/structure outside of the flood plain rests with the property owner. The County recommends the property owner contact a surveyor prior to construction for precise determination.

----ATTENTION----

You have purchased a permit to operate an On-Site Sewage Facility which requires a maintenance contract for the life of the system. Such systems must comply with numerous additional requirements including having the permit renewed every two years. Please consult with District personnel for further instructions.

**I acknowledge the above warning. I certify I am the property owner / designated agent, and the above statements are true and correct.**

\_\_\_\_\_  
Signature

2/9/01  
Date

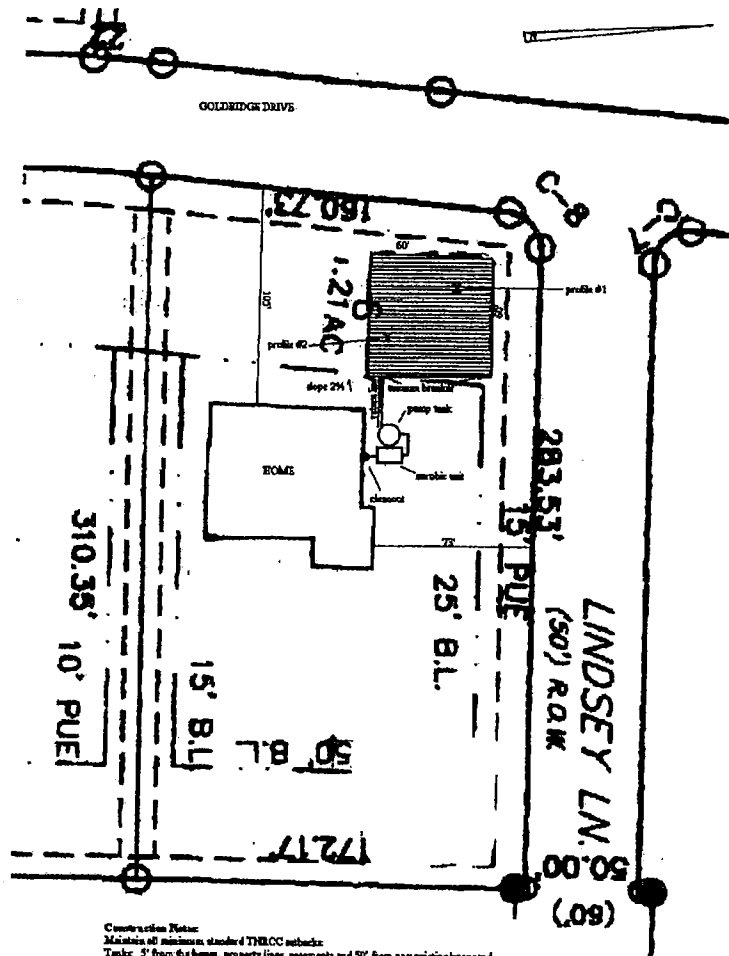
FLOOD PLAIN STATUS = Exempt

J. Espersen  
Environmental Services Official

2/9/01  
Date

JE

2/8/01 12:58 PM R-7



Construction Notes:  
 Maintain all minimum standards THROCC setbacks.  
 Tanks: 5' from E&S lines, property lines, easements and 50' from any existing/proposed well locations.  
 Field: 50' away from any creek, stream, or lake; 5' away from property lines and 100' away from any existing/proposed well locations, 10' from water lines.

RECEIVED  
 FEB 28 2001  
 WCCHD - ENV



# ADVANTAGE WASTEWATER SERVICE

103 Wilkie Lane - Georgetown, Texas 78626

Phone (512) 930-4949; Fax (512) 930-4949

01  
814

## AEROBIC SEPTIC MAINTENANCE AGREEMENT

This agreement entitles: Owner: JILL & JENNIFER HOSKIN Phone # 512-868-2415

### Physical Address

### Mailing Address (if different)

Street: 301 GOLDMIDGE DRIVE  
City: GEORGETOWN, TX ZIP 78623  
Subdivision: NORTLAKE OF THE WOODS  
County: WILLIAMSON

Street: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Contract No. 01-814-08

to the following service:

Upon receipt of payment and this signed agreement, ADVANTAGE WASTEWATER SERVICE agrees to perform the following services during the term of this agreement.

ADVANTAGE WASTEWATER SERVICE agrees to inspect, and perform preventive maintenance for, the aerobic treatment unit at the above address for the period selected below. These inspections will be conducted every four (or six if equipped with Auto Dialer) months,

commencing 3-7-08 and concluding  3-7-09 1 yr svc. (select one)  
 \_\_\_\_\_ 2 yr svc.

Should your system be equipped with a CHLORINATOR UNIT, ADVANTAGE WASTEWATER SERVICE will supply the proper chlorine tablets. On systems equipped with an Auto Dialer, system will be monitored by a direct dial system.

Should the aerobic unit require service between inspections, it is the homeowner's responsibility to inform ADVANTAGE WASTEWATER SERVICE as soon as possible. Upon being notified, service shall be performed within two (2) business days. **This is not an extension of warranty on material or labor used to construct this wastewater system.** All repairs to equipment will be billed at \$50 per hour, plus material. Nonpayment of repair costs constitutes a breach of this contract.

ALL repairs, maintenance and water testing shall be done in accordance with the manufacturer and the Texas Commission of Environmental Quality rules and regulations.

Should the above said property be sold or transferred, the current owner should surrender this contract to the new owner. The new owner should then contact ADVANTAGE WASTEWATER SERVICE as soon as possible. There are no added costs or fees assessed for the transfer of this contract.

COST OF SERVICE CONTRACT \$ 300.00  1yr \$300.00 (select one)  
 2yr \$585.00

OTHER COSTS \_\_\_\_\_  
TOTAL COST OF CONTRACT 300.00

RECEIVED

APR 07 2008

WCCHD-ENV

Homeowner: Jill & Jennifer Hoskin

Date: 3-9-08

Alan Kinningham  
Alan Kinningham CSSF 26047