



979-251-4078



615 N Main St. Burton, TX



burton@marketrealty.com



**\$399,000**

## 207 Sleepy Hollow Ln. Somerville, TX 77836

Lake living at its best! Located in Birch Creek Forest near Lake Somerville State Park. The "Treehouse," just a short drive from Brenham and College Station, this awesome modern home with full length back porch and sunroom was built in 2018 and allows you to enjoy sunsets and views of trees, deer, bunnies, and birds.



3 Bedroom



2 Bathroom



Great views of the wildlife

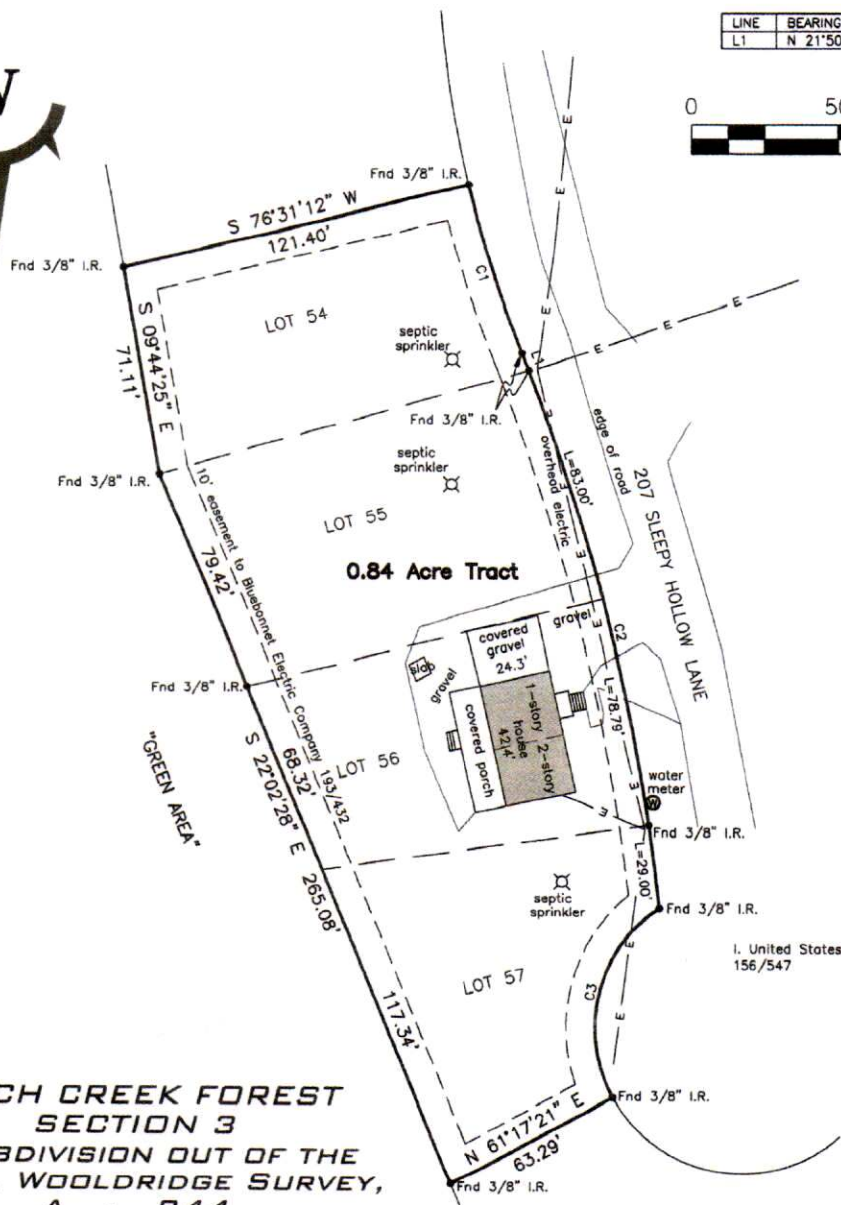
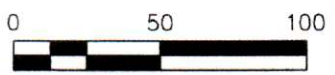


Amazing Sun Room For You



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	401.88'	60.06'	60.00'	N 17°32'34" W	8°33'45"
C2	731.00'	190.80'	190.26'	N 13°28'33" W	14°57'17"
C3	50.00'	73.77'	67.26'	S 13°40'35" W	84°32'16"

LINE	BEARING	DISTANCE
L1	N 21°50'49" W	6.58'



**BIRCH CREEK FOREST  
SECTION 3  
A SUBDIVISION OUT OF THE  
ANN T. WOOLDRIDGE SURVEY,  
A - 244  
BURLESON COUNTY, TEXAS  
VOL. 200, PG. 381  
D.R.B.C.**

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

*Tyler Tumlinson*

Tyler Tumlinson, R.P.L.S. No 6410 December 19, 2018



**TUMLINSON  
LAND SURVEYING**

1015 HOLT STREET  
COLLEGE STATION, TEXAS 77840  
254-931-6707  
T.B.P.L.S. FIRM NO. 10193858

**BOUNDARY AND IMPROVEMENT SURVEY  
BEING ALL OF LOT 54, 55, 56 & 57 OF BLOCK 8 OUT OF  
BIRCH CREEK FOREST, SECTION 3 LOCATED IN BURLESON  
COUNTY, TEXAS  
Surveyed for: Fred M. Lowery, Jr. and Beth Rutheford**

PROJECT:	01641-LOW
DATE:	12-19-2018
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file



## 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.

**207 Sleepy Hollow Somerville, TX  
Somerville, 77879**

CONCERNING THE PROPERTY AT \_\_\_\_\_

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		<input checked="" type="checkbox"/>	
Carbon Monoxide Det.	<input checked="" type="checkbox"/>		
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop		<input checked="" type="checkbox"/>	
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences		<input checked="" type="checkbox"/>	
Fire Detection Equip.	<input checked="" type="checkbox"/>		
French Drain		<input checked="" type="checkbox"/>	
Gas Fixtures		<input checked="" type="checkbox"/>	
Natural Gas Lines		<input checked="" type="checkbox"/>	

Item	Y	N	U
Liquid Propane Gas:		<input checked="" type="checkbox"/>	
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property		<input checked="" type="checkbox"/>	
Hot Tub		<input checked="" type="checkbox"/>	
Intercom System		<input checked="" type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill		<input checked="" type="checkbox"/>	
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater		<input checked="" type="checkbox"/>	

Item	Y	N	U
Pump: sump grinder		<input checked="" type="checkbox"/>	
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector - Hearing Impaired		<input checked="" type="checkbox"/>	
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna		<input checked="" type="checkbox"/>	
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System		<input checked="" type="checkbox"/>	

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric gas number of units: <u>2</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units:
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units:
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe:
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric gas number of units: <u>2</u>
Other Heat		<input checked="" type="checkbox"/>		if yes, describe:
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> electric gas other:
Fireplace & Chimney		<input checked="" type="checkbox"/>		wood gas logs mock other:
Carport	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached not attached
Garage		<input checked="" type="checkbox"/>		attached not attached
Garage Door Openers		<input checked="" type="checkbox"/>		number of units: number of remotes:
Satellite Dish & Controls		<input checked="" type="checkbox"/>		owned leased from:
Security System		<input checked="" type="checkbox"/>		owned leased from:
Solar Panels		<input checked="" type="checkbox"/>		owned leased from:
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric gas other: number of units:
Water Softener		<input checked="" type="checkbox"/>		owned leased from:
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe:

(TXR-1406) 07-08-22

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: 44, BR

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**207 Sleepy Hollow Somerville, TX  
Somerville, 77879**

Concerning the Property at \_\_\_\_\_

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: 4 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): N/A

**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	<u>N/A</u>	<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows	<u>N/A</u>	<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): N/A

**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: oak wilt		<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: YG, BN

Page 2 of 6

Concerning the Property at \_\_\_\_\_

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

*Foundation (June, 2020) - when the house was re-leveled, the process caused a slight, small dip near the back door by entry to guest bedroom, as well as a minor, small crease on a wall in 3rd bedroom. Roof - professionally replaced shingles/underlayment ground root penetration near front entry (May, 2022) WDI treatment - done when purchase in home (Dec, 2018)*

\*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: *[Signatures]*

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Concerning the Property at \_\_\_\_\_

**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: Birch Creek Forest Properties, Inc.  
Manager's name: Melvin Lehmann (President) Phone: 979 535-8978  
Fees or assessments are: \$ 320 per Year 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: optional user fee for swimming pool

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): \_\_\_\_\_

207 Sleepy Hollow Somerville, TX  
Somerville, 77879

Concerning the Property at \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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
11/12/2018	New Home	Roy Brashier LIC# 22407	38

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 Fred M. Gandy                      Date 9/25/2022                      Signature of Seller Beth                      Date 9/23/2022

Printed Name: \_\_\_\_\_                      Printed Name: \_\_\_\_\_

(TXR-1406) 07-08-22                      Initialed by: Buyer: \_\_\_\_\_ and Seller: FG BR                      Page 5 of 6

Concerning the Property at \_\_\_\_\_

**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](http://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>Bluebonnet Electric Co-op</u>	phone #:	<u>(800) 842-7708</u>
Sewer:	<u>(septic) Frank's septic</u>	phone #:	<u>(979) 255-1863</u>
Water:	<u>Burleson County MUD # 1</u>	phone #:	<u>(979) 535-4013</u>
Cable:	<u>N/A</u>	phone #:	<u>_____</u>
Trash:	<u>N/A (HOA covers access to dump site)</u>	phone #:	<u>_____</u>
Natural Gas:	<u>N/A</u>	phone #:	<u>_____</u>
Phone Company:	<u>N/A</u>	phone #:	<u>_____</u>
Propane:	<u>N/A</u>	phone #:	<u>_____</u>
Internet:	<u>Zachnet</u>	phone #:	<u>(979) 542-9200</u>

- (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: Yg BN Page 6 of 6





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

207 Sleepy Hollow Somerville, TX
Somerville, 77879

CONCERNING THE PROPERTY AT

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: [ ] Unknown
(3) Approximate Location of Drain Field or Distribution System: [ ] Unknown
(4) Installer: Frank's Septic [ ] Unknown
(5) Approximate Age: 4 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? N/A
(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

Handwritten initials: GS, BR

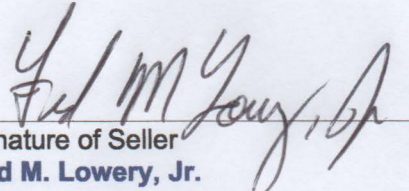
Page 1 of 2

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.

Facility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
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.**


 \_\_\_\_\_ 9/23/2022 \_\_\_\_\_  
 Signature of Seller Date Signature of Seller Date  
**Fred M. Lowery, Jr.** **Beth Rutherford**

Receipt acknowledged by:

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

# ENVIRONMENTAL ENFORCEMENT OFFICE

Les Labertew  
Environmental Enforcement Officer  
Burlleson County  
countyeeo@burllesoncounty.org



100 West Buck St, Suite 303  
Caldwell, Texas 77836  
Phone:(979) 567-2360  
Fax:(979) 567-2371

## LICENSE TO OPERATE ON-SITE SEWAGE FACILITY

OSSF PERMIT #: 2018086

# OF BEDROOMS: 2

NAME: CESAR MORA

MAXIMUM GPD: 180

PHYSICAL ADDRESS: 207 SLEEPY HOLLOW SOMERVILLE, TX 77879

INSTALLER: SUROVSK, FRANK JR.

LICENSE NUMBER: OSO 29560

DATE OF FINAL INSPECTION: 12/20/2018

The private sewage facility licensed above was installed according to the current and minimum guidelines of the Texas Commission on Environmental Quality (TCEQ) and Burlleson County.

This is a NON-TRANSFERABLE license. Upon transfer of ownership, the new owner is required to transfer the original license into his/her name. Should the system malfunction in the future, it will be the licensee's responsibility to bring the system in compliance with all current TCEQ and county regulations.

We strongly recommend pumping of the primary treatment tank (also known as the trash tank) every 2 to 3 years or as needed.

To help with the evapotranspiration process, the drainfield should be mowed on a regular basis. However, it is recommended that livestock NOT be allowed to walk or graze on the drainfield.

The specified should not be altered or covered in any way except for sodded grass or grass seeded cover to promote evaporation. All plumbing in the house should be kept in good repair to minimize flooding of the drainfield.

This license does not extend to the materials workmanship, or fabrication, of the system so as to expressly or impliedly grant the owner, or installer of the system any warranty by or rights against Burlleson County Authorized Agent or it's designated representative as to the quality or durability of the system, nor compliance with licensee's individual specifications and requirements, but solely relates to the system meeting the requirements of the above named regulatory body in effect as of this date.

SPECIAL NOTE: \_\_\_\_\_

Signature of Designated Representative :

Les Labertew

Date: 12/20/2018

Designated Representative License Number:

OS 0031182

# ENVIRONMENTAL ENFORCEMENT OFFICE

Les Labertew  
Environmental Enforcement Officer  
Burlison County  
countyeeo@burlisoncounty.org



100 West Buck St, Suite 303  
Caldwell, Texas 77836  
Phone: (979) 567-2360  
Fax: (979) 567-2371

## ON-SITE SEWAGE FACILITY CONSTRUCTION INSPECTION

OSSF PERMIT #: 2018086

NAME: CESAR MORA

PHYSICAL ADDRESS: 207 SLEEPY HOLLOW SOMERVILLE, TX 77879

INSTALLER: *Surovik, Frank Jr.*

LICENSE NUMBER: OSO *29560*

SYSTEM TYPE:  Aerobic/Spray Distribution  Wetland  
 Anaerobic/Sub-surface disposal  Other

INSPECTION RESULT:  Passed, License will be sent within 7 working days  
 Failed, Please see below deficiencies:

DEFICIENCIES:  No electrical power to system  
 System not constructed or incomplete at time of inspection  
 Installer not on site at time of inspection  
 Improper back fill material (must use Class Ib, II, III Soil type)  
 System component failure: \_\_\_\_\_  
 Other: \_\_\_\_\_

Date of Inspection : *12/20/2018* Time: *3:00pm*

Designated Representative: *Leslie Labertew* DR License Number: *050031182*

Note: If system construction "Failed," please call for re-inspection at (979) 567-2360

April 30, 2018

**Travis Weiser, PE 107845**  
**STW Engineering, PLLC F-14496**  
**5962 FM 1624**  
**Lexington, Tx 78947**  
**979-224-7748**  
**s.travis.weiser@gmail.com**

Name: Cesar Mora  
Address: 203 Sleepy Hollow Drive Somerville, Texas  
County: Burleson  
Subdivision: Birch Creek Forest Section 3, Block 8 Lot 55 and 56

Installer:  
Phone:

Pro Flo 500 SLPT<sup>2</sup>  
Pre Treatment Tank: 397 gal Treatment tank  
Aeration Chamber: 620 gal  
Pump Tank: 768 gal  
Pump: 1- ½ hp Franklin or equiv  
Sprinklers: 2 X Krain low angle spray heads with #3 nozzle @ 30 PSI Dosing Rate (3.0 gpm per head)  
Lateral Line – 150 LF of 1.25" Sch 40  
Collection Main Line – 20 LF of 4" Sch 40  
Chlorinator: Liquid  
Dosing Tank: None

**Selection:**

Friction Head = 125 LF of 1-1/4" supply line= 0.55 x (125ft/100ft) + 20 %	0.8 ft
Pressure Head =	78.3 ft
Elevation Head =	5.7 ft
Total Head=	84.8 ft

**Pump Capacity: minimum of 6 gpm @ 84.8 T.D.H.**

**Pump Float Switch heights:**

Alarm Height: 44 inches  
Turn On Height: 30 inches  
Turn Off Height: 10 inches

**House Details**

Bedroom: 2 bedrooms  
Square Footage: Less Than 1500 SF  
Water Saving Fixtures: Yes  
Water Supply: Public  
Flood Hazard: 100 year Floodplain: No  
Daily Flow: 180 gpd



# OSSF SOIL EVALUATION

DATE PERFORMED: 5/25/17

PROPOSED EXCAVATION DEPTH: 5'

NAME OF SITE EVALUATOR: Travis Weiser

REG.# 107845

**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

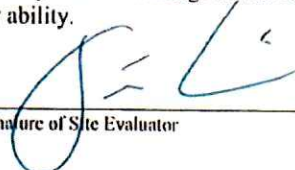
Soil Boring Number: 1

Depth (feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0-	 IV ↓	Red clay			
1-					
2-					
3-					
4-					

Soil Boring Number: 2

Depth (feet)	Textural Class	Structure (if applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0-	 TV ↓	Red clay			
1-					
2-					
3-					
4-					

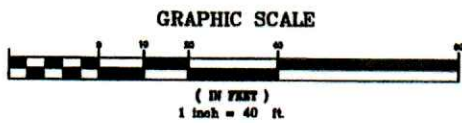
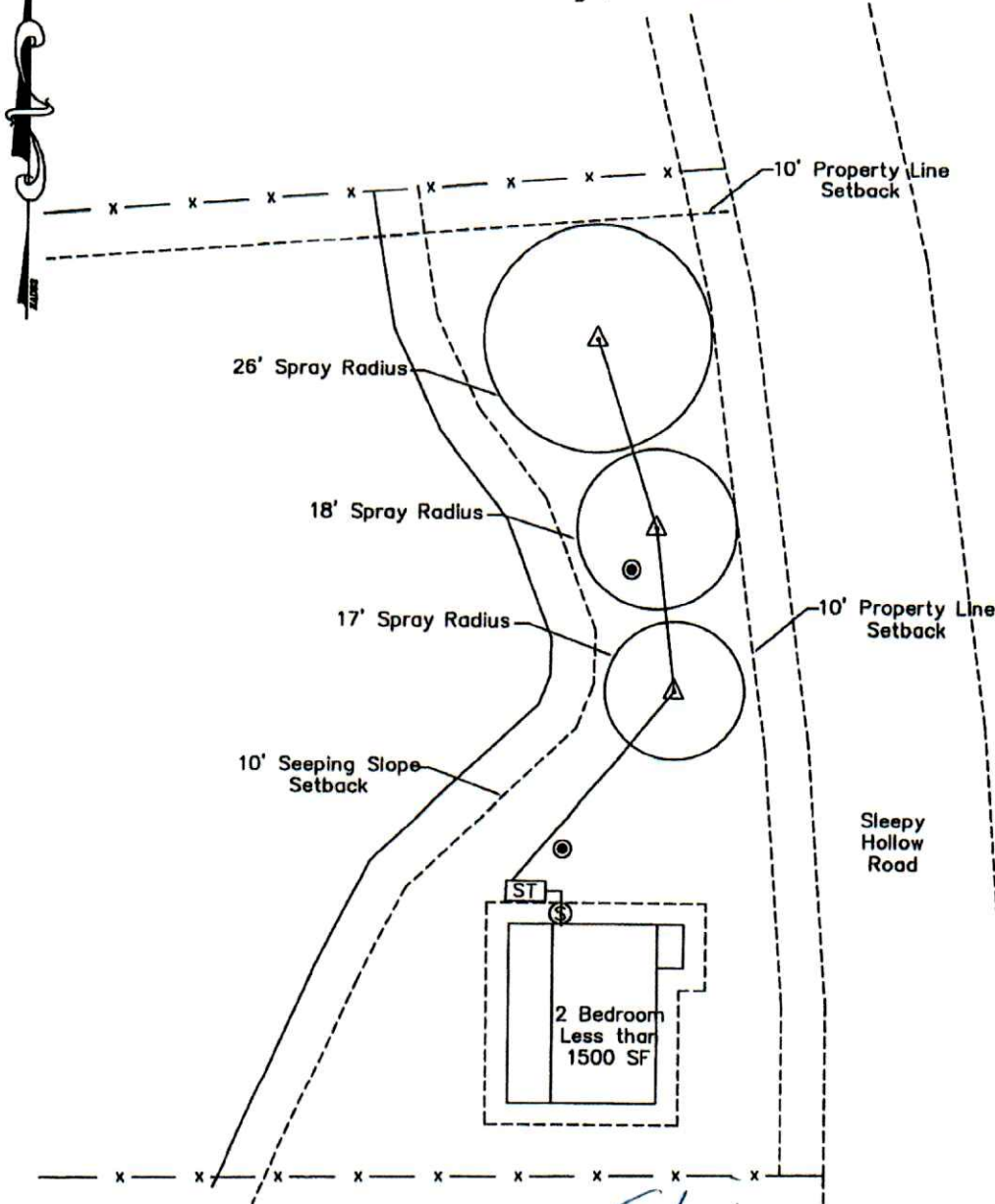
I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

  
 \_\_\_\_\_  
 Signature of Site Evaluator

4/30/18  
 \_\_\_\_\_  
 Date



# Burleson County, Texas



4/28/18

- ⊙ Two Way Cleanout
- Bore Hole Locations
- ST Septic Tank (Pro Flo 500)
- ET Existing Tank
- Solid Pipe
- △ Spray Head

STW Engineering, PLLC F-14496 5962 FM 1624, Lexington Texas 78947	By: STW	Date: 4/30/18	Scale: 1" = 40'
	Rev:	File# OSSF Sleepy H.dwg	WO # 178

This notice form is issued by:

BURLESON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

Telephone Number:  
Date of Issuance:

(979) 535-4013  
August 27, 2019

NOTICE TO PURCHASERS

THE STATE OF TEXAS :  
:  
COUNTY OF BURLESON :

"The real property, described below, which you are about to purchase is located in the Burleson County Municipal Utility District No. 1. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.20482 on each \$100.00 of assessed valuation. If the District has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$N/A on each \$100 of assessed valuation. The total amount of bonds approved by the voters (excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity) and which have been or may, at this date, be issued is \$2,062,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$2,060,000."

"The District also has the authority to adopt and impose a standby fee on property in the District that has water, sewer, sanitary, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$12.00 per month. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District."

"The purpose of this District is to provide water, sewer, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property which you are acquiring is as follows:

9/24/2022

Date

DocuSigned by:

Fred M. Lowery Jr.

DocuSigned by:

Beth Rutherford

Signature of Seller

"PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM."

"The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property."

Date

Signature of Purchaser

(ADD APPROPRIATE ACKNOWLEDGMENT FORMS TO BE COMPLETED BY NOTARY)

66