



232 & 364 OLE BUCKS LANE

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531

GF | **FREDERICKSBURG**
REALTY

232 & 364 Ole Bucks Ln. | Fredericksburg, Texas | Gillespie County

30+/- Acres

\$1,595,000

Agent

Justin Cop

Property Highlights

- 30± acres
- 2,437 sq ft main home built in 2020 with 3 bedrooms / 2.5 bathrooms
- Two 680 sq ft guest cabins, each with 2 bedrooms / 1 bath
- 1,944 sq ft mobile home with 3 bedrooms / 3 bathrooms with 500 sq ft of screened porch
- 900 sq ft horse barn with stalls and feed room
- 576 sq ft barn for storage or equipment
- 140 sq ft workshop
- 2 water wells, including one grandfathered high-output well (200 GPM)
- 3 septic tanks
- Cross-fenced and currently used for cattle and hay production
- Excellent soils—ideal for vineyard, farming, or grazing
- Great long-range views and peaceful rural setting
- One cabin currently used as a short-term rental (B&B)
- Only 10.6 miles to downtown Fredericksburg and 17 miles to Kerrville
- Property tax exemptions: Agricultural, Homestead, and Over 65

Property Taxes:

\$7761.50

Just minutes from Fredericksburg, this well-laid-out **30± acre property on Ole Bucks Lane** offers a rare combination of space, versatility, and potential. Whether you're dreaming of a private family compound, a short-term rental venture, or a small agricultural operation—**this property checks all the boxes.**

The **main home**, built in 2020, is beautifully maintained and move-in ready with over **2,400 sq ft**, 3 bedrooms, 2.5 bathrooms, and clean, modern finishes throughout. **Two guest cabins**—each with 2 beds and 1 bath—offer ideal accommodations for rental income, extended family, or guests. One is currently used as a B&B while the other remains available for personal use or future revenue.

A spacious **3-bedroom, 3-bathroom mobile home** with nearly **2,000 sq ft** of living space and 500 sq ft of screened porch adds even more flexibility, whether for on-site staff, renters, or multigenerational living.

The land is gently rolling, **cross-fenced**, and well-suited for **horses, cattle, or hay production**, with excellent soils that could also support a **boutique vineyard or farming operation**. Take in **long-range Hill Country views**, enjoy peaceful mornings, and explore the possibilities.

Located just **10.6 miles from downtown Fredericksburg** and **17 miles to Kerrville**, this property provides the ideal balance of **country privacy and town convenience**.

MLS #: A98058A (Active) List Price: \$1,595,000 (54 Hits)

232 -- Ole Bucks Ln Fredericksburg, TX 78624



Type: Ranch Land, Productive Soils
Best Use: Grazing, Residential, Investment
Topography: Sloping, Gently Rolling, Exceptional View
Surface Cover: Improved Pasture, Wooded/Native Pasture
Views:
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$1,595,000
Area: County-South
Subdivision: N/A
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Property Size Range: 26-50 Acres
Apx Acreage: 30.0000
Seller's Est Tax: 7763.57
Showing Instructions: Call LA
 Appointment, Occupied, Pets
Days on Market 39

Tax Exemptions: HS, AG **Taxes w/o Exemptions:** \$0.00 **Tax Info Source:** CAD **CAD Property ID #:** 185343,183644 **Zoning:** None

Flood Plain: No **Deed Restrictions:** No **Easements:** Electric Service

HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:

Documents on File: Aerial Photo, Well Log, Septic Permit

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

Water: Well
Sewer: Septic Tank
Utilities: CTEC Electric on Property
Access/Location: County Road
Minerals: Conveys All Owned

Improvements: House, Portable Building, Barn, Stables, Cabin, Storage Building, Other-See Remarks
Misc Search: Workshop, Livestock Permitted, Barn/Stable, Mobile Homes Permitted
Surface Water: Pond
Fence: Cross Fenced, Wire, Game Fence, Perimeter, Partial

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Hill Country Titles

Attorney:

Refer to MLS#:

Location/Directions: 16 S for approx 6 miles turn right on Bendele-Immel Rd propert will be on your left in approx 1.5 miles

Owner: Richard H II & Susan E Lang

Legal Description: 19.59 +- acres out of ABS A0424 J W & R Leavitt #67, 10.41 Acres +- out of ABS A0418 J W & R Leavitt # 63

Instructions:

Public Remarks: Beautiful income-producing 30± acre property with long-range views just 10.6 miles from downtown Fredericksburg and 17 miles to Kerrville. The main home, built in 2020, features 2,437 sq ft of living space with 3 bedrooms, 2.5 bathrooms, with granite countertops and modern finishes throughout. Two 680 sq ft guest cabins (2 bed / 1 bath each) offer excellent potential for rental income or multi-generational use. A 1,944 sq ft mobile home with 3 bed/3 bath and 500 sq ft screened porch adds even more flexibility. Additional improvements include a 576 sq ft barn, 140 sq ft workshop, and a 900 sq ft horse barn with stalls and feed room. The property is cross-fenced and currently used for cattle and hay production under an ag exemption. Great soils, long-range views, and functional layout make this a great opportunity for residential, rental, vineyard or small-scale agricultural use with one well at 100gpm and the 2nd at 200gpm. One well is grandfathered as an irrigation well which can be used as an orchard, vineyard or to use as a centerpivot on the improved grasses.

Agent Remarks: Call Listing agent for showing instructions. Please allow 6 hours heads up .

Withdraw Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)

Main: (830) 997-6531

Mail Address 1: 257 W Main Street

Mail City: Fredericksburg

Mail Zip Code: 78624

Supervising Agent Name:

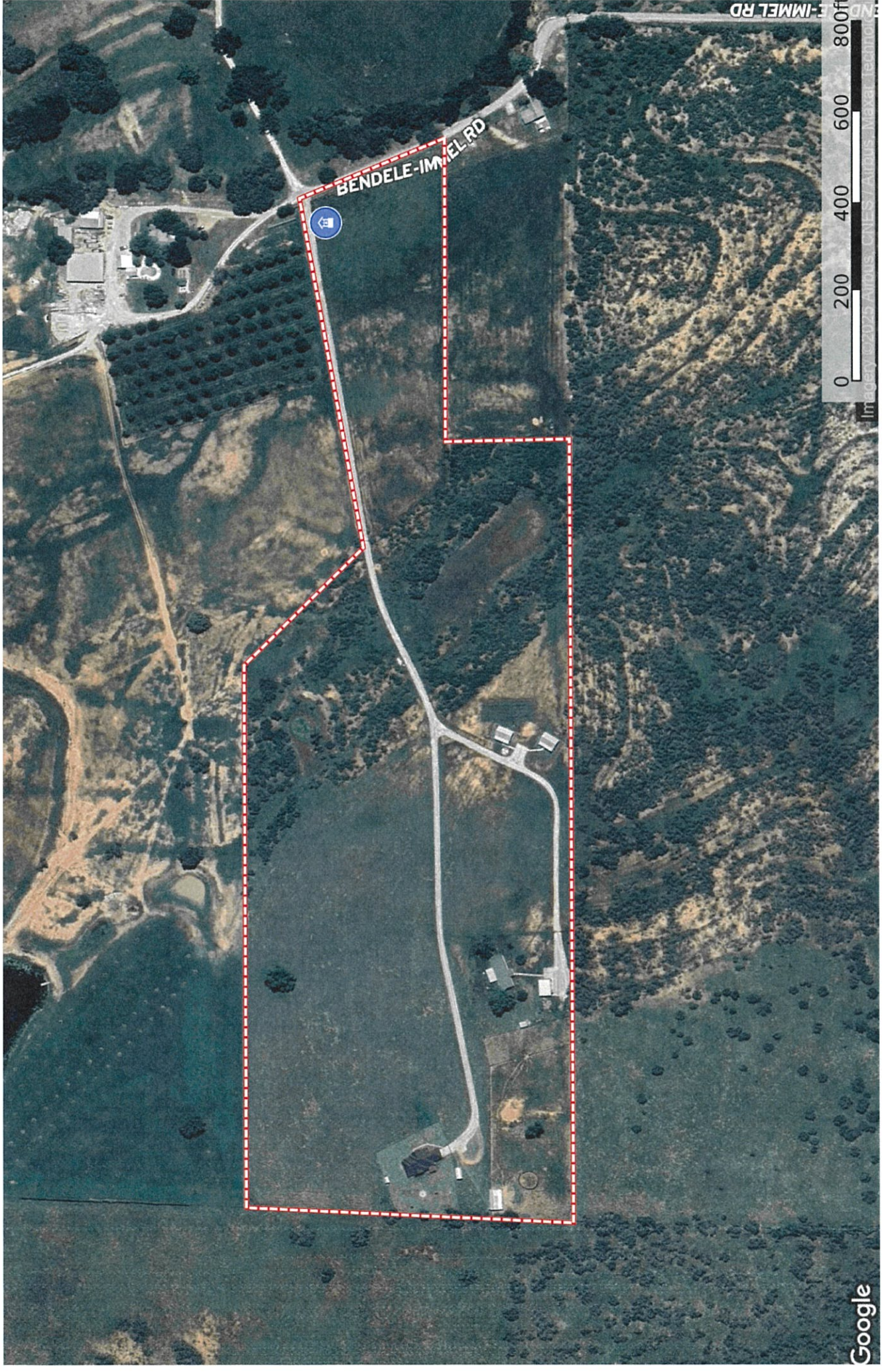
Supervising Agent License #:

Listing Agent: Justin Cop (#:130)

Agent Email: justin@fredericksburgrealty.com

Contact #: (830) 998-2895

License Number: 0613372





STATE OF TEXAS WELL REPORT for Tracking #526693

Owner:	Richard H. & Susan E. Lang II	Owner Well #:	No Data
Address:	364 Ole Bucks Lane Fredericksburg, TX 78624	Grid #:	57-49-1
Well Location:	364 Ole Bucks Lane Fredericksburg, TX 78624	Latitude:	30° 13' 30.3" N
Well County:	Gillespie	Longitude:	098° 58' 56.1" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 10/29/2019 Drilling End Date: 10/29/2019

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>			
Borehole:	8.5	0	158			
Drilling Method:	Air Hammer					
Borehole Completion:	Filter Packed					
	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>	<i>Size</i>		
Filter Pack Intervals:	50	158	Gravel	pea		
	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>			
Annular Seal Data:	1	3	Cement 0.5 Bags/Sacks			
	3	50	Bentonite 5 Bags/Sacks			
Seal Method:	Gravity	Distance to Property Line (ft.): 77				
Sealed By:	Driller	Distance to Septic Field or other concentrated contamination (ft.): n/a				
		Distance to Septic Tank (ft.): n/a				
		Method of Verification: estimated				
Surface Completion:	Pitless Adapter Used	Surface Completion by Driller				

Water Level:	65.5 ft. below land surface on 2019-10-29	Measurement Method:	Sonic/Radar
Packers:	none		
Type of Pump:	No Data		
Well Tests:	Jetted	Yield:	100 GPM

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	65 - 76	No Data
	99 - 114	No Data
	120 - 128	No Data
	142 - 158	500 TDS, 22 grains hardness
	Chemical Analysis Made: Yes	
	Did the driller knowingly penetrate any strata which contained injurious constituents?: No	

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **L & L Drilling Co.**
P.O. Box 217
Hye, TX 78635

Driller Name: **Gregory A. Smith** License Number: **1595**

Comments: **No Data**

Lithology:			Casing:						
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA						
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	
0	6	red clay							
6	25	brown sand	5	Blank	New Plastic (PVC)	40 0.265	0	98	
25	38	red clay with brown sand layers	5	Perforated or Slotted	New Plastic (PVC)	40 0.265	98	158	
38	48	brown sand							
48	58	gray clay							
58	65	red clay with sand layers							
65	76	brown sand							
65	76	water 10 gpm							
76	99	red clay with white limestone							
99	114	brown sand							
99	114	water 10 gpm							
114	120	red clay							
120	128	brown sand							
120	128	water 60 gpm							

128	142	red clay with white limestone
142	158	brown sand
142	158	water 20 gpm

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

Received: **RUR**

03214
50-08282

3.00

APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE 5-30-00 PERMIT NO. 3765 FEE 150.00

I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas. 997-0123 (Am)

OWNER Richard H + Susan E. Lang PHONE NO. (830) 990-8411 (PM)

MAILING ADDRESS 217 1/2 E. Main St Fredericksburg, TX 78624

HOUSE NO. AND STREET ADDRESS Bendele-Immel Rd

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME _____

SIZE ACREAGE OR TRACT 30 SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED

House () Mobile Home (X) Other _____

Commercial _____

(Type of Business)

Living Area (X) Bedrooms (3) Bathrooms (3) Disposal ()

Washing Machine () Dishwasher () Water Softner () Other _____

Water Supply By: Public System () Community () Individual (X)

DATE 5/30/00 INSPECTOR-SANITARIAN Danny McNulty

Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #)

DATE 5-30-00 Susan E. Lang
Signature of Owner or Authorized Agent

Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.
OFFICIAL USE ONLY

SITE INSPECTION OR PERCOLATION TEST

DATE _____ PERMIT NO. _____ FEE _____

TYPE SOIL - Rocky () Gravel () Sand () Other _____

SLOPE - Flat () Sloping () Other _____

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

HOLES (1) _____ (2) _____ (3) _____ (4) _____ (5) _____ (6) _____

(7) _____ (8) _____ PERC. TEST AVERAGE _____

DATE _____ INSPECTOR-SANITARIAN _____

COMMENTS:

3.00p 821-01

SCANNED

NOV 19 2001

3006 Voted

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE 8-21-00 PERMIT NO. _____ FEE _____

MANUFACTURER Hydro Action MODEL 50-30-10

TANK #1 SN# 21464 TANK #2 SN# _____

SIZE TANK #1 _____ GALS. TANK #2 _____ GALS. TYPE _____

ABSORPTION TRENCH () LENGTH _____ WIDTH _____

SP. IRR (✓) ABSORPTION BED AREA () SQUARE FEET 4983 SQ FT SP. AREA

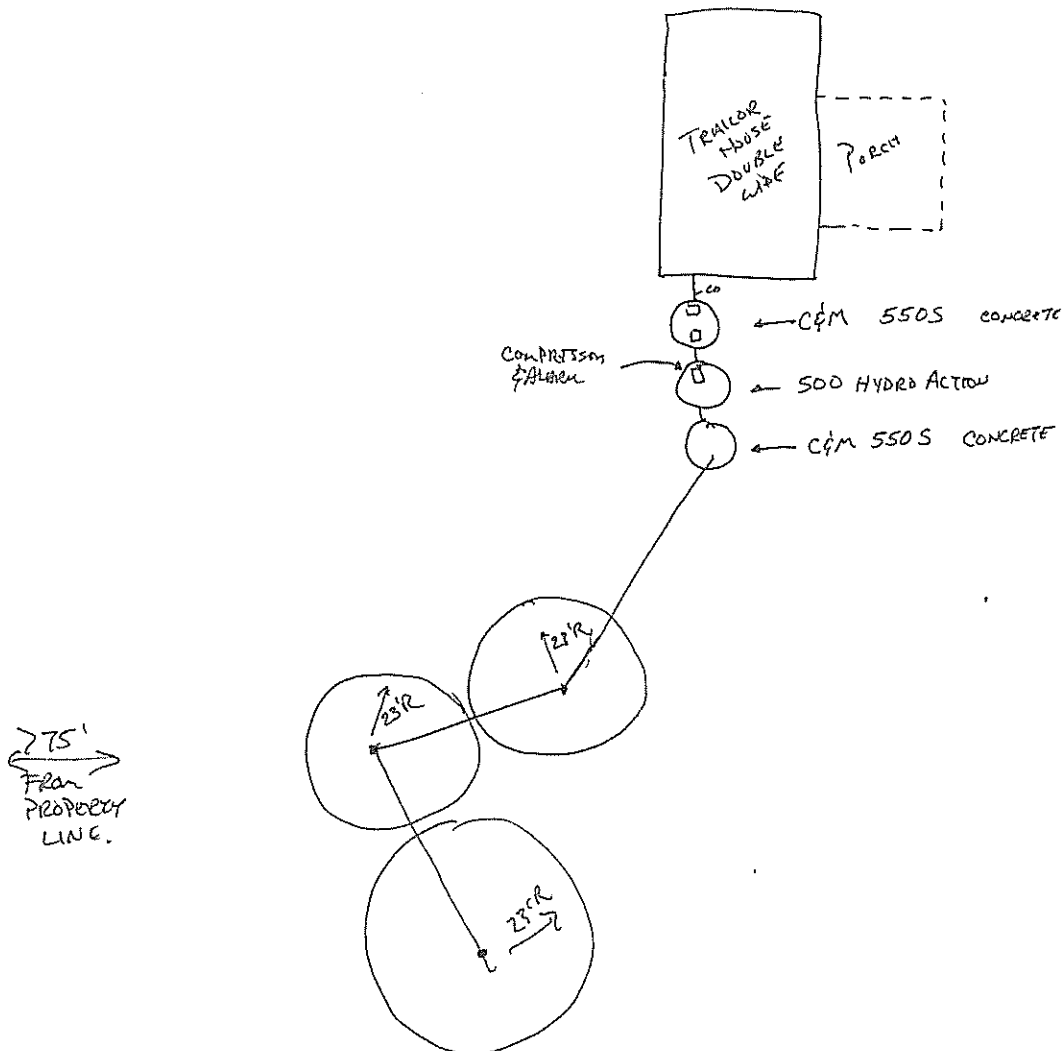
COMMERCIAL () PRIVATE RESIDENCE (✓)

INSTALLER OR CONTRACTOR EDDIE MEYERS MEYERS

ADDRESS KERRVILLE PHONE # _____

DATE 8-21-00 FINAL INSPECTION MADE BY Dwain C. Booz

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)
MAKE A SKETCH OF SYSTEM
(NOT TO SCALE)





Gillespie County Application for On-Site Sewage Facility
(Permit application is good for 1 year from purchase date)

Permit # 107204

Date: 6/2/14

Fee: 205.00

Reason for Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: LANG II, RICHARD, H
(Last) (First) (MI)

Mailing Address: 1277 BENDALE-IMMEL RD, FBG TX, 78624
(Street # and name) (City & State) (Zip code)

Physical Address/Location of new septic system: 1277 BENDALE-IMMEL RD
(Street # and name)
FBG TX, 78624
(City & State) (Zip code)

Daytime Phone Number(s): 830-990-8411 Cell Number(s): 456-6641

Legal Description: Volume: 386 Page: 916 Gillespie County Tax I. D. #: R56862

Subdivision Name: _____ Lot _____ Blk _____ Phase _____ Tract _____

Abstract # 424 Survey Name and # JW + R Leavitt #67

Total Acreage: 19.35 ☒ Private Well ☐ Public Well (Supplier's Name) _____
Name & license # of person installing the septic system: Paul Hontela 3201 (OS#)

Information on a Single Family Residence: ☒ House ☐ Mobile Home ☐ Manufactured
Total Square Footage of Living Area: ☒ <1500 ☐ <2500 ☐ <3500 ☐ <4500 ☐ _____
of bedrooms 2, # of bathrooms (Full) 1, (Half) _____, Does it have or will it have water
saving devices such as, low flush toilets, reduced flow shower heads or faucets, pressure reducing
valves and/or faucet aerators? ☒ Yes ☐ No Water Softener (Demand-Initiated Regeneration)
Circle: Y or N

Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including
Multi-family residences) Describe usage: 2 BR < 1500 * 1 BR B+B
→ washing machine

I certify that the above statements are true and correct to the best of my knowledge. Authorization is
hereby given to Gillespie County OSSF Department to enter upon the above described property for
the purpose of soil/site evaluation and investigation of an on-site sewage facility.

RHS II
(Signature of Landowner)

5-29-14
(Date)

Office use only:

Daily wastewater usage rate: Q= 280 (gallons/day)

☒ Site Evaluation

☒ Planning Materials submitted by: ☐ Installer ☐ P. E. ☒ R. S.

☐ Development Plans required for Subdivisions, Manufactured Housing Communities,
Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B
Rental, R. V. Park)

☐ Floodplain

For Aerobic Treatment units and non-standard treatment (if applicable):
☐ Affidavit to the Public

☒ Two-year maintenance contract

AUTHORIZATION to CONSTRUCT Date: June 6, 2014

Certification of Approval
Final Inspection Permit # 6764

Date: June 18, 2014

Approved by: Doug C. Boos

I. Sewer (House Drain): ☒ 3" Sch 40 ☐ 4" Sch 40 ☐ Other: _____
Slope of sewer pipe to tank ☒ minimum of 1/8"/ft.
☒ Cleanouts every 50 ft. and within 5 ft. of 90° bends
100 ft

II. Treatment: ☒ Conventional Tanks ☐ Aerobic ☐ Other: _____

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. <u>1500/3C</u>	_____	<u>Y/N</u>	<u>BUCHANAN</u>
2. _____	_____	<u>Y/N</u>	_____
3. _____	_____	<u>Y/N</u>	_____
4. _____	_____	<u>Y/N</u>	_____

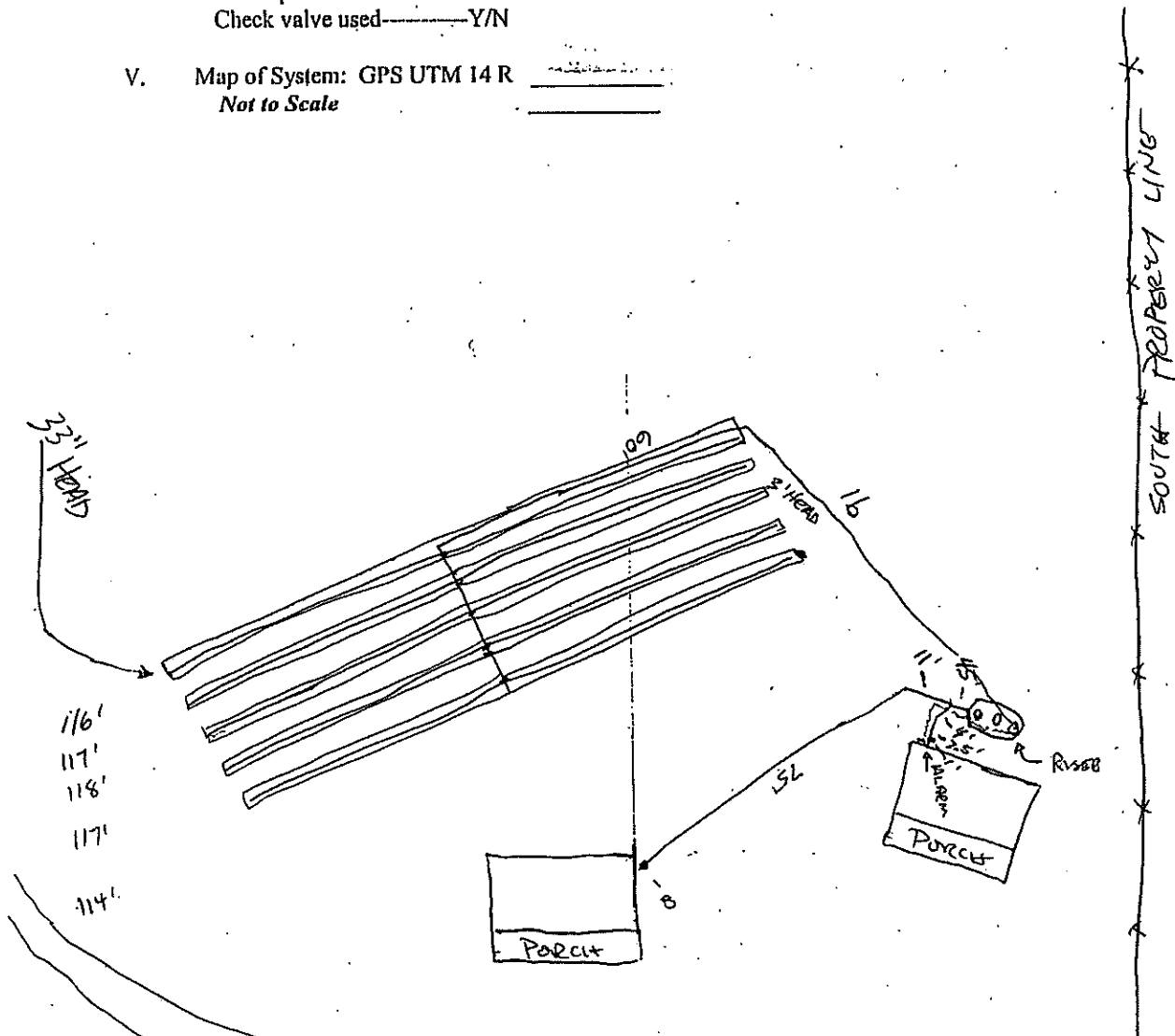
III. Disposal Field: ☐ Conventional Gravel ☐ Leaching Chambers (Brand) _____
☒ Low-Pressure Pipe ☐ Mounds ☐ Gravel-Less Pipe ☐ Pressure Emitters (drip)
☐ ET Beds ☐ Other: _____

Subsurface Disposal:

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X CREDIT
1. <u>582</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u> ft.	<u>2910</u> Sq. ft.
2. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.

IV. Surface Disposal (Application):
Loading Rate: _____ Area Required in Sq. ft. _____
Area Designed in Sq. ft. _____
Timer installed _____ Y/N
Anti-siphon Hole used _____ Y/N
Check valve used _____ Y/N

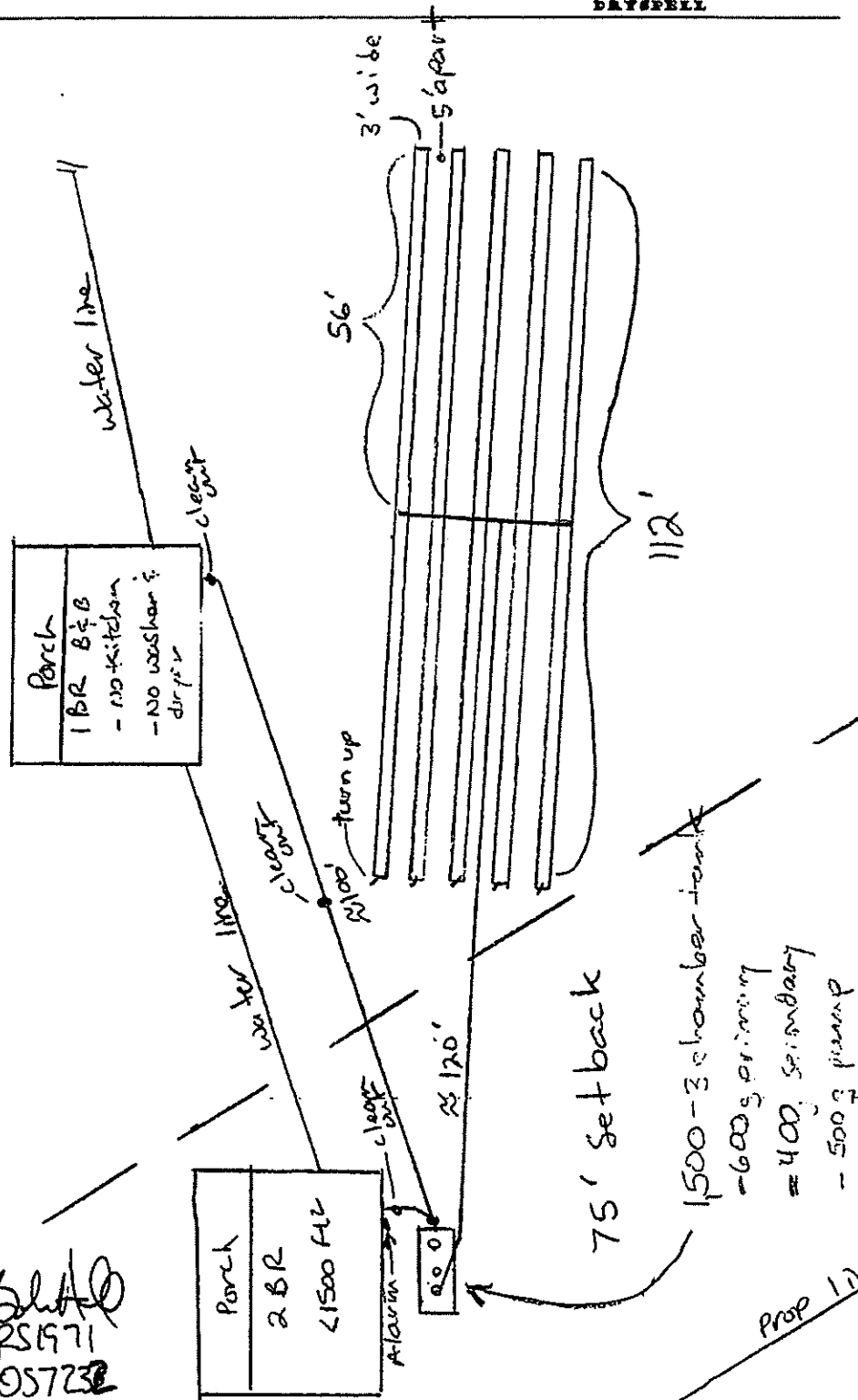
V. Map of System: GPS UTM 14 R _____
Not to Scale



Owner: Richard Lang
 Location: 1277 Bendele-Immel Rd.
 Fredericksburg, TX 78624



DAYSPELL



Robert D. Hall
 RS1571
 057232
 5-26-14

This is not a survey.
 1 in 1/2 in 1 ft

Dwayn Boos
On-Site Sewage Facilities
101 W. Main St, Mail Unit #9
Fredericksburg, TX 78624

**NOTICE OF APPROVAL OF
On-Site Sewage Facility**



Richard & Susan Lang, II
364 Ole Bucks Ln
Fredericksburg, TX 78624

PERMIT # 8040

Property Location: 232 Ole Bucks Ln

GILLESPIE COUNTY, TEXAS

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ) and Gillespie County. This Gillespie County On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

240 GPD = UP TO 3 BR, < 2500 SQ FT LIVING AREA

Title 30 of the Texas Administrative Code, Chapter 285 Order Adopting Rules of Gillespie County, Texas For On-Site Sewage Facilities requires an on-going maintenance contract for an aerobic surface application OSSF.

Dwayn C Boos

Inspector and Gillespie County Designated Representative OS0011257
Dwayn C. Boos

June 29, 2020
Date

***Email Mandatory richard.h.lang@outlook.com

GATE CODE: Button (No Code)

Gillespie County Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date.)



Permit # 8040

Date: 01/16/20

Fee: 150

Reason For Permit (Circle one): ☒ New Construction ☐ System Replacement ☐ System Repair

Name of Landowner: Lang, II Richard + Susan
(Last Name) (First Name) (MI)

Mailing Address: 364 Ole Bucks Lane Fredericksburg TX 78624
(House # and Street Name/ or PO Box) (City & State) (Zip Code)

Physical Address/Location of new Septic System: 232 Ole Bucks Lane
(House # and Street Name)

Fredericksburg TX 78624
(City & State) (Zip Code)
Daytime Phone Number(s): _____ Cell Number(s): (830) 456-6641 (his)
(830) 456-3181 (hers)

Legal Description: Volume: _____ Page: _____ Instrument#: _____ Gillespie CAD Tax ID #: R 56862

Subdivision Name: _____ Lot#: _____ Blk _____ Phase _____ Tract _____

Abstract: # 424 Survey Name and #: # 67 J.W. + R. Leavitt

Total Acreage: 12.53 ☒ Private Well ☐ Public Well (Supplier's Name): _____

Name & License # of person installing the Septic System: Rob Wise/RW Septic OS# 0021093

Information on a Single Family Residence: ☒ House ☐ Mobile Home ☐ Manufactured

Total Square Footage of Living Area: ☐ <1500 ☒ <2500 ☐ <3500 ☐ <4500 or _____

of bedrooms 3, # of bathrooms (Full) 2, (Half) 1. Does it have or will it have water saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? ☒ Yes ☐ No

Water Softener (Demand-Initiated Regeneration) ☒ Yes ☐ No

Is the water softener plumbed separate from the OSSF? ☒ Yes ☐ No

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-Family Residences). Describe usage: _____

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

Richard H. Lang
(Signature of Landowner)

1-15-20
(Date)

Office Use Only:

Daily wastewater usage rate: Q= 240 (gallons/day)

- ☒ Site Evaluation
- ☒ Planning Materials Submitted by: () Installer () P.E. ☒ R.S.
- ☐ Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R.V. Park)
- ☐ Floodplain and/or Development Permit
- For Aerobic Treatment units and non-standard treatment (if applicable):
 - ☒ Affidavit to the Public
 - ☒ Two-year Maintenance Contract

☒ AUTHORIZATION to CONSTRUCT

Date: 2/7/2020

2/10/2020

Date: June 29, 2020
Approved By: Dwight Brown

11. Treatment: () Conventional Tanks () Aerobic () Other:

2. 6000000 AFD Y/N

III. Disposal Field () Conventional Gravel () Leaching Chambers (Brand)

SQUARE FEET
LENGTH OF TRENCH WIDTH HEIGHT OF MEDIA CREDIT AREA=LENGTH X CREDIT

IV. Surface Disposal (Application):

Timer Installed ----- Y/N

Anti-siphon Hole used ----- Y/N

V. Map of System: GPS UTM 14 R

C.H.E. EZTARIC St 82/12
 Gmmdm AP 60

22

A hand-drawn diagram of a triangle. The interior angle at the top vertex is labeled 32. The interior angle at the bottom-left vertex is labeled 270. The third vertex is at the bottom-right, with no label.

On-Site Sewage Facility Design Criteria

Property Information:

Site Address: 364 Ole Bucks Ln
City: Fredericksburg, TX 78624

Q=Sewage in GPD:

Water Saving Devices: ☒ Yes ☐ No
Q Gallons/Day: 240
Greywater Included: ☒ Yes ☐ No

Rate of Adsorption (R_a):

Application Rate (gal/ft²/day): .064
Minimum Adsorptive Area (ft²): 3750

Aerobic Treatment Unit:

Required Minimum GPD: 360, Actual 600
Pretreatment Tank Capacity (gal): 353
Class 1 ATU: Nuwater B-550
Pump Tank Capacity (gal): 768
Disinfectant Type: Liquid Chlorine
Pump Operation: Timer
Quantity (gal) Dosing Cycle : Varied
Cycle Time: 12:00 am-5:00 am
Pump Size & Type: 1/2hp Franklin C1-Series

Comments: Installing a 600 GPD NuWater B-550 with 2 sprinklers set toward each other at 270° with a 32' radius.

Vegetation Plan: The surface application shall be applied to existing vegetation, any bare area shall be seeded with a mixture of winter rye and bermuda seed before system start up.

House Information:

Number of Bedrooms: 3
Square Footage(Approx.): 2407 ft²
Water Supply: Well

Supply Line From House:

Length (Approx. ft): 25'
Size (in.): 3" or 4"
Type: Sch 40

Supply Line from Tank to Application Area:

Length (Approx. ft): 67'
Size (in.): 1"
Type: Sch 40

Surface Application Area(πR²):

π(32) ² x .75 :	2,412.74 ft ²
π(32) ² x .75 :	2,412.74 ft ²
π() ² x :	0.00 ft ²
π() ² x :	0.00 ft ²
π() ² x :	0.00 ft ²
π() ² x :	0.00 ft ²
π() ² x :	0.00 ft ²
Total Adsorptive Area(ft ²):	4,825.49 ft ²

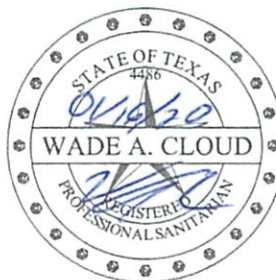
Drip Application Area:

Minimum Linear Drip Tubing(ft²): N/A
Number of Drip Emitters(Aft²/4ft²): N/A
Number of Emitters per Field: N/A
Pump Requirements(GPM)
(N/A)@ 0.61 GPH @ 25 PSI: N/A

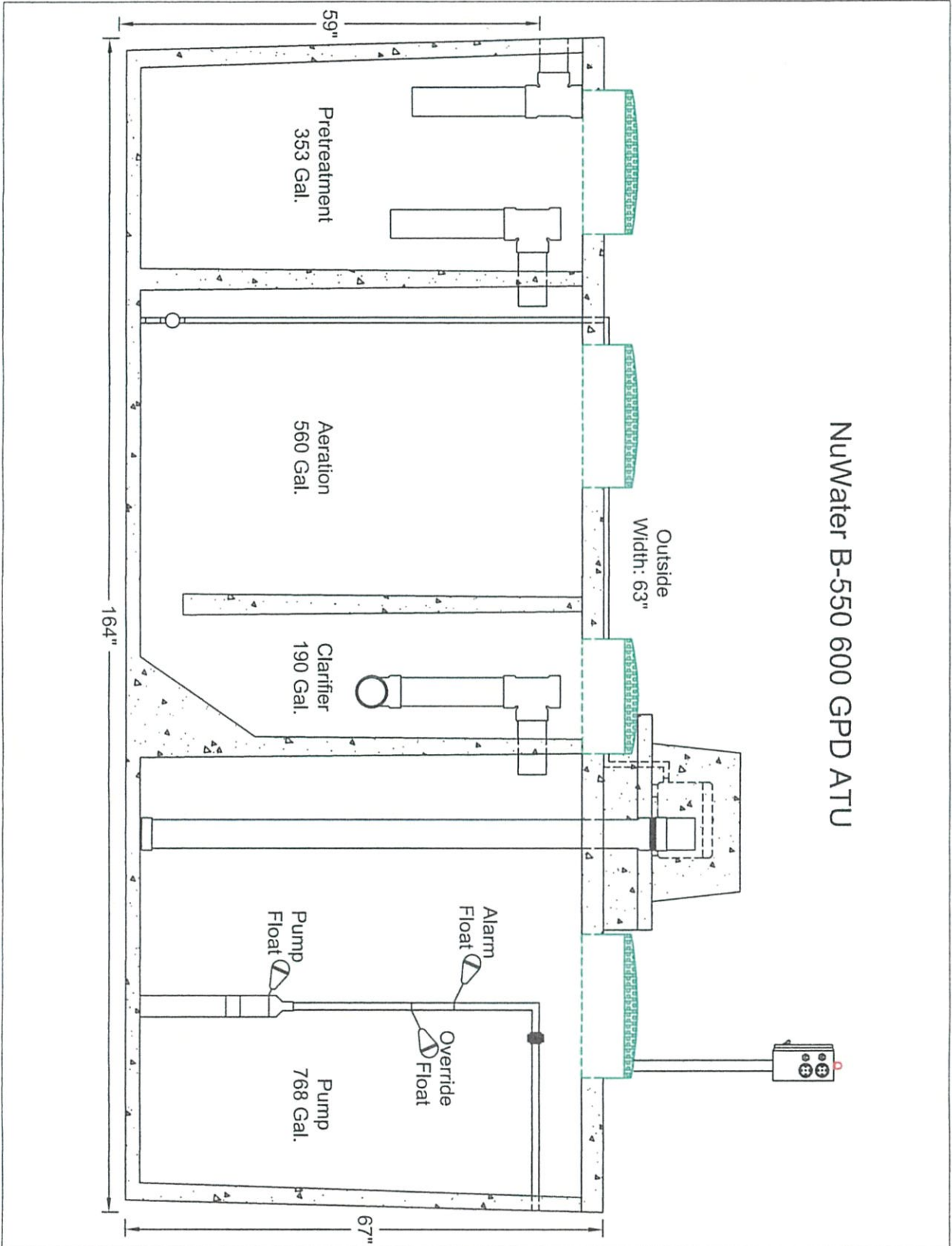
All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (effective December 27, 2008) Above design is based on best available information and should function properly under normal operating conditions All changes or modifications made to design must be approved by Wade A Cloud. Application area shall have enough soil to facilitate vegetation growth.

Wade A. Cloud, RS 4486
Blackwater Designs
PO Box 228 Boerne, TX 78006

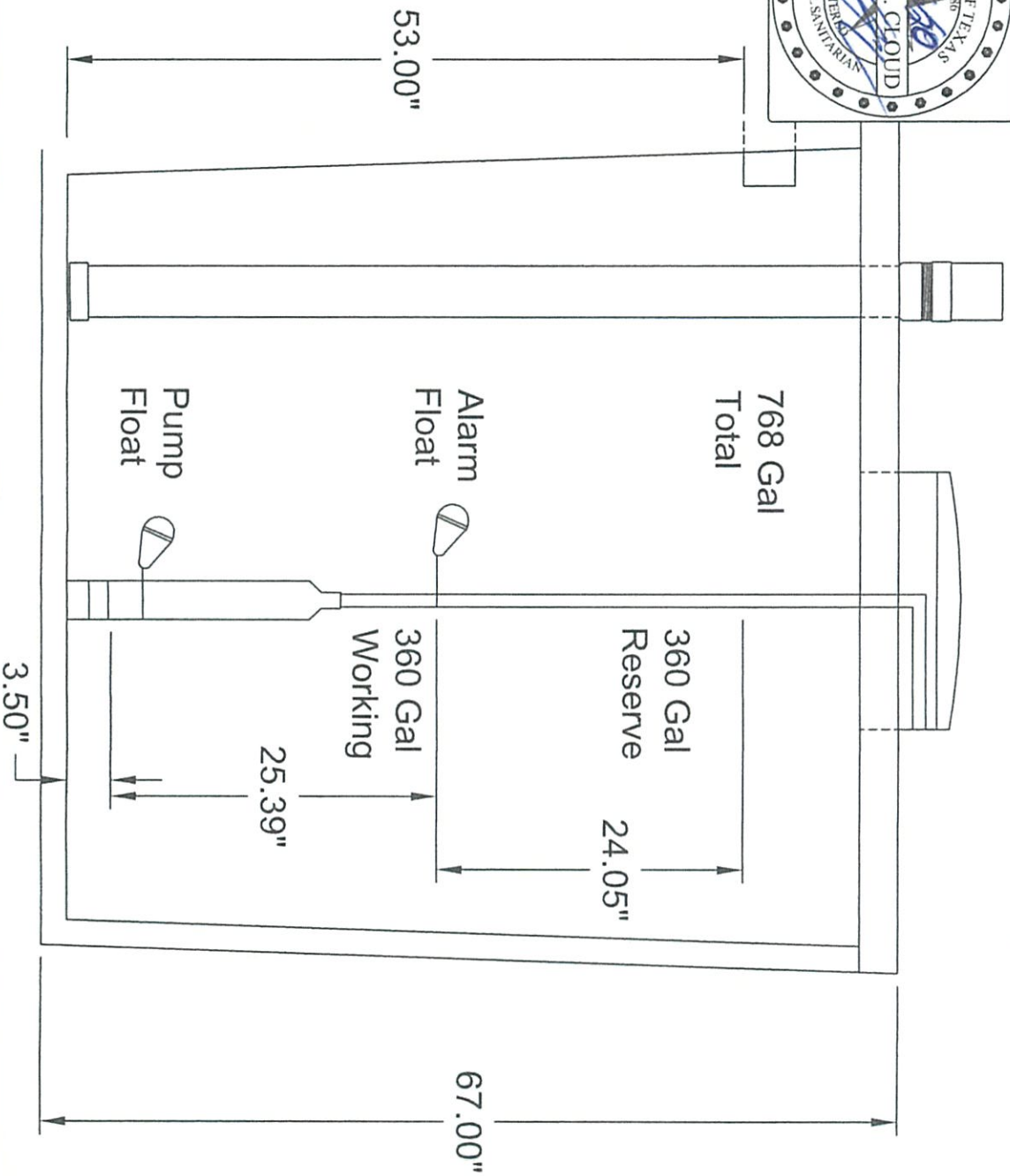
Date
210.900.2971



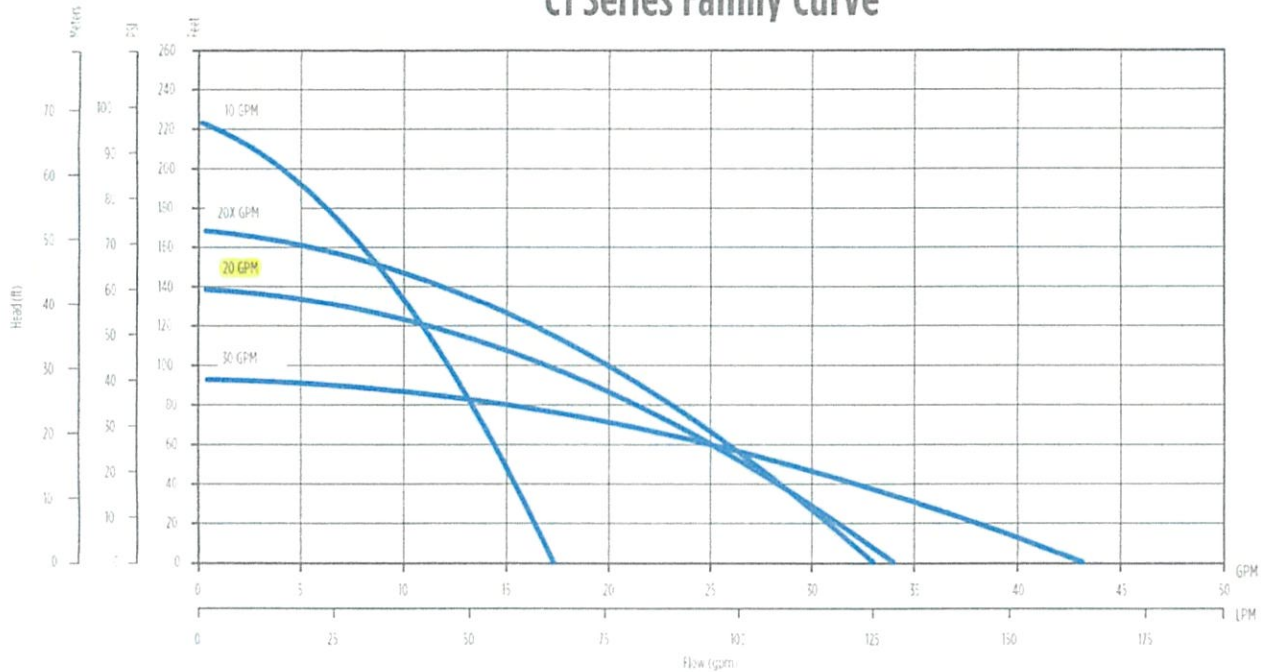
NuWater B-550 600 GPD ATU



NuWater 600 GPD ATU Pump Compartment



C1 Series Family Curve



FEATURES

- Supplied with a removable 5" base for secure and reliable mounting
- Bottom suction design
- Robust thermoplastic discharge head design resists breakage during installation and operation
- Single shell housing design provides a compact unit while ensuring cool and quiet operation
- Hydraulic components molded from high quality engineered thermoplastics
- Optimized hydraulic design allows for increased performance and decreased power usage
- All metal components are made of high grade stainless steel for corrosion resistance
- Available with a high quality 115 V or 230 V, 1/2 hp motor
- Fluid flows of 10, 20, and 30 gpm, with a max shut-off pressure of over 100 psi
- Heavy duty 600 V 10 foot SJ00W jacketed lead

APPLICATIONS

- Gray water pumping
- Filtered effluent service water pumping
- Water reclamation projects such as pumping from rain catchment basins
- Aeration and other foundation or pond applications
- Agriculture and livestock water pumping

ORDERING INFORMATION

C1 Series Pumps							
GPM	HP	Volts	Stage	Model No.	Order No.	Length (in)	Weight (lbs)
10	1/2	115	7	10C1-05P4-2W115	90301005	26	17
		230	7	10C1-05P4-2W230	90301010	26	17
20		115	5	20C1-05P4-2W115	90302005	25	16
230		5	20C1-05P4-2W230	90302010	25	16	
20X		115	6	20XC1-05P4-2W115	90302015	26	17
		230	6	20XC1-05P4-2W230	90302020	26	17
30		115	4	30C1-05P4-2W115	90303005	25	16
		230	4	30C1-05P4-2W230	90303010	25	16

Note: All units have 10 foot long SJ00W leads.



Franklin Electric

franklinwater.com

M1698 07-14

ProPlus™ Gear Driven Sprinkler Setting Instructions

SPRINKLER INSTALLATION

1► INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

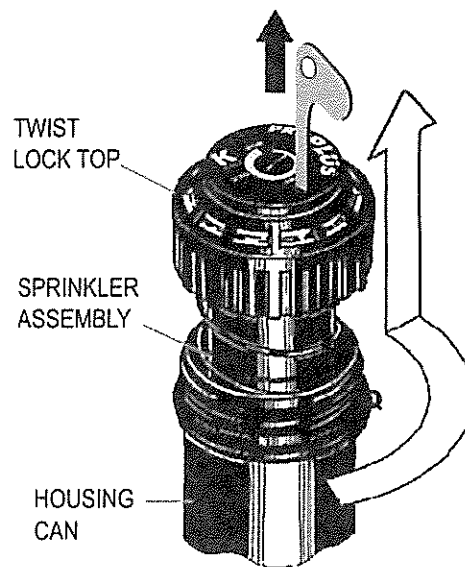
2► INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can be easily pulled out, cleaned and re-installed.

3► WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

- Do not exceed 30 PSI.
- Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 time faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr							
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲				
#0.5	30	207	2.1	28	8.5	0.5	1.9	0.11	0.12	0.14	3	4				
	40	276	2.8	29	8.8	0.6	2.3	0.14	0.14	0.16	3	4				
	50	345	3.5	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5				
	60	414	4.1	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5				
#0.75	30	207	2.1	29	8.8	0.7	2.7	0.16	0.16	0.19	4	5				
	40	275	2.8	30	9.1	0.8	3.0	0.18	0.17	0.20	4	5				
	50	344	3.4	31	9.4	0.9	3.4	0.20	0.18	0.21	5	5				
	60	413	4.1	32	9.8	1.0	3.8	0.23	0.19	0.22	5	6				
#1.0	30	207	2.1	32	9.8	1.3	4.9	0.30	0.24	0.28	6	7				
	40	275	2.8	33	10.1	1.5	5.7	0.34	0.27	0.31	7	8				
	50	344	3.4	34	10.4	1.6	6.1	0.36	0.27	0.31	7	8				
	60	413	4.1	35	10.7	1.8	6.8	0.41	0.28	0.33	7	8				
#2.0	30	207	2.1	37	11.3	2.4	9.1	0.55	0.34	0.39	9	10				
	40	275	2.8	40	12.2	2.5	9.5	0.57	0.30	0.35	8	9				
	50	344	3.4	42	12.8	3.0	11.4	0.68	0.33	0.38	8	10				
	60	413	4.1	43	13.1	3.3	11.4	0.68	0.34	0.36	8	9				
2.5 Pro- installed	30	207	2.1	38	11.6	2.5	9.5	0.57	0.33	0.38	8	10				
	40	275	2.8	39	11.9	2.8	10.6	0.64	0.35	0.41	9	10				
	50	344	3.4	40	12.2	3.2	12.1	0.73	0.39	0.44	10	11				
	60	413	4.1	41	12.5	3.5	13.3	0.80	0.40	0.46	10	12				
#3.0	30	207	2.1	38	11.6	3.6	13.6	0.82	0.48	0.55	12	14				
	40	275	2.8	39	11.9	4.2	15.9	0.96	0.53	0.61	14	16				
	50	344	3.4	41	12.5	4.6	17.4	1.05	0.53	0.61	13	15				
	60	413	4.1	42	12.8	5.0	19.0	1.14	0.55	0.63	14	16				
#4.0	30	207	2.1	43	13.1	4.4	16.7	1.00	0.46	0.53	12	13				
	40	275	2.8	44	13.4	5.1	19.3	1.16	0.51	0.59	13	15				
	50	344	3.4	46	14.0	5.6	21.2	1.27	0.51	0.59	13	15				
	60	413	4.1	49	14.9	5.9	22.4	1.34	0.47	0.55	12	14				
#6.0	40	276	2.8	45	13.7	5.9	22.4	1.34	0.56	0.65	14	16				
	50	344	3.4	46	14.0	6.0	22.7	1.36	0.55	0.63	14	16				
	60	413	4.1	48	14.6	6.3	23.9	1.43	0.53	0.61	13	15				
	70	482	4.8	49	14.9	6.7	25.4	1.52	0.54	0.62	14	16				
#8.0	40	276	2.8	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26				
	50	344	3.4	45	13.7	8.5	32.2	1.93	0.81	0.93	21	24				
	60	413	4.1	49	14.9	9.5	36.0	2.16	0.76	0.88	19	22				
	70	482	4.8	50	15.2	10.0	37.9	2.27	0.77	0.89	20	23				

LOW ANGLE PERFORMANCE DATA

NOZZLE	PRESSURE			RADIUS		FLOW RATE			PRECIP in/hr / mm/hr							
	PSI	kPa	Bars	Ft.	M.	GPM	L/M	M ³ /H	■	▲	■	▲				
#1.0	30	207	2.1	22	6.7	1.2	4.5	.27	0.48	0.55	12	14				
	40	276	2.8	24	7.3	1.7	6.4	.39	0.57	0.66	14	17				
	50	345	3.4	26	7.9	1.8	6.8	.41	0.51	0.59	13	15				
	60	414	4.1	28	8.5	2.0	7.6	.45	0.49	0.57	12	14				
#3.0	30	207	2.1	29	8.8	3.0	11.4	.68	0.69	0.79	17	20				
	40	276	2.8	32	9.8	3.1	11.7	.70	0.58	0.67	15	17				
	50	345	3.4	35	10.7	3.5	13.2	.80	0.55	0.64	14	16				
	60	414	4.1	37	11.3	3.8	14.4	.86	0.53	0.62	14	16				
#4.0	30	207	2.1	31	9.4	3.4	12.9	.77	0.68	0.79	17	20				
	40	276	2.8	34	10.4	3.9	14.8	.89	0.65	0.75	17	19				
	50	345	3.4	37	11.3	4.4	16.7	1.00	0.62	0.71	16	18				
	60	414	4.1	38	11.6	4.7	17.8	1.07	0.63	0.72	16	18				
#6.0	40	275	2.8	38	11.6	6.5	24.6	1.48	0.87	1.00	22	25				
	50	344	3.4	40	12.2	7.3	27.7	1.66	0.88	1.01	22	26				
	60	413	4.1	42	12.8	8.0	30.3	1.82	0.87	1.01	22	26				
	70	482	4.8	44	13.4	8.6	32.6	1.96	0.86	0.99	22	25				

*All precipitation rates calculated for 180° operation.
For the precipitation rate for a 360° sprinkler, divide by 2.



K-RAIN MANUFACTURING CORP.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 561.844.1002 / 1.800.735.7246
FAX: 561.842.9493
www.krain.com

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Part Number: 1100519 Rev. 01

**On-Site Sewage Facility
Soil Evaluation Report Information**

Date Soil Survey Performed: 01/02/2020

Site Location: 364 Ole Bucks Ln, Fredericksburg, TX 78624

County: Gillespie

Proposed Excavation Depth: N/A

Name of Site Evaluator: Wade A. Cloud

Registration Number: OS0029338

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

01/02/2020

Date

Requirements: At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Soil boring locations 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. Identify any restrictive features and indicate depths where features appear.

Soil Boring Number _____					
Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III-blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Finger print-Slight/Distinct, Root zone, Texture-gritty/floury, etc)
0----	Ib	Sand	N/A	N/A	Distinct Finger print/ Sticky
1----					
2----	IV	Clay			
3----					
4----					
5----					

Soil Boring Number _____					
Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III-blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Finger print-Slight/Distinct, Root zone, Texture-gritty/floury, etc)
0----					
1----					
2----					
3----					
4----					
5----					

Site Evaluator Information:Name: Wade A Cloud Phone: 830.443.4559 Fax: 210.579.6073Company: Lonestar Aerobic Services, LLC Address: P.O. Box 228City: Boerne State: Texas Zip: 78006**Applicant and Property Information:**Name: Richard II & Susan Lang Phone: _____ Fax: _____

Lot: _____ Block _____ Subdivision _____

County Gillespie Unincorporated Area? Y / NoStreet/Road Address: 364 Ole Bucks LnCity: Fredericksburg, TX Zip Code: 78624

Additional Information: _____

Schematic of Lot or Tract**Show:** () Compass North, adjacent streets, property lines, property dimensions, location of buildings, casements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

() Location of existing or proposed water wells within 150 feet of property.

() Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

() Location of soil borings or dug pits (show location with respect to a known reference point).

() Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Compass North

Site Sketch (See Attached)

Scale: _____

Features of Site Area

Presence of 100 year flood zone

Yes ☐ No ☒

Presence of adjacent ponds, streams, water impoundments

Yes ☐ No ☒

Existing or proposed water well in nearby area

Yes ☒ No ☐

Organized sewage service available to lot or tract

Yes ☐ No ☒Signature: [Signature] R.S. Site Evaluator License No: OS0029338

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority _____
Block Creek Aerobic Services, LLC
444 A Old Hwy #9
Comfort, TX 78013
Off. (830) 995-3189
Fax. (830) 995-4051

Permit/License Number 8040
Customer Richard + Susan Lang
Site Address 3164 Ole Bucks Lane
City Fredricksburg Zip 78624
Mailing Address 3164 Ole Bucks Lane
County Gillespie Map # _____
Phone (830) 456-6641 (h) (830) 456-3181 (hers)
Email richard.h.lang@outlook.com

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between Richard + Susan Lang (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Date:

This Agreement commences on 6/29/20 and ends on 6/29/22 for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

III. Termination of Agreement:

This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

IV. Services:

Contractor will:

- Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.
- Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.
- Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system within two (2) business days after said notification.
- Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).
- Forward copies of this Agreement and all reports to the regulatory agency and the Customer.
- Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

V. Disinfection:


RAF Sef

BS

Customer's Initials



Contractor's Initials

 Not required; X required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

VI. Electronic Monitoring:

Electronic Monitoring is not included in this Agreement.

VII. Performance of Agreement:

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

1. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

VIII. Customer's Responsibilities:

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for and OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

IX. Access by Contractor:

Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customer's responsibility to keep lids exposed and accessible at all times.

X. Limit of Liability:

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XI. Indemnification:

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.



Customer's Initials



BS

Contractor's Initials

THIS INDEMNIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.

Customer hereby waives its right of recourse as to any Indemnatee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnatee; or, (2) the willful misconduct of such Indemnatee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

XII. Severability:

If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. Fee for Services:

The Fee for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

XIV. Payment:

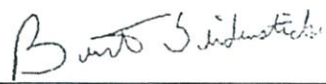
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

XV. Application or Transfer of payment:

The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

XVI. Entire Agreement:

This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.


Block Creek Aerobic Services, LLC,
Contractor
MC# 0000042 and MC#0000002


Customer Signature
Date 1-15-20



Customer's Initials



BS

Contractor's Initials

Richard H. Lang, II + Susan E. Lang

Owner Name

4 PGS
AFF

20200292

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF GILLESPIE
STATE OF TEXAS

CERTIFICATION OF ON-SITE SEWAGE FACILITY REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality (TCEQ) Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Gillespie County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

Lot _____ Block _____ Subdivision _____ Unit/Phase/Section _____

If not in Subdivision: 12.53 Acres JW+R Leavitt Survey No. 63 Abstract No. 418/ Survey
JW+R Leavitt Survey No. 67 Abstract No. 424

The property is owned by (insert owner's full name) Richard H. Lang, II + Susan Lang

This OSSF must be covered by a continuous maintenance contract 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 maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the permitting authority.

Witnessed by my hand on this 15 Day of January, 20 20.

Richard H. Lang, II
Owner Name

Richard H. Lang, II
Owner Signature

Susan E. Lang
Owner Name

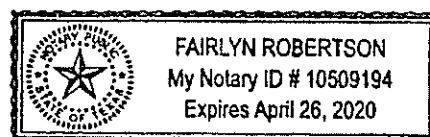
Susan E. Lang
Owner Signature

Sworn to and subscribed before me on this 15 Day of January, 20 20.

Fairlyn Robertson
Notary's Printed Name

Fairlyn Robertson
Notary Public Signature, State of Texas

Commission Expires: April 26, 2020



Affix Notary Stamp Above

EXHIBIT "A"

12.53 acre tract

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and accompanying map of a 12.53 acre tract of land prepared at the request of Richard Lang, II. Said land is situated in Gillespie County, Texas, comprising parts of the following surveys:

0.05 acre, part of the J.W. & R. Leavitt Survey No. 63, Abstract No. 418;
12.48 acres, part of the J.W. & R. Leavitt Survey No. 67, Abstract No. 424;
and being part of that 30.26 acre tract of land described in a Deed to Richard Henry Lang, II, Co-Trustee, et al, dated December 21, 1999, found of record in Volume 386, pages 916-922 of the Real Property Records of Gillespie County, Texas.

Said 12.53 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a ½ rebar found set at a pine fence corner post in the East line of that 928.5 acre tract of land described in a Deed to Cyrus L. Heard found of record in Volume 79, pages 235-236 of the Deed Records of Gillespie County, Texas, for the most westerly S.W. corner of that 141.18 acres of land described in a Deed to Timothy E. Bobo, et ux, found of record in Volume 221, pages 730-740 of said the Real Property Records, for the N.W. corner of said 30.26 acre Lang tract, for the N.W. corner of this tract of land;

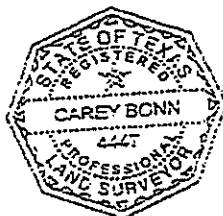
THENCE with a South line of said 141.18 acres and a North line of said 30.26 acre tract, S. 89 deg. 10 min. 45 sec. E. (Bearing Basis), generally along a fence, 1210.86 feet to a ½ inch rebar found set at a fence corner, for a reentrant corner of said 141.18 acres, for a N.E. corner of said 30.26 acre tract, for the N.E. corner of this tract of land;

THENCE over and across said 30.26 acre tract, as follows:

S. 16 deg. 42 min. 10 sec. W., crossing a traveled road, 441.41 feet to a point, for the S.E. corner of this tract of land, from which a pipe fence corner post bears S. 1 deg. 56 min. E. 10.0 feet;
S. 88 deg. 03 min. 25 sec. W. 492.62 feet to a pipe fence corner post;
S. 80 deg. 34 min. 45 sec. W. 432.28 feet;
S. 87 deg. 19 min. 30 sec. W., at 198.32 feet passing a pipe fence corner post, 198.8 feet in all to a point in the West line of said 30.26 acre tract, for the S.W. corner of this tract of land;

THENCE with the West line of said 30.26 acre tract, N. 3 deg. 34 min. 10 sec. E., generally along a fence, 537.9 feet to the PLACE OF BEGINNING.

Field measurements completed August 14, 2019



Carey Bonn
Reg. Prof. Land Surveyor No. 4447
Bonn Surveying 830-997-3884
Firm Reg. No. 10055800

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk
Gillespie County Texas

January 17, 2020 01:12:24 PM
FEE: \$30.00 PHERBER
AFF



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