



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 267 Hidden Acres Trail, Pottsboro, TX 75076

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

- (1) Type of Treatment System: ☒ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: sprinkler lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Back pasture beyond fenced yard marked by two white clothes ☐ Unknown
- (4) Installer: ☒ Unknown
- (5) Approximate Age: ☒ 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: Turpin Septic
Phone: 903-227-5240 contract expiration date: 2/16/2026
(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? 8/28/2025 Slaughter Septic Pumping
- (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

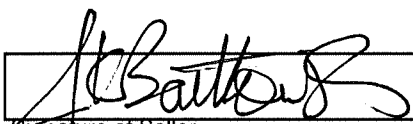
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (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.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1–2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


 Signature of Seller _____ Date _____

 Signature of Seller _____ Date _____

Receipt acknowledged by:

 Signature of Buyer _____ Date _____

 Signature of Buyer _____ Date _____

Turpin Septic Service
2029 FM 273
Bonham, TX 75418



To: Girl Scouts Camp Kadohadacho
6001 Summerside Dr.
Dallas, TX 75252

Phone: (903) 227-5240

Office@turpinseptic.com

Printed on: 12/2/2024

Permit: 2012-015

Phone: (903) 271-0424
Site: 267 Hidden Acres Trail, Pottsboro, TX 75076
County: Grayson
Installer:
Agency: GRAYSON COUNTY HEALTH DEP Turpin Septic Service
Mfg/Brand: --

Map Key ID
F064.000 602
gallons per day

Contract Period

Start Date: 2/16/2025
End Date: 2/16/2026

3 visits per year - one every 4 months

ONE-YEAR ON-SITE SEWAGE FACILITY MAINTENANCE AGREEMENT

1. Turpin Septic Service agrees to perform inspections of the Onsite Sewage Facility (OSSF) for the purpose of maintaining the system and reporting the results of the inspections to the owner and the permitting authority.
2. The one-year agreement begins at the ending date of the previous maintenance agreement (unless noted otherwise) and will last for one full year from the beginning date.
3. The one-year agreement consists of three (3) scheduled inspections. An inspection of the On-Site Sewage facility will be done three (3) times per year (approximately once every four (4) months). The inspection schedule will follow the schedule on file with the permitting authority. The first scheduled inspection will be performed within four (4) months after the agreement begins (unless noted otherwise).
4. The scheduled inspection may be performed any time during the month that the inspection is due according to the permitting authority. Access to the Onsite Sewage Facility must be allowed at the time of inspection or forfeiture of that inspection may occur. Scheduled inspections will occur during normal business hours Monday through Friday.
5. The inspection will consist of testing the effluent quality, color, turbidity, and odor. There will be a chlorine residual test and sludge level reading at the inspection.
6. The items that will be visually inspected (where applicable) include: Control Panel, Electrical Conduit, Electrical Wiring and Connections, All Tank Compartments having access at the Surface, Inlets and Outlets (when accessible), Aerator, Aerator Enclosure, Diffuser (when accessible), Effluent Pump, Effluent Pump Switch, High Water Alarm Light/Buzzer/Float Switch, Disinfection Device, Compartment Risers and Lids, and Spray field.
7. Inspection results will be reported 'as is' upon arrival with notations of any corrective actions recommended or performed to the owner and permitting authority within fourteen (14) days after the inspection is performed.
8. The maintenance portion of the agreement consists of cleaning and adjusting the existing components of the system. Any repairs or replacements done to the system whether at the time of inspection or as a separate service call will not be included in the agreement and will be done at the additional cost of parts, tax, and labor to the owner. Any repairs or replacements done to the system will be done only with consent and for accounts having zero balances owed unless otherwise agreed upon. Consent for repairs may consist of verbal consent, written consent, and/or electronic consent from someone authorized to give consent. Any unscheduled visits may result in a service call fee.
9. The Maintenance Provider will respond to any owner complaints of the function or performance of the system within 48 hours.
10. All permitting authority fees (where applicable) will be in addition to the agreement fee. If a permitting authority fee is collected it will be sent to the permitting authority by the maintenance provider. It is not our policy to refund contracts, but in cases where they are the permitting authority fee and a \$35 cancellation charge are not refundable.
11. Contract amendments and/or terminations will be done in accordance with On Site Sewage

Facilities Title 30, TAC Chapter 285.7(d)(3)(a)(b)(c).

12. Owner responsibilities include: providing a signed copy of the Maintenance Agreement to the Maintenance Provider at least thirty (30) days prior to the expiration of the previous agreement, maintaining electrical power to the system at all times, maintaining chlorine in the disinfection device (unless noted otherwise), reporting alarm conditions to the maintenance provider, and reporting unusual conditions to the maintenance provider.

* This agreement does not include the cost of pumping the system when necessary.

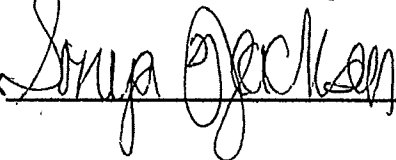
* Local permitting authorities are gradually implementing biological oxygen demand (BOD) samples for commercial systems. The customer agrees to notify us if the system is serving a commercial structure and also understands that any BOD samples required will be offered as a separate service, not included in this contract.

Residential System ☒ Commercial System ☐

** There are new anti-spam rules that require us to have your permission to message you regarding our business.

I agree to receive text communications: Yes ☐ No ☒

(by signing below, the owner agrees to the terms and conditions of the contract)

Owner Signature X  Date 2/13/25

Maintenance Provider Signature X  Date 2/20/25
Rusty Turpin (MP0002018)