



TEXAS ASSOCIATION OF REALTORS®  
**INFORMATION ABOUT ON-SITE SEWER FACILITY**

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CONCERNING THE PROPERTY AT 11159 FM 967  
Driftwood, TX 78619

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

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown
- (2) Type of Distribution System: DRAIN FIELD STANDARD  Unknown
- (3) Approximate Location of Drain Field or Distribution System: South of Residence  Unknown
- (4) Installer: \_\_\_\_\_  Unknown
- (5) Approximate Age: 14 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? 2016
- (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.





TEXAS ASSOCIATION OF REALTORS®  
**INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS**

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CONCERNING THE PROPERTY AT

11159 FM 967  
Driftwood, TX 78619

**A. FLOOD AREAS:**

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area lies in a "V-Zone" or "A-Zone" as noted on flood insurance rate maps. Both V-Zone and A-Zone areas are areas with high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

**B. AVAILABILITY OF FLOOD INSURANCE:**

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

**C. GROUND FLOOR REQUIREMENTS:**

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
  - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
  - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
  - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
  - (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
- (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters;
  - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
  - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

**D. COMPLIANCE:**


- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
  - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
  - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
  - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

**E. ELEVATION CERTIFICATE:**

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

**You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.**

Receipt acknowledged by:

	3/11/17		
Signature <b>Brad Faulkner</b>	Date	Signature	Date

HAYS COUNTY ENVIRONMENTAL HEALTH  
1251 CIVIC CENTER LOOP  
SAN MARCOS, TEXAS 78666  
512/393-2150

HAYS COUNTY CLASS "A" BUILDING/DEVELOPMENT PERMIT

This Permit #FPA 2002-3385, is issued on January ~~December~~ 6, 2003  
to PAUL FAULKNER and is not transferable.

This permit authorizes the following development::  
Construct 5bd/4499 sq.ft. single family residence.

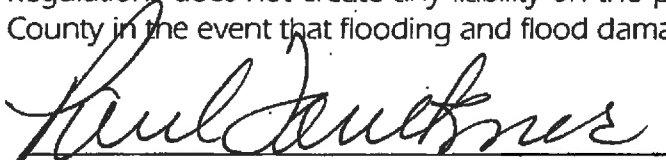
This permit authorizes this development at the following property:

SITE ADDRESS: 11159 RR 967  
SUBDIVISION: 75 ac Walter C. Jarvis Strvey  
LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SECTION: \_\_\_\_\_


The Developmental Application has been reviewed and it has been determined that the development will not be in the regulated 100 year Floodplain.

**WARNING:**

The Hays County Floodplain maps and other flood data used by the County in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes. On occasion greater floods can and will occur and flood heights may be increased by man-made or natural causes. We cannot guarantee that your property will not flood. Exempting you from the Flood Plain Management Regulations does not create any liability on the part of Hays County or any officer or employee of Hays County in the event that flooding and flood damage does occur.

  
\_\_\_\_\_  
Acknowledgment of Warning by Applicant

12/19/02  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
County Official

12-20-02  
\_\_\_\_\_  
Date

SEE SURVEYOR'S REPORT No. 00-706

FORM 2/99

**\*\*THIS PERMIT EXPIRES ONE (1) YEAR FROM DATE OF ISSUANCE.**



# Hays County Environmental Health

1251 Civic Center Loop  
San Marcos TX 78666-  
(512) 393-2150

54

## AUTHORIZATION TO CONSTRUCT

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

Date: **1/6/03**

Permit #: **2002 - 3385**

Date purchased: **8/30/02**

Expiration date: **8/30/03**

Owner's Name: **FAULKNER, PAUL**

11159 RR 967, BUDA TX 78610

Block:                      Lot:

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

Tank Capacity: 1250 gallons

Pump tank reserve capacity: 0 gallons

Design Flow: 460 gpd

Drainfield: Standard

Drainfield / Sprayfield Size: 2300 sq. ft.

ALTERNATIVE SYSTEM REQUIREMENTS:

Designed By: BALBOA SEPTIC DESIGN

Refer to the designer's plans for system specifications.

Plan Date: 12/19/02

Date of Revision: 12/31/02

**Contact Health Department and designer for required inspections.**

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



Signed

1-6-03

Date

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



# Hays County Environmental Health

1251 Civic Center Loop  
San Marcos TX 78666-  
(512) 393-2150

## FINAL INSPECTION

To whom it may concern:

Date: 4/15/04

Permit #: 2002 - 3385

Date purchased: 8/30/02

Owner's Name: **FAULKNER, PAUL**

P.O. BOX 246, DRIFTWOOD TX 78619

Site location

11159 RR 967, BUDA TX 78610

Block: \_\_\_\_\_

Lot: \_\_\_\_\_

The above referenced private sewage facility has been inspected by the above county for compliance with the rules of the county and based on information provided in the application, has been found to comply with the requirements of those rules.

NOTE: This certification does not extend to the materials, workmanship or fabrication of the private sewage facility so as to express or imply to the owner or installer of the facility any warranty by or rights against this county or any of its agencies, as to the quality or durability of the facility nor compliance with the owner's individual specifications and requirements, but solely relates to the facility meeting the requirements of this county in effect as of this date.

NOTE: This approval simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

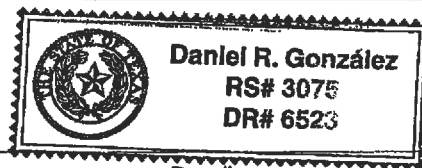
NOTE: This approval remains in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of this county.

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

ISSUED THIS DATE: \_\_\_\_\_

4-15-04

SANITARIAN



Reg. #





4/15/04 05:07 PM

# Hays County Environmental Health NOTICE OF APPROVAL FOR ON-SITE SEWAGE FACILITY

THIS IS TO CERTIFY that the on site sewage facility located at:  
11159 RR 967, BUDA TX 78610

OSSF #: 2002 - 3385

Grid:

Block:

Lot:

meets or exceeds the basic requirements established by the County.

LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

KEEP THIS LICENSE with important papers. You may need it when selling your house or if a malfunction occurs

Tank Type: Concrete Box

Valve:

Max Flow: 460 gallons/day

Tank Size: 1250 gallons

Drainfield Size: 2300 sq. ft.

Installed By: THAMES, JOHN

Engineered By: BALBOA SEPTIC DESIGN

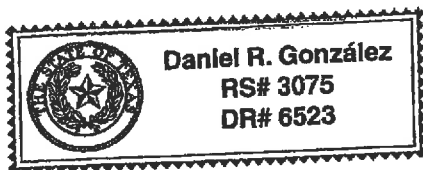
The above referenced private sewage facility has been inspected by the Hays County Health Department for compliance with the Rules of Hays County and, based on information provided in the application, has been found to comply with the requirements of those Rules.

NOTE: This certification does not extend to the materials, workmanship or fabrication of the private sewage facility so as to express or imply to the owner or installer of the facility any warranty by or rights against Hays County or any of its agencies, as to the quality or durability of the facility nor compliance with the owner's individual specifications and requirements, but solely relates to the facility meeting the requirements of Hays County in effect as of this date.

NOTE: This approval simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

NOTE: This approval remains in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of Hays County.

The specified backfill 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.



Date of Final Inspection: 4/15/04

Issued this date: 4-15-04

Sanitarian

Director, Environmental Health

## Balboa Septic Design

5908-A Parkwood Drive  
Austin, Texas 78735  
512-899-2757

December 31, 2002

Hays County Environmental Health  
1251 Civic Center Loop  
San Marcos, Texas 78666

Re: On-Site Wastewater Plan For:  
**The Paul Faulkner Residence**  
11159 FM 967  
Buda, Texas 78610

Attn: Mr. Bob Pratt

Dear Bob,

Enclosed is a copy of the revised on-site wastewater plan for the new house at the above referenced property.

*five DB.*

The system is now designed for a ~~four~~ bedroom, 4499 sq. ft maximum, single family residence. The design flow is 460 gallons per day (100gpd safety factor).

I am proposing an on-site wastewater system that will consist of an 1250 gallon septic tank with a Zable filter in the outlet of the tank and a conventional drainfield (trench type).

Please call if I can be of more assistance with this project.

Sincerely,

*Daniel Balboa*

Daniel Balboa, R.S.  
Balboa Septic Design



c: Toltec Construction

## Faulkner Residence

### Calculations:

System designed for a maximum daily effluent of: 60gallons per person with the estimate of two people for the first bedroom and one person for each additional bedroom

60gallons x (1+5) +100gpd (safety factor)

460gpd

**Septic Tank Requirement:**

1250 Gallons

**Pump Tank Requirement:**

None

**Drainfield Required:** 460gpd

=2300ft<sup>2</sup>

0.25gpd/ft<sup>2</sup>

**Length of Lateral Required:** 2300ft<sup>2</sup> divided by 5ft (credit for 3ft wide trench) =460ft Laterals

**Drainfield Proposed:** Five Laterals at 94ft

470ft Laterals



W 830.39'  
S09°56'39" W 830.29'

63.481 ACRES

WALTER C. JARVIS  
242/580

(N70°17'00"E 612.59')  
N70°34'50"E 612.45'

3/8"

(N70°17'W 241.61')  
N70°36'22"E 241.62'

(N72°28'E)  
(89.48')  
N72°47'22"E  
99.48'

N05°07'59"W 262.80'

N01°55'00"W 192.50'

N16°15'00"W 298.61'

(N16°15'W 232.8')

N14°50'

(N14°



BARN

BARN

WINDMILL

BARN

Well

WOOD & STONE  
BLDG.

LAMP POLE

Water Line

SINGLE STORY  
RESIDENCE

GRAVEL DRIVE



Daniel Balboa  
12-31-02  
Installer II  
055414

Proposed  
New House

Proposed  
1250 Gallon  
Septic Tank

Proposed  
Drainfield  
Five 3ft Wide  
Laterals  
Each 94ft Long  
Tranches must  
penetrate at  
least 12" into  
Tan Caliche  
36" Minimum  
Depth

Profile Hole  
No. 1

Profile Hole  
No. 2

Profile Hole  
No. 3

BPE = 940'

100-year flood plain

SINGLE STORY  
RESIDENCE

CONC. DAM