



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 18578 Old Bundick Rd.
Bryan, TX 77808

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Spray distribution ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: spray heads are located at the south corner of the property ☐ Unknown
- (4) Installer: Agguland Septic ☐ Unknown
- (5) Approximate Age: install 2022 - 4 years old ☐ 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: Agguland Septic
Phone: 979-777-3900 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? not applicable
- (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

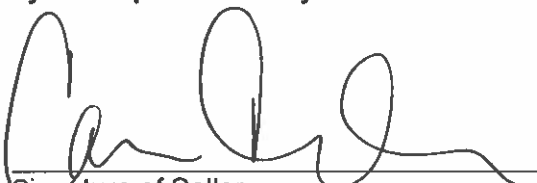
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (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) rules in 30 TAC 285.91(3) on 09/05/2025. 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
Christopher Eric Tolson
Date 6/9/26


Signature of Seller
Dallas Tolson
Date June 9, 2026

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

JP Septic Designs
Jessica Paul, RS, SE
Septic System Designs and Site Evaluations
P.O. Box 272 Snook, Texas
979-224-0549
Rs.jess07@gmail.com

April 11, 2022

Plan Application & Property Owner: Homer Tolson
Site Address: 18578 Old Bundick Road Hearne, Texas 77859
Legal Description: A002500, THOMAS JAMES, TRACT 64, 15.24 ACRES
County: Brazos

Total Square Footage of structure: >1500
Number of bedrooms: 2
GPD water usage: 240 (based on water usage reports provided by Owner)
Effluent Load Rate: 0.045
Required Total Disposal: 5333 sq ft
Actual Square Total Disposal: 5652 sq ft
Spray Area: 2 – 30 ft r 360 degrees
Any water usage above 260 GPD will invalidate this design.

New Construction: ☐ Remodel: ☐ Existing: ☒
Water Saving Devices: ☒ YES ☐ NO; Swimming Pool: ☐ yes ☒ no; Out buildings or Shops: ☒ yes ☐ no
Water Provider: Private Well ☒ Public Water ☐ : _____

Installer: Pete Gourley Aggieland Septic

Tanks: ProFlo 600 SLPT

Pump: ½ HP or equivalent
Sprinklers: 15 degrees or less low angle equivalent
Disinfection: Liquid Bleach

Failing Conventional system. The owner provided water usage reports and requested the ATU to be oversized and mentioned there will be a pool in the future.

The owner is responsible for seeding the disposal area if necessary. NO food crops in the disposal area. Do not build driveways, sidewalks, storage buildings, porches, decks, or other structure improvements over the tanks or spray area. Piping from the house to the first pretreatment tank must be scheduled PVC 40. A 4-inch cleanout will be installed within 5 feet of all structure. There will be a 4-inch cleanout coming from the cleanout underneath the decking. Spray heads are at least 10 feet away from the property line. Owner is responsible to clear the disposal field as necessary.

All precast concrete tanks will meet ASTM C1227-93a, d30 Texas Administrative Code.

System is designed in accordance with daily water usage and any above the design will invalidate design.

The effluent pump shall be hardwired on separate circuit from the high-water level alarm and all wiring shall be in accordance with National Electric code, 30 Texas Administrative Code 285.34(b)(4).

All effluent from these units will be disposed of through an aerobic treatment and spray disposal. A commercial irrigation timer will be required according to State/ County requirements. System must be sampled and tested in accordance with State / County requirements through sampling port located in the discharge line from the pump to the spray field which shall be contained within the pump tank.

System is designed in accordance with daily water usage and any above the design will invalidate design.

The High-water alarm shall be an audible and a visual alarm. Owner should check plumbing on a consistent basis and repair any leaks found immediately. Owner should read and follow the system installation guidelines. The Designer is not responsible for the integrity of the system installed or the workmanship of the installer. The designer only guarantees that the design at least meets the minimum standards as required by the State of Texas for a permitted onsite sewage facility.

Jessica M Paul

Thank you, Jessica Paul RS #4768
April 11, 2022



Jessica M Paul



Site/Soil Evaluation Form

Jessica M. Paul SE OS0034595
P.O. Box 272
Snook, Texas 77878
979-224-0549
rs.jess07@gmail.com

Property Owner: Homer Tolson

Address: 18578 Old Bundick Road Hearne, Texas 77859

Legal Description: A002500, THOMAS JAMES, TRACT 64, 15.24 ACRES

Acres: 15.24 Slope: 1-3 % Drainage: Good Vegetation: Good

Slope > 15% require contour lines

Flood Hazard: 100 year flood plain: yes () no (x)

Water Supply: Private (X) Public ()

Set back from disposal: Wells: yes () no (X) Bodies of water yes () no (X) Distance if yes: N/A

Slope breaks: yes () no (X) Property lines: Easements: N/A

Class Ia: >30% gravel Class IB: sand; loamy sand Class II: Sandy loam; Loam

Class III: Sandy Clay Loam; Clay Loam; Silty Loam; Sandy Clay Class IV: Clay

Seasonal Ground Water: yes () no (X) Long term loading rate: .045

Suitable for: Aerobic / Spray

System Depth of Excavation: N/A

Drainage over Disposal Field: N/A

Bore # 1

Depth	Class	Texture	Structure	Internal Drainage	Restrictive Horizon	Comments
0 – 12 inches	II	Sandy Loam		Good	no	
12 - 48 inches	IV	Clay		Poor	yes	

Bore #2

Depth	Class	Texture	Structure	Internal Drainage	Restrictive Horizon	Comments
0 – 12 inches	II	Sandy Loam		Good	no	
12 - 48 inches	IV	Clay		Poor	yes	

AGGIELAND SEPTIC SERVICE

15601 FM 974

Bryan, TX 77808

979-777-3900

INVOICE

Chris Tolson
18578 Old Bundick Rd
Hearne, TX 77859

Invoice Date: January 27, 2026

Description of Service:	Amount
Annual Septic System Inspection Contract - 1 year	\$290.00
Renewal Contract Period – February 5, 2026 to February 5, 2027	

Current contract expires: February 5, 2026

NOTE: Maintenance contracts are required by the County Health Department. You can be fined if you do not have a maintenance contract. For more information, please contact the County Health Department.

Total Amount Due: \$290.00

Thank You for Your Business

AGGIELAND SEPTIC SERVICE

15601 FM 974
Bryan, TX 77808
979-777-3900

INSPECTION CONTRACT

CUSTOMER: Chris Tolson

PHONE: Day: _____

Cell: 979-587-1170

Night: _____

Email: ctolson@outlook.com

ADDRESS: 18578 Old Bundick Rd

Hearne TX 77859

Permit #: 2022-104

Gate Code: 8969 Lower right button
Dogs? Yes No

MANUFACTURER: _____

DATE OF CONTRACT BEGINS: February 5, 2026

DATE OF CONTRACT ENDS: February 5, 2027

Would you like renewal contracts, invoices and/or inspection report copies emailed to you? Yes No

Special Instructions for inspections if any please list below:

SERVICE IS FOR ONE YEAR 3 INSPECTIONS EVERY 4 MONTHS, THIS IS INSPECTIONS ONLY – ALL AEROBIC SYSTEM COMPONENTS MUST BE OPERABLE. ALL REPAIRS, PUMPING OF SEPTIC TANKS, REPLACING ANY MECHANICAL PARTS SUCH AS EFFLUENT PUMPS, AEROTOR PUMPS ETC., ARE ADDITIONAL CHARGES. THE OWNER WILL BE RESPONSIBLE FOR ADDING CHLORINE TABLETS/LIQUID, ANY AND ALL PARTS AND LABOR ASSOCIATED WITH NEED REPAIR. INVOICES WILL BE PAID WHEN SERVICES ARE RENDERED.

SIGNATURE OF OWNER: _____ DATE: _____

*Note: Please provide phone numbers, email and/or fax so that we may contact you if needed.