



PROPERTY CONDITION STATEMENT

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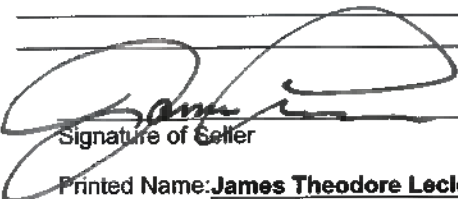
NOTICE: This form does not satisfy the requirements of §5.008 of the Texas Property Code and must not be used in place of that notice when it is required. It may be used as a written memorandum of the seller's knowledge of the disclosure information required by Paragraph 7 in contracts for the sale of unimproved property, newly constructed property that has not been previously occupied, and farm and ranch land without residential improvements.

CONCERNING THE PROPERTY AT 417 CR 60, Gatesville, TX 76528

THIS IS A DISCLOSURE OF THE SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Are you (Seller) aware of:	Aware	Not Aware
(1) any flooding of the Property which has had a material adverse effect on the use of the Property?	☐	☒
(2) any pending or threatened litigation, condemnation, or special assessment affecting the Property?	☐	☒
(3) any environmental hazards that materially and adversely affect the Property?	☐	☒
(4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property?	☐	☒
(5) any wetlands, as defined by federal or state law or regulation, affecting the Property?	☐	☒
(6) any threatened or endangered species or their habitat affecting the Property?	☐	☒
(7) that the Property is located ☐ wholly ☐ partly in a floodplain?	☐	☒
(8) that a tree or trees located on the Property has oak wilt?	☐	☒

If you are aware of any of the items above, explain (attach additional sheets if necessary):


Signature of Seller
Printed Name: James Theodore Leclear

8/31/26
Date


Signature of Seller
Printed Name: Kandi Leclear

8/31/2026
Date

NOTICE TO BUYER: The broker representing Seller and the broker representing you advise you that this statement was completed by Seller as of the date signed. The brokers have relied on this statement 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.



SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. 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.

CONCERNING THE PROPERTY AT

417 CR 60
Gatesville, TX 76528

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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.

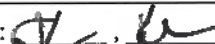
Item	Y	N	U
Cable TV Wiring	☒	☐	☐
Carbon Monoxide Det.	☒	☐	☐
Ceiling Fans	☒	☒	☐
Cooktop/Range/Stove	☒	☐	☐
Dishwasher	☒	☐	☐
Disposal	☒	☐	☐
Emergency Escape Ladder(s)	☐	☒	☐
Exhaust Fans	☒	☐	☐
Fences	☒	☐	☐
Fire Detection Equip.	☒	☐	☐
French Drain	☐	☒	☐
Gas Fixtures	☐	☐	☒
Liquid Propane (LP) Gas:	☒	☐	☐
-LP Community (Captive)	☐	☐	☒
-LP on Property	☒	☐	☐

Item	Y	N	U
Natural Gas Lines	☐	☒	☐
Fuel Gas Piping:	☐	☒	☐
-Black Iron Pipe	☐	☒	☐
-Copper	☐	☐	☒
-Corrugated Stainless Steel Tubing	☐	☒	☐
Hot Tub	☐	☒	☐
Intercom System	☐	☒	☐
Microwave	☒	☐	☐
Outdoor Grill	☒	☐	☐
Patio/Decking	☒	☐	☐
Plumbing System	☒	☐	☐
Pool	☒	☐	☐
Pool Equipment	☒	☐	☐
Pool Maint. Accessories	☒	☐	☐
Pool Heater	☐	☒	☐

Item	Y	N	U
Pump: sump grinder	☐	☒	☐
Rain Gutters	☒	☐	☐
Roof/Attic Vents	☒	☐	☐
Sauna	☐	☒	☐
Smoke Detector	☒	☐	☐
Smoke Detector - Hearing Impaired	☐	☒	☐
Spa	☐	☒	☐
Trash Compactor	☐	☒	☐
TV Antenna	☐	☒	☐
Washer/Dryer Hookup	☒	☐	☐
Window Screens	☒	☐	☐
Public Sewer System	☒	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

Item	Y	N	U	Additional Information
Central A/C	☒	☐	☐	☒ electric gas number of units: 2
Evaporative Coolers	☐	☒	☐	number of units: _____
Wall/Window AC Units	☐	☒	☐	number of units: _____
Attic Fan(s)	☒	☐	☐	if yes, describe: _____
Central Heat	☒	☐	☐	☒ electric gas number of units: 2
Other Heat	☒	☐	☐	if yes, describe: _____
Oven	☒	☐	☐	number of ovens: 2 electric ☒ gas ☒ other: _____
Fireplace & Chimney	☒	☐	☐	1 wood gas logs mock other: 1
Carport	☐	☒	☐	attached not attached
Garage	☒	☐	☐	☒ attached not attached
Garage Door Openers	☒	☐	☐	number of units: 2 number of remotes: 2
Satellite Dish & Controls	☒	☐	☐	owned ☒ leased from: Direct TV
Security System	☒	☐	☐	☒ owned leased from: In House Security

(TXR-1406) 06-15-26

Initialed by: Buyer: _____, _____ and Seller:  , 

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Item	Y	N	U	Additional Information
Solar Panels		☒		owned _____ leased from: _____
Water Heater Tankless	☒			☒ electric gas other: _____ number of units: 2
Water Softener		☒		owned _____ leased from: _____
Other Leased Items(s)		☒		if yes, describe: _____ Front Yard/Side of _____
Underground Lawn Sprinkler	☒			___ automatic ___ manual areas covered: House/Tree Line
Septic / On-Site Sewer Facility	☒			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: Metal _____ Age: 8 years old _____ (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): _____

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		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

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		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: oak wilt other: _____		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Unplatted Easements		☒
Fault Lines		☒	Unrecorded Easements		☒
Hazardous or Toxic Waste		☒	Urea-formaldehyde Insulation		☒
Improper Drainage		☒	Water Damage Not Due to a Flood Event		☒
Intermittent or Weather Springs		☒	Wetlands on Property		☒
Landfill		☒	Wood Rot		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Encroachments onto the Property		☒	Previous treatment for termites or WDI		☒
Improvements encroaching on others' property		☒	Previous termite or WDI damage repaired		☒
Located in Historic District		☒	Termite or WDI damage needing repair		☒

(TXR-1406) 06-15-26

Initialed by: Buyer: _____ and Seller:  

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Condition	Y	N
Historic Property Designation		☒
Previous Foundation Repairs		☒
Previous Roof Repairs or Replacement		☒
Previous Other Structural Repairs		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		☒
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		☒

Condition	Y	N
Previous Fires		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks**		☒
Aboveground Storage Tanks**		☒
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		☒
Conservation Easements***		☒

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

*A single blockable main drain may cause a suction entrapment hazard for an individual.

**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.

***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? __yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.	☒	
The Property is presently covered by flood insurance.*		☒
The Property is presently covered by windstorm insurance.	☒	
You (Seller) have been unable to insure the Property for any reason.		☒

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? __yes ☒ no If yes, explain: _____

Section 7. 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 8. 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

- X Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- X Previous flooding due to a natural flood event.
- X Previous water penetration into a structure on the Property due to a natural flood.
- X Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- X Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- X Located wholly partly in a floodway.
- X Located wholly partly in a flood pool.
- X Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

***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.

Section 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes X no If yes, explain (attach additional sheets as necessary): _____

Section 10. 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.
- ☐ ☒ 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 above items in Section 10 is yes, explain (attach additional sheets if necessary): _____

- ☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ 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 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: _____

Concerning the Property at _____

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☐ yes ☒ no If yes, attach copies of any such reports and indicate the number of reports attached: _____

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. 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 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: _____

Date: _____ Signature of Seller: _____

8/31/2024
Date

Printed Name: James LeClear

Printed Name: Kandi LeClear

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 <https://publicsite.dps.texas.gov>. 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.

(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: Hamilton Electric

phone #: 254-386-3123

Sewer: ~~Perryman Septic Service~~ Homefield

phone #: 817-456-3048

Water: Multi County Water

phone #: 254-865-2269

Cable: Direct TV

phone #: directv.com

Trash: Dry Creek Trash Service

phone #: 254-463-4988

Natural Gas: _____

phone #: _____

Phone Company: _____

phone #: _____

Propane: Star Propane

phone #: 254-865-2199

Internet: Next Link

phone #: 855-698-5465

Security System: _____

phone #: _____

(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) 06-15-26

Initialed by: Seller

[Signature]

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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.
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CONCERNING THE PROPERTY AT 417 CR 60
Gatesville, TX 76528

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 ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: North Side of House ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 8 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: Perryman Septic Services Homefield
Phone: 817-456-3048 254-264-6534 contract expiration date: October 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? 2021 2026
- (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:

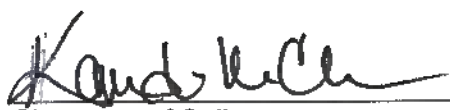
- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☒ maintenance contract ☐ manufacturer information ☐ warranty information ☒ On file at county office
- (2) "Planning materials" 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 _____ Date _____
James Theodore Leclear

 8/31/26
 Signature of Seller _____ Date _____
Kandi Leclear

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

CORYELL COUNTY

800 E. MAIN STREET, Suite A
GATESVILLE, TX 76528
Phone: (254) 865-5911
Fax: (254) 865-2040

AEROBIC

PERMIT TO OPERATE

On-Site Sewage Facility (OSSF)

Permit #: 3737

Location: 601 CR 60, GATESVILLE TX 76528 Corrected Address: 417 CR 60 (per 911 Verification)

Block: Lot:

Owner: LEE, DANNY

Checklist: ☒

Inside City Limits? YES ☐

NO ☒

Size of Tank Required: 480 gal. TREAT Required Drain Field Area: 41687 sq. ft.

Size of Tank Installed: 500 gal. TREAT Actual Drain Field Area: 4823 sq. ft.

Manufacturer: Haar Model #: LA-500 Serial #: 8679

Any modifications to the structure, system components, or changes of ownership may require a new permit. The owner must notify the Coryell County Designated Representative of the aforementioned changes.

Installer certifies by this signature that this OSSF is installed in full compliance with all current state and county regulations.

[Signature]
Signature of Installer

21989
License #

11-6-17
Date

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 will need it when selling your house or if a malfunction occurs.

THIS LICENSE 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 Coryell County and surrounding areas. This serves to notify all persons that an OSSF owned by the above named property owner has satisfied design, construction and installation requirements set forth by Coryell County and the Texas Commission on Environmental Quality (TCEQ). This Coryell County OSSF Original Permit is issued for the operation of the above identified on-site sewage facility, not to exceed 300 gallons per day.

All aerobic systems require ongoing maintenance and a copy of the maintenance contract must be provided to this office. All manufacturer's maintenance requirements must be maintained.

Additional Information: _____

[Signature]
County Designated Representative

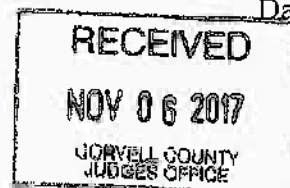
30626
License #

11-6-17
Date

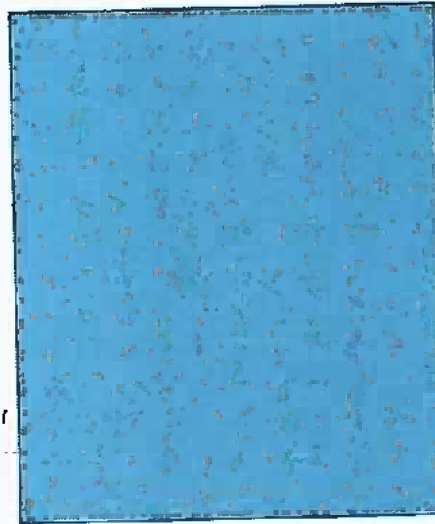
To Installer ☒

7 Nov 2017 Original mailed to Homeowner

Updated: 20 Dec 2017



PERMIT 3737



100'



RECEIVED

NOV 06 2017

CORYELL COUNTY
JUDGES OFFICE

OSSF FOR RESIDENCE AT: 601 CR 60 GATESVILLE, TX

Tract Size: 5.0 Acres Joseph Thompson SUR ABS 1009 Coryell County, Texas
 PROP ID: 108771 DEED: 276365

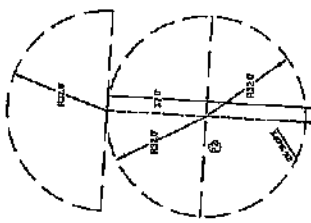


10' OSSF OFFSET

3737



APPROX WATER LINE LOG



465.96'

3" 2-WAY C/O
 SCH40 P.V.C.

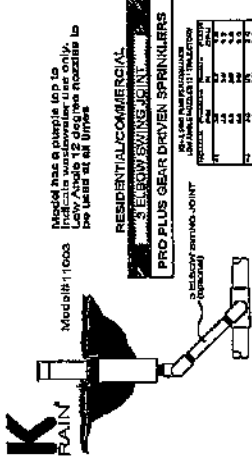
PURPLE COLOR
 SUPPLY LINE
 1" SCH40

10' OSSF OFFSET

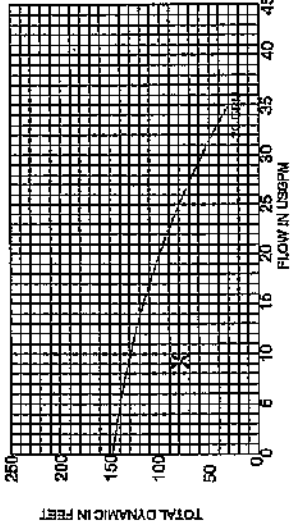
4 BEDROOM
 2710 SQFT

SE: DANIEL REEDER OS 10610 Daniel Reeder R.S. 7-12-2017

12 SYSTEM LAYOUT



3 DISCHARGE NOZZLES STA-RITE DOMINATOR MODEL 2000005121 4" SUBMERSIBLE PUMP



4 PUMP PERFORMANCE CURVE

Surface Irrigation System Sizing			
Zone	Area (Ac)	Flow (GPM)	Pressure (PSI)
Zone 1	1.00	100	100
Zone 2	1.00	100	100
Zone 3	1.00	100	100
Zone 4	1.00	100	100
Zone 5	1.00	100	100
Zone 6	1.00	100	100
Zone 7	1.00	100	100
Zone 8	1.00	100	100
Zone 9	1.00	100	100
Zone 10	1.00	100	100
Zone 11	1.00	100	100
Zone 12	1.00	100	100
Zone 13	1.00	100	100
Zone 14	1.00	100	100
Zone 15	1.00	100	100
Zone 16	1.00	100	100
Zone 17	1.00	100	100
Zone 18	1.00	100	100
Zone 19	1.00	100	100
Zone 20	1.00	100	100
Zone 21	1.00	100	100
Zone 22	1.00	100	100
Zone 23	1.00	100	100
Zone 24	1.00	100	100
Zone 25	1.00	100	100
Zone 26	1.00	100	100
Zone 27	1.00	100	100
Zone 28	1.00	100	100
Zone 29	1.00	100	100
Zone 30	1.00	100	100
Zone 31	1.00	100	100
Zone 32	1.00	100	100
Zone 33	1.00	100	100
Zone 34	1.00	100	100
Zone 35	1.00	100	100
Zone 36	1.00	100	100
Zone 37	1.00	100	100
Zone 38	1.00	100	100
Zone 39	1.00	100	100
Zone 40	1.00	100	100
Zone 41	1.00	100	100
Zone 42	1.00	100	100
Zone 43	1.00	100	100
Zone 44	1.00	100	100
Zone 45	1.00	100	100
Zone 46	1.00	100	100
Zone 47	1.00	100	100
Zone 48	1.00	100	100
Zone 49	1.00	100	100
Zone 50	1.00	100	100
Zone 51	1.00	100	100
Zone 52	1.00	100	100
Zone 53	1.00	100	100
Zone 54	1.00	100	100
Zone 55	1.00	100	100
Zone 56	1.00	100	100
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Zone 60	1.00	100	100
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Zone 63	1.00	100	100
Zone 64	1.00	100	100
Zone 65	1.00	100	100
Zone 66	1.00	100	100
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Zone 68	1.00	100	100
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Zone 70	1.00	100	100
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Zone 72	1.00	100	100
Zone 73	1.00	100	100
Zone 74	1.00	100	100
Zone 75	1.00	100	100
Zone 76	1.00	100	100
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Zone 80	1.00	100	100
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Zone 82	1.00	100	100
Zone 83	1.00	100	100
Zone 84	1.00	100	100
Zone 85	1.00	100	100
Zone 86	1.00	100	100
Zone 87	1.00	100	100
Zone 88	1.00	100	100
Zone 89	1.00	100	100
Zone 90	1.00	100	100
Zone 91	1.00	100	100
Zone 92	1.00	100	100
Zone 93	1.00	100	100
Zone 94	1.00	100	100
Zone 95	1.00	100	100
Zone 96	1.00	100	100
Zone 97	1.00	100	100
Zone 98	1.00	100	100
Zone 99	1.00	100	100
Zone 100	1.00	100	100

5 SYSTEM SIZING CHART

SCALE: 1"=40'
 Date: 7-18-2017
 File: 3346_CR139
 Drawn by: DR



PREMIER ONSITE DESIGN SERVICE
 4045 TRIBUTE LN. BELTON, TEXAS 76513
 (254) 394-2039 E-MAIL: premieronsite@embarqmail.com

OSSF FOR RESIDENCE AT: 601 CR 60 GATESVILLE, TX
 Tract Size: 5.0 Acres Joseph Thompson SUR ABS 1009 Coryell County, Texas
 PROP ID: 108771 DEED: 276365

3737



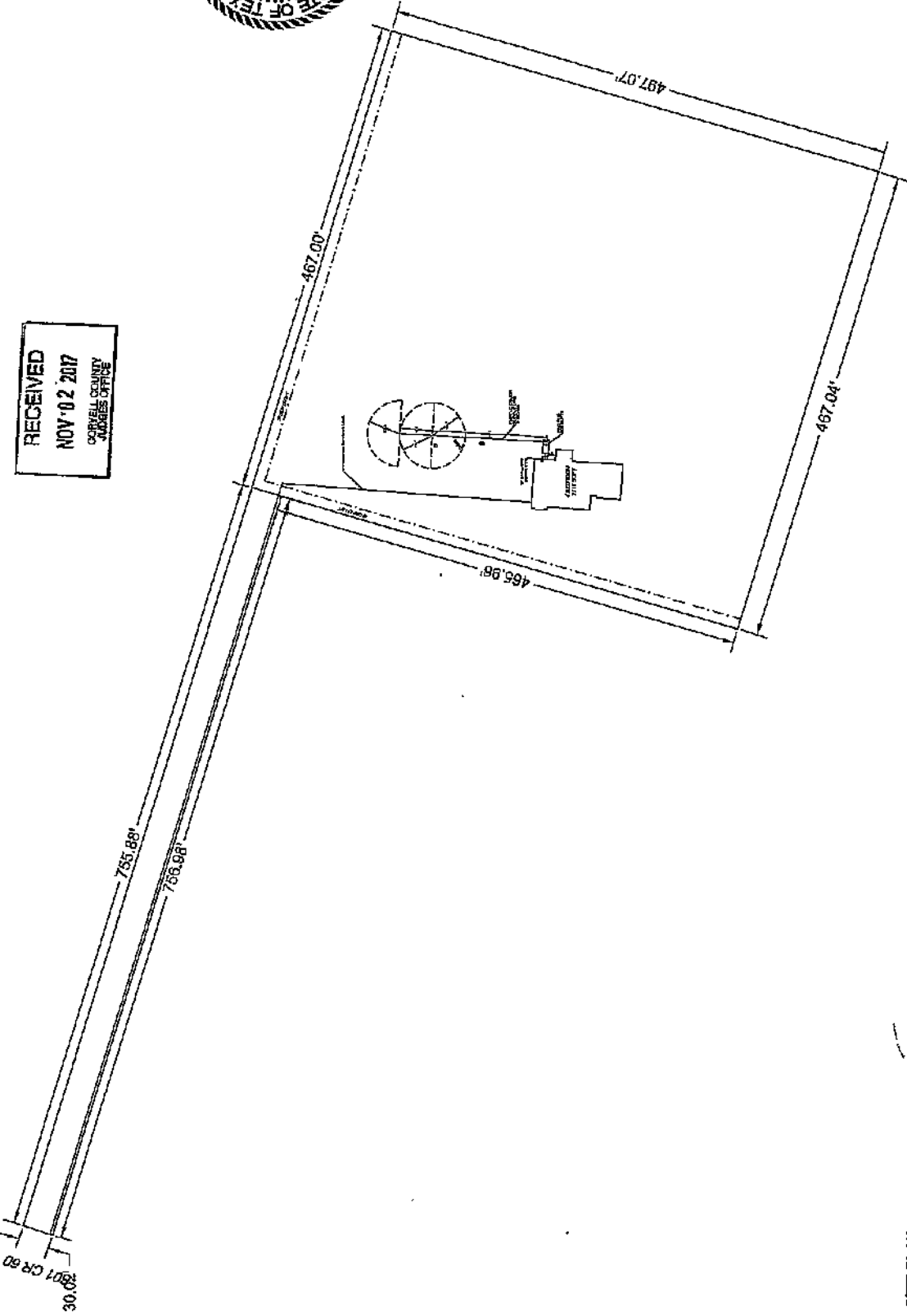
30' 0" CR 60

RECEIVED
 NOV '02 2017
 CORYELL COUNTY
 ADDRESS OFFICE

SCALE: 1"=100'
 Date: 11-1-2017
 File: 601 CR 60
 Drawn by: DR



PREMIER ONSITE DESIGN SERVICE
 4045 TRIBUTE LN. BELTON, TEXAS 76513
 (254) 394-2039 E-MAIL: premieronsite@embargoqmail.com

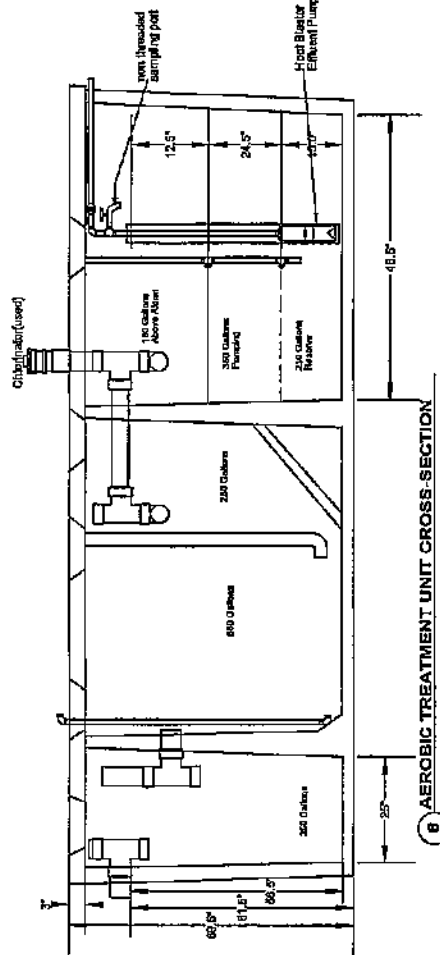
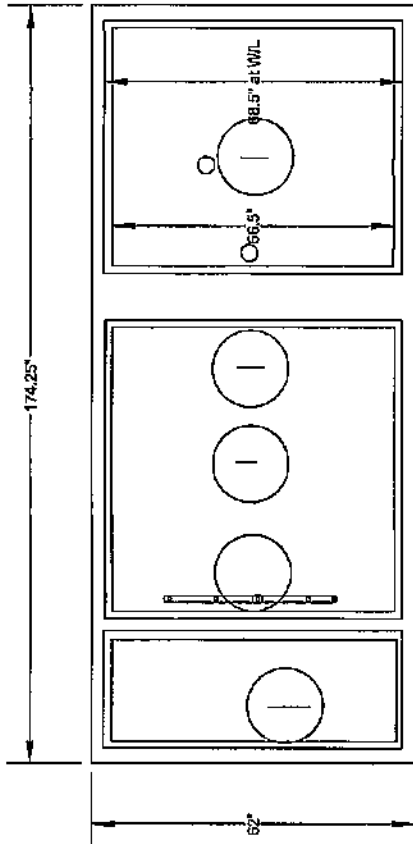


OSSF FOR RESIDENCE AT: 3346 CR 139 GATESVILLE, TX

Tract Size: 5.0 Acres Joseph Thompson SUR ABS 1009 Coryell County, Texas
PROP ID: 108771 DEED: 276365

RECEIVED
NOV 02 2017
CORYELL COUNTY
CLERK'S OFFICE

500 GPD NIGHT PUMPING SYSTEM LA-500 TPS



INTRODUCTION

This report addresses the installation of a surface irrigation system to be located near Gatesville at 501 Cr 60. This design is for a 4 bedroom home with a square footage <3500 SQFT. This property is served by public water. No flood influences were noted according to the plat provided. No wells were found within 100' of any system component.

SYSTEM DESIGN AND CALCULATIONS

According to the TCEQ, the daily water usage for a 4 bedroom home of this size is 300 gallons per day (estimated on table III TCEQ). The structure has water saving devices with the reduction utilized for this proposal. Although a 1000 gallon tank is required for this structure, the system will be composed of a multi-chamber float treatment system totaling over 1500 gallons. For this area a .084 gals/sq/day application rate is adequate, yielding 4887.6 sqft required. The proposed disposal area exceeds the minimum standard. Additional sizing was requested by the installer.

300 gpd flow/usage 4 Bedrooms <3500 (total) sqft
Proposed Area = 4823.04 SQFT via (3) Varying Radius 180 degree low angle spray heads. Effective Ra .062 gals/sq/day

SYSTEM COMPONENTS

- Hot LA-500 TPS / 500GPD Aerobic treatment unit
- 300 gallon trash compartment
- 500gpd treatment chamber (650 gallons actual holding capacity)
- 750 Gallon pump chamber
- Chlorinator must be on TCEQ approved list.
- Alarm - on board (Audio & Visual) (factory float controller with night timer)
- Hot Blower Model 125B105 (112 hp) effluent pump will be used for discharge.
- A non threaded sampling port will be installed to regulate nozzle pressure 40psi (see tank cross-section)
- 1" SCH 40 PVC Supply Line (purple color pvc)
- (3) Krahn Super Pro low angle nozzles (use #3 nozzle)
- "All piping and valve boxes must be permanently colored purple to signify reclaimed water, non potable.

SERVICE AGREEMENT & AFFIDAVIT

Must be supplied by the installer and must meet the minimum requirements of the Permitting Authority and TCEQ. In addition, the service contract will meet the minimum requirements for testing and sample collection as detailed by the TCEQ. An affidavit noting the use of surface spray on the property must be filed with the County Clerk's office.

ADDITIONAL CONSIDERATIONS

This design proposal is intended to meet or exceed the current TCEQ guidelines effective 12-27-12 including any supplemental materials and guidance documents as well as all local permitting authority local orders. The installer is responsible for the proper instruction regarding system operation and homeowner maintenance provisions. An on-going maintenance contract is required on this system during system operation. The owner is responsible for maintaining ground cover over the disposal area (vegetation) while in operation. This is to include over-seeding with the appropriate seasonal grasses during winter months.

HOMEOWNER MAINTENANCE GUIDANCE

To keep your system in peak operating condition the following guidelines must be adhered to during operation:

- Owner is responsible for maintaining chlorine in the system at all times.
- Keep disposal field areas mowed and in good condition to avoid destruction of discharge nozzles.
- Don't place buildings or structures in spray area.
- Use of garbage disposals to dispose of kitchen waste is prohibited.
- Disposing of friction grease into your septic system is prohibited.
- Pushing paper products or items not intended for septic use is prohibited (i.e. toilet paper only)
- Use of water softeners can damage system components and void system warranty.
- It is recommended that your treatment tank be pumped every 2-3 years to avoid excessive sludge build up. Excessive sludge reduces storage volume in your tank and can damage your treatment unit.

If any problem persists, such as frequent high water elements or effluent backing up into your home, call your current maintenance provider or another licensed certified technician capable of working on your system. The homeowner or builder is responsible for identifying all property lines, easements, wells and other related improvements either actual or proposed and verifying that the septic system installation does not violate any regulation of law.

7 GENERAL NOTES (Components & Usage)

PREMIER ONSITE DESIGN SERVICE

4045 TRIBUTE LN, BELTON, TEXAS 76513

(254) 394-2039 E-MAIL premieronsite@emberqmail.com



SCALE: NTS
Date: 7-18-2017
File: 3346_CR139
Drawn by: DR
Revision:



Outlook

Fwd: Receipt from HomeField Central Texas

From Kandi LeClear <kandileclear2@gmail.com>
Date Mon 8/31/2026 9:33 AM
To Kim Hill <kim@hillcountrypros.com>

Kandi

Begin forwarded message:

From: HomeField Central Texas <notifications@housecallpro.com>
Date: August 26, 2026 at 5:40:54 PM CDT
To: kandileclear2@gmail.com
Subject: Receipt from HomeField Central Texas
Reply-To: HomeField Central Texas <centraltexas@homefieldonsite.com>



Your receipt from HomeField Central Texas

Job Number: 270
Service Date: Aug 26, 2026
Customer Name: Jim & Kandi LeClear
Service Address: 417 CR 60 Gatesville, TX 76528

Services	qty
Septic Tank Pumping - Septic Tank Pumping (Up to 1,200 Gallons - 3 Tank Conventional System or Aerobic Units	1.0

Services	qty
Septic Tank Pumping (Up to 1,200 Gallons Conventional System, 3 Tank Aerobic Units)	
💰 \$595 – Aerobic or Conventional	
Routine septic tank pumping is essential for maintaining the health and efficiency of your septic system. We recommend the following pumping schedules:	
Aerobic Septic Systems: Every 3 to 5 years	
Conventional Septic Systems: Every 5 to 7 years However, actual pumping needs depend on usage, household size, and system condition.	
Includes:	
✓ Location and pumping of up to 3 tanks.	
✓ Comprehensive sludge removal and full tank inspection.	
✓ Aerobic plant maintenance to protect bacterial balance (when applicable).	
✓ Licensed and registered maintenance provider at every service.	
Additional Pricing:	
💰 \$.45 per gallon over 1200 gallons	
💰 \$75 per foot per hole – For systems deeper than 6 inches (up to 2 feet).	
💰 Excavator Fees – Quoted separately for tanks deeper than 2 feet.	
💰 \$450 Show-Up/Refusal Fee – If the truck arrives but service is refused or the tank is inaccessible.	
Services - Fuel Surcharge	1.0
Subtotal	\$620.00
Automated sales tax	\$0.00
Amount Paid	\$620.00
Payment Method	August 26, 2026
visa x6375	5:40pm

[View all past invoices in your Customer Portal](#)

Thank you for choosing HomeField Central Texas We truly appreciate your business. If we provided you with great service today, the best way to support us is by leaving a quick Google review. Your feedback helps other homeowners find a trusted local septic company. Please click here: <https://g.page/r/CWNtsJbVude2EBM/review>

(254) 364-6534 | centraltexas@homefieldonsite.com
<https://homefieldonsite.com/central-texas>

217B W Warren St
Hewitt, TX 76643

[Terms & Conditions](#)