



### INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

3164 FM 2563  
Eastland, Tx 76448

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

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown
- (2) Type of Distribution System: Water Sprinklers  Unknown
- (3) Approximate Location of Drain Field or Distribution System: North of Home  Unknown
- (4) Installer: Z T Jackson CSESI, Inc  Unknown
- (5) Approximate Age: New 3/13/2024  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? Older tanks pumped at time of installation
- (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  Billing Info  
No Permitting Required
- (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.

(TXR-1407) 1-7-04


Initialed for Identification by Buyer \_\_\_\_\_ and Seller Jsc MVC

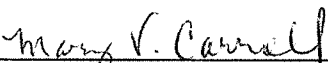
Page 1 of 2

**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  
**John S. Carroll**

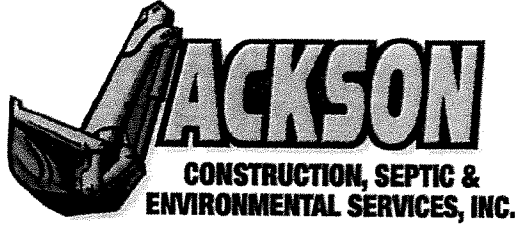
  
\_\_\_\_\_  
Signature of Seller Date  
**Mary V. Carroll**

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

(Texted to Caron 3/12/2024)



# Proposal

Toll Free (888)559-7101  
 Office (254)559-7101  
 Fax (254)559-9750  
 Over 35 Years Service

**Breckenridge, TX 76424**

To: Steve Carroll

Proposal #10884-2024 -A-

Location: Eastland ,TX

Date 3/12/2024 (Void after 30 days)

Acknowledgement of addendums #1 NONE

#2

#3

#4

1st Payment - \$5,132.50 (#109)  
 2nd Payment - \$8,132.50 (#110)

Zack Jackson President

16,265.00

	Steve Carroll	GPD FLOW	QTY	GPD	FT 2 required Soil Ra (.064)
1	Home <= 2900ft2		300	1 300.00	4687.50
	Soil class 2 & Class 4 mottled clay soil/ seasonal groundwater			T-GPD	T-FT2 required
				300.00	4687.50
	<b>Aerobic System</b>	QTY	UNIT	EA	Total
1	500 GPD aerobic	1.00	LS	\$ 12,000.00	\$ 12,000.00
2	Septic tanks installed	0	Ea	\$ 1,800.00	\$ -
3	Pump Tank installed	0	Ea	\$ 2,500.00	\$ -
4	Pump installed	0	Ea	\$ 2,500.00	\$ -
5	Pressure main or main line installed	25	LF	\$ 25.00	\$ 625.00
6	Alarm and control panel	0	Ea	\$ 2,100.00	\$ -
7	Floats installed	0	Ea	\$ 120.00	\$ -
8	Import class 2 soil onsite, installed on grade ( )	10	YD3	\$ 39.00	\$ 390.00
9	Tank risers ( New law 9-2023)	4	Ea	\$ 300.00	\$ 1,200.00

10	Haul off debris	2	Loads	\$ 125.00	\$ 250.00
11	Pump out old tanks	2	Ea	\$ 600.00	\$ 1,200.00
12	Extra irrigation	0	LS	\$ 1,500.00	\$ -
13	Replumb old tanks to new aerobic	1	LS	\$ 600.00	\$ 600.00
			<b>Total</b>		<b>\$ 16,265.00</b>
	<b>Permits and engineering</b>				
	Engineering and application	1	LS	\$ -	\$ -
	Permits	1	EA	\$ -	\$ -
			<b>Total permits and Engineering</b>		<b>\$ -</b>
				<b>Grand total</b>	<b>\$ 16,265.00</b>
	<b>**Site must be approved by engineer() TBD by engineer on site visit **</b>				
	<b>Allowances</b>				
1	Small (25k lbs)rock excavator and hammer by the hour*	1	HR	\$ 200.00	\$ 200.00
2	Large (60K lbs) rock excavator and hammer by the hour*	1	HR	\$ 400.00	\$ 400.00
3	Extra fill as needed	1	TON	\$ 39.00	\$ 39.00
4	Haul off	1	LOAD	\$ 125.00	\$ 125.00

Proposal includes aerobic septic system.

- Additional risers are extra for deep systems
- If property is not designed, or soil test is not complete before this proposal, and the property is not large enough to accept the legal disposal area this proposal is void.
- Rock horizon: (not covered in above proposal)  
If a rock horizon is encountered and cannot be removed with our standard backhoe to the appropriate depth, a rock breaking machine will be brought in and additional charges will apply (not covered in above proposal) After a hole is excavated in rock, frequently the removed soil is not good enough quality to backfill the system, good topsoil can be hauled in for an additional charge.

Rock removal approval. Customer initials     *JC*    

- Spoil: The hole for the system is 6 feet wide 6 feet tall and 15 feet long therefore leaving leftover soil, this soil can be leveled out on within 200' of septic location on the property at no additional charge. A charge for hauling off soil will be on a load-by-load basis.
- Leveling: The tanks will be backfilled and roughly smoothed with the soil onsite. If sod and precise leveling is desired additional charges apply.
- Planning Materials: Changes made to system or job after work begins is not included in proposal, as built changes will be adjusted basis by basis. You will be notified for approval before the proposal is exceeded.
- Waste water must be controlled. Even a permitted and properly designed system will fail if overloaded. Standard 300 GPD MAX Flow.
- Permitting Authority conditions: If the soil evaluation is not approved by the permit authority for Aerobic use this proposal is void. We will update a new proposal.
- In today's unstable market, we are only able to hold pricing for 30 days. Any unknown market increases on materials will be an addition cost. We will notify you if any such increases exist.
- Owners must allow enough trees to be removed to install a legal septic system

Acceptance of Proposal – The above prices, specifications, and conditions are satisfactory and hereby accepted. I hereby authorize Jackson Construction Septic & Environmental Services, INC, owners, employees, agents, and subcontractors to enter and complete all work specified above. Before any work can begin, including the permit paperwork or engineering a deposit of one half of proposed bid is required. The balance is due in full on completion of work. Signing of this proposal is a binding contract and all terms agreed to and listed above will be paid.

Signature(s)     *Zack T. Jackson*     Date of Acceptance     3/12/2024    

Start Date : \_\_\_\_\_ Completion Date : \_\_\_\_\_

JCSE SERVICES, INC Authorized Signature

Protected doc /s/ Zack T. Jackson /s/3/12/2024

JOHN CARROLL  
OR MARY GINNA CARROLL

109

March 13, 2024  
Date

30-9/1140  
65

CHECK NUMBER

Pay To The Order Of Jackson Construction | \$ 8,132.50

Eight thousand, one hundred and thirty-two and 50/100 Dollars



Photo  
Safe  
Deposit  
Details on back



**Frost**

www.frostbank.com

For Advs Deposit

John Carroll RP

**Z.T. JACKSON CSESI, INC.**  
 1473 Industrial Loop 287  
 Breckenridge, TX 76424

# Invoice

Date	Invoice #
3/13/2024	50312

**jacksoncsesi.com**

"Providing heavy construction from dirt work, boat docks, metal buildings, oil field pipeline to septic systems and everything in between"

Bill To Customer	Ship To Location
John Carroll 3164 Highway 2563 Eastland, Texas 76448	John Carroll 3164 Highway 2563 Eastland, TX 76448

S.O. No.	P.O. No.	Terms	Due Date	Location	Project	
			3/29/2024			
Description	Qty	Rate	Serviced	Service order #	Approved	Amount
Aerobic System Bid	1	16,265.00				16,265.00
Local Topsoil	-1	390.00				-390.00
Debris Hauloff	-2	125.00				-250.00
Rock Breaker By the hour	2	200.00				400.00T
Sales Tax		8.25%				33.00

**JOHN CARROLL  
 OR MARY GINNA CARROLL**  
 3164 HIGHWAY 2563  
 EASTLAND, TX 76448

252

30-9/1140  
65

*March 28, 2024*  
Date

CHECK ARMOR

Pay To The Order Of

*Z.T. Jackson CSESI, Inc | \$ 7,925.50*

*Seven thousand, nine hundred twenty-five & 50/100 Dollars*

Photo  
Safe  
Deposit  
Details on back



For *Final Pay*

*[Signature]*

⑆ ⑆ 400009310252 ⑆ 103564652 ⑆

Heland Clario

All unpaid Debt Will be subject to maximum legal interest of 1.5% monthly and 18% per year and expenses of collection. All Debt to be paid and collected in Stephens County Texas

**Total** \$16,058.00

**Payments/Credits** -\$8,132.50

**Balance Due** \$7,925.50

Phone #	Fax #	E-mail accounting
(254) 559-7101	254-559-9750	zack@ztjacksonconstruction.com