



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 17632 Stratus Cove
Dripping Springs, TX 78620-2619

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: DRIP EMITTERS ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: AT THE REAR OF PROPERTY BEHIND THE POOL ☐ Unknown
- (4) Installer: BENCHMARK WASTEWATER GROUP ☐ Unknown
- (5) Approximate Age: 10 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: JMA WASTEWATER SERVICES
Phone: 512 801 8594 contract expiration date: 10-15-26
(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? 7-11-25
- (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
Chris Pollack
Date
3-9-26


Signature of Seller
Carol Pollack
Date
3/9/26

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

JMA Wastewater Services, Inc.

P.O. Box 1101
Dripping Springs, TX 78620

(512) 801-8594

www.jmaseptic.com

jmaws.septic@gmail.com

Owner Phone: (561) 310-0022

Cell Phone: (561) 310-0022

Chris and Carol Pollack

17632 Stratus Cove
Dripping Springs, TX 78620

Agency: Travis County Transportation and Natural Resources

County: Travis County

Subdivision: Vistancia

Site Address: 17632 Stratus Cove, Dripping Springs Permit #: 16-12769

System Info: MFG: Enviro-Flo, Inc. Brand: Nu Water

Aerator: B-550-400PT 600 GPD

ID: 2976

Treatment Type: Aerobic

Disposal Type: Drip Emitters

Insp ID: 119471

Installed: 12/19/2016

Warranty Expiration: 12/19/2018

Visit Details

Visit Date: 2/20/2026

Entered By:

Scheduled Date: 2/15/2026

Contract Starts: 10/15/2025

Entered On: 2/20/2026

Contract Ends: 10/15/2026

Visit Results

Service Type: Scheduled Inspection

Printed: 2/20/2026

Count: Inspection 1 of 3

Method: Grab

Technician: Liam Dahl

License #

MT0003073

Expires

9/15/2028

Provider: James Ashman

MP0000258

9/30/2026

☒ Service Completed

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Sludge Level Tank 1: TRASH: OK

Sludge Level Tank 2: ATU: 0"

Sludge Level Tank 3: CLAR: 0"

Sludge Level Tank 4: PUMP: 11"

Floats: OP

Timer: OP

Tank Lid / Riser: Secured

Insp. Port / Plug: Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

- Recommend installing an effluent filter in the exit baffle of the clarifier in order to mitigate solids transferring into the pump tank.
- Please contact our office at (512) 801-8594 to address the above concern(s).
- Cleaned the 1" disc filter. Back flushed the drip emitters.
- Serviced the aerator.
- High solid level in the pump tank. Recommend installing an effluent filter.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- Inspection Port Plug was noted as Secured prior to leaving.

Provider: James Ashman

License: Number: MP0000258 Exp: 9/30/2026

1400 GALLONS