



INFORMATION ABOUT ON-SITE SEWER FACILITY

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2701 Bluebonnet Blvd
Brenham, TX 77833

CONCERNING THE PROPERTY AT _____

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: Field Lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Attached ☐ Unknown

- (4) Installer: Justin Flabowski ☐ Unknown
- (5) Approximate Age: 20 ☐ 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? 4/14/20 by AB Prokadar, TX
- (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 @ Wash. County. Ken Digger Staffans
(see attached) orig. permit
- (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.

Philip M Campbell 2-15-26
Signature of Seller Date
Philip Martell Campbell

Mary G Campbell 2/15/26
Signature of Seller Date
Mary G Campbell

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

100 East Main Street, Suite 106

Brenham, Texas 77833

Phone (979) 277-6290 Fax (979) 277-6291

Protecting Washington County by Recycling and Preventing Pollution

NOTICE OF APPROVAL
OF AN
ON-SITE SEWAGE FACILITY

OSSF No. 2503

Property Owner Kenneth and Jan Biggerstaff

Mailing Address 32002 Sue Ln.

City finehurst State Tx Zip 77362

Property location 2701 Bluebonnet Blvd.

City Brenham Zip 77833 Washington County, Texas

This serves to notify all persons that this on-site sewage facility located at the above address has satisfied design, construction, and installation requirements of the Washington County Environmental Department. This on-site sewage facility is approved for use.

ANY MODIFICATIONS TO THE STRUCTURE, SIZE, OR SYSTEM COMPONENTS MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

COMMENTS: _____

Hal Marshall
Washington County Inspector

OS6305

OS8997

4-18-06
Date

OSSF Approval

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

100 East Main Street, Suite 106

Brenham, Texas 77833

Phone (979) 277-6290 Fax (979) 277-6291

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APPLICATION FOR ON-SITE SEWAGE FACILITY PERMIT

Property Owner's Name: KENNETH BIGGERSTAFF OSSF No. 2503

Mailing Address: 32002 SUE LAKE City: PINEHURST State: TX Zip: 77362

Physical Address: 2701 BLUEBONNET BLVD City: BRENNHAM Zip: 77833
Disconnected not owner

Home phone (832) 934-0514 Work phone () SAME Cell phone (281) 381-0514

Legal Description: LOT N. PT. 240B, BLUEBONNET HILLS 1 ACRE,

Tract/Lot: 240B Acreage: 1 Volume: 1185 Page: 517 R #: ---

House ☒ Mobile Home ☐ No. of Bedrooms 3 Water Source: Private ☒ Public ☐

(Yes or No)

Water Saving Devices ☒ Washing Machine ☒ Dishwasher ☒ Garbage Disposal ☒

COMMERCIAL ONLY - TYPE OF DEVELOPMENT

Commercial/Institutional ☐ Multi-Family Residences ☐ Business ☐

No. of Employees-Occupants-Units (Circle One): ☐ Days occupied per week: ☐

Estimated Maximum Daily Water Usage (GPD - Water Bill): ☐

Any Organized Sewage Collection within 300 feet? YES ☐ NO ☐

Site Evaluator: J. Flaszowski License No. 0510376 Phone: (979) 836-3996

Designer: ☐ License No. 0572 Phone: ☐

Installer: ☒ License No. ☒ Phone: ☒

Owner hereby authorizes the WASHINGTON COUNTY ENVIRONMENTAL INSPECTOR, TCEQ, and TEXAS DEPARTMENT OF HEALTH, their agents and designees, singly or jointly, to enter upon the above described property for the purpose of making soil/site evaluation tests, inspecting the private sewage facility or performing other activities consistent with the water quality programs of Washington County, TCEQ, and Texas Department of Health. This application is void after one year.

Signature of Owner Kenneth Biggerstaff Date 01/29/06

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

100 East Main Street, Suite 106

Brenham, Texas 77833

Phone (979) 277-6290 Fax (979) 277-6291

SOIL EVALUATION REPORT

OSSF No. 2503

Owner: Ken Bitterstaff Site Address: 2701 Blue Bennett Blvd.

Bedrooms 3 Acreage Survey A- Tract/Lot

Vol. Pg. R # (information found at www.washingtoncad.org under Search)

~~COMMERCIAL ONLY: Type of business: _____~~

Number of restrooms: Number of seats: Number of employees:

A State Certified Site Evaluator must perform at least two soil excavations on the site, at opposite ends of the proposed disposal area. Locations of soil excavations must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features. Indicate depths where features appear.

Soil Excavation - 1

Depth (ft)	Texture Class	Gravel Analysis	Structure (Class III) Blocky, Platy, Massive	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observation
0--	<u>II</u>	<u>h Sands</u>		<u>N</u>	<u>N</u>	<u>Good</u>
1--	<u>I</u>					
2--	<u>III</u>	<u>s clay</u>	<u>Blocky</u>	<u>I</u>	<u>I</u>	<u>I</u>
3--	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
4--						
5--						

Soil Excavation - 2

Depth (ft)	Texture Class	Gravel Analysis	Structure (Class III) Blocky, Platy, Massive	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observation
0--	<u>II</u>	<u>h Sands</u>		<u>N</u>	<u>N</u>	<u>Good</u>
1--	<u>I</u>					
2--	<u>III</u>	<u>s clay</u>	<u>Blocky</u>	<u>I</u>	<u>I</u>	<u>I</u>
3--	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
4--						
5--						

I certify that the findings of this report are based upon my field investigations and are accurate to the best of my ability. This site is suitable for, Conventional Systems: Standard System ☒ BT System ☐
Alternative Systems: Low Pressure Dosed System ☐ Aerobic/Sprinkler System ☐ Other ☐
This site evaluation was done by a State Certified Site Evaluator who completed the State Site Evaluation Course as per the Washington County Commissioners Court Order.

Justin Kason
Signature of Site Evaluator

05225E
State S.E. #

4.3.06
Date

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

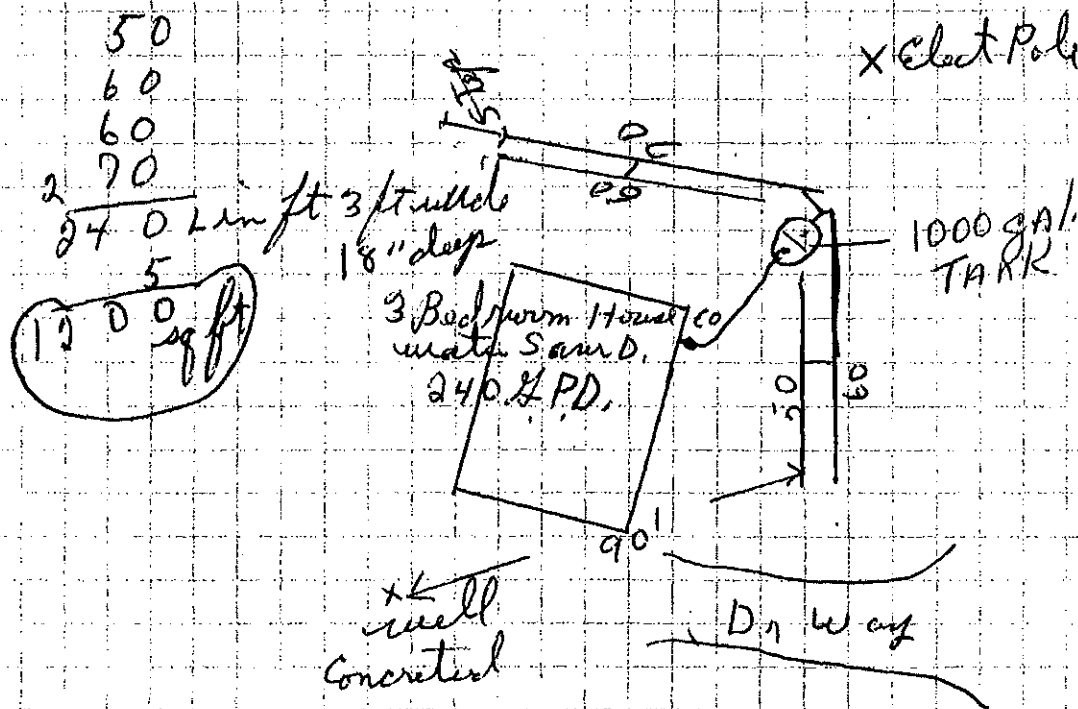
100 East Main Street, Suite 106

Brenham, Texas 77833

Phone (979) 277-6290 Fax (979) 277-6291

PLAN DRAWING

Date: 4-3-06 OSSF # 2503
 Owner Information: Site Evaluator Information:
 Name: KEN BIGGERSTAFF Name: JUSTIN FINSCHUSKI # CS725F
 Mailing Address: 402 CHERRY LAUREL Address: 3800 E CHANDLER HILL RD
 City: TOMBALL State: TX Zip: 77375 City: BRENNHAM State: TX Zip: 77833
 Property Location Information: Installer Information: (circle if same as above)
 Address: 2701 BLUEBONNET BLVD. Name: _____ # _____
 City: BRENNHAM Zip: 77833 Address: _____
 Acreage: _____ 100 yr Floodplain: Y N City: _____ State: _____ Zip: _____
 Drinking Water: Private _____ Public _____ Slope: Flat under 2% Slight under 5% / Severe over 5%
Show: Compass North, location of soil excavations, ponds, streams, roads, property lines, buildings, easements, swimming pools, water lines, and other improvements where known. Location of all water wells within 200 feet of the proposed system. Indicate slope or provide contour lines from the structure being served to the farthest location of the proposed OSSF.



1 Inch = 40 Feet

Plan Drawing

Attention Owner:
Confidentiality Privilege Notice
on reverse side of owner's copy.

Texas Department of Licensing and Regulation
Water Well Driller/Pump Installer Section
P.O. Box 12157 Austin, Texas 78711 (512)463-7880 FAX (512)463-8616
Toll free (800)803-9202
Email address: water.well@license.state.tx.us Web address: www.license.state.tx.us

This form must be completed
and filed with the department
and owner within 60 days
upon completion of the well.

WELL REPORT

A. WELL IDENTIFICATION AND LOCATION DATA

1) OWNER

Name: **Ken Biggerstaff** Address: **402 Cherry Laurel Drive** City: **Tomball** State: **TX.** Zip: **77375**

2) WELL LOCATION

Well # or # of wells drilled: **1** County: **Washington** Physical Address: City: **Brenham**

3) Type of Work

☒ New Well ☐ Reconditioning
☐ Replacement ☐ Deepening

Lat. **30° 09' 24N** Long. **096° 18' 10W** Grid #
4) Proposed Use (check) ☐ Monitor ☐ Environmental Soil Boring ☒ Domestic
☐ Industrial ☐ Irrigation ☐ Injection ☐ Geothermal Heat Loop ☐ De-watering ☐ Testwell
☐ Rig Supply ☐ Stock ☐ Public Supply ~ If Public Supply, were plans approved? ☐ Yes ☐ No

5) **NT**

6) Drilling Date

Started **2 / 24 / 06**

Completed **2 / 24 / 06**

Diameter of Hole

Dia. (in.)	From (ft)	To (ft)
	Surface	
7 7/8	0	140

7) Drilling Method (check)

☐ Driven ☐ Air Rotary ☒ Mud Rotary
☐ Bored ☐ Air Hammer ☐ Cable Tool
☐ Jetted ☐ Hollow Stem Auger
☐ Reverse Circulation
☐ Other

From (ft) To (ft) Description and color of formation material

From (ft)	To (ft)	Description and color of formation material
0	1	clay
1	66	shale
66	74	rock & sand
74	115	shale
115	135	sand & rock
135	140	shale

(Use reverse side of Well Owner's copy, if necessary)

8) Borehole Completion ☐ Open Hole ☐ Straight Wall

☐ Under-reamed ☒ Gravel Packed ☐ Other

Gravel packed interval from: **120** ft. to: **140** ft. Size: **7 7/8**

Casing, Blank Pipe, and Well Screen Data

Dia. (in.)	New Or Used	Steel, Plastic, etc. Perf., Slotted, etc Screen Mfg., if commercial	Setting (ft)		Casing Screen
			From	To	
4"	N	PVC CASING	0	120	
4"	N	PVC SCREEN	120	140	20GA

9) Annular Seal Data: i.e. (from 0 ft. to 100 ft. #sacks & material 13 cement)
from **0** ft. to **120** ft. #sacks & material **15 cement**
from _____ ft. to _____ ft. #sacks & material _____
from _____ ft. to _____ ft. #sacks & material _____

Method Used **poured** Performed By **WCWD**
Distance to septic field or other concentrated contamination **not** ft.
Distance to Property Line **30** ft Method **installed**
Verified: **measured**

10) Surface Completion (if steel cased, leave blank)

☐ Surface Slab Installed ☒ Surface Sleeve Installed
☐ Pitless Adapter Used ☐ Alternative Procedure Used

11) Water Level

Static level **68** ft. Date: **2 / 24 / 06**
Artesian Flow _____ gpm

12) Packers:

Type	Depth	Type	Depth

14) Type Pump

☐ Turbine ☐ Jet ☒ Submersible ☐ Cylinder
☐ Other

Depth to pump bowls, cylinder, jet etc., **120** ft.

15) Water Test

Type test ☐ Pump ☐ Bailor ☒ Jetted ☐ Estimated
Yield: **30** gpm with _____ ft. drawdown after _____ hrs.

16) Water Quality

Type of water **desirable** Depth of Strata: **140** Was a chemical analysis made? ☐ Yes ☒ No

Did you knowingly penetrate a strata which contains undesirable constituents? ☐ Yes ☒ No If yes, Continue:

Check One: ☐ Naturally poor-quality groundwater - type _____ ☐ Hydrocarbons (i.e. gas, oil, etc.)
☐ Hazardous material/waste contamination encountered ☐ Other (describe) _____

☐ I certify that while drilling, deepening, or otherwise altering the above described well, undesirable water or constituents was encountered and the landowner was informed that such well must be completed or plugged in such a manner as to avoid injury or pollution.

Company & Individual's Name: (type or print) **Washington County Water Well Drilling** Lic. No.: **2301**

Address: **300 Walker League Lane** City: **Brenham** State: **TX.** Zip **77833**

Signature: **Thomas D. Bibler** **2 / 24 / 06**

Signature:

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Protecting Washington County by Recycling and Preventing Pollution

**AUTHORIZATION TO CONSTRUCT
AN
ON-SITE SEWAGE FACILITY**

Application No. 2503

Property Owner Kenneth and Jan Biggerstaff

Mailing Address 32002 Sue Ln.

City Pinehurst **State** TX **Zip** 77362

Property Location 2701 Bluebonnet Blvd.

City Brenham **Zip** 77833 Washington County, Texas

This serves to notify all persons that an on-site sewage facility application, related technical data, and the appropriate fee have been received by the Washington County Environmental Department from the property owner. The application has been reviewed for technical and administrative consideration against the standards set forth by the Texas Commission on Environmental Quality (TCEQ) and Washington County. Approval is hereby granted for the construction as shown on the submitted plans.

Any modifications to submitted plans require approval by the Washington County Environmental Department prior to installation.

You or your installer must contact this office **ONE (1) WORKING DAY PRIOR** to completion to arrange the required inspection. The authorization to construct is valid for one year from the date of issue. If a final inspection has not been performed within one year of issue, a new application and fee will be required.

COMMENTS: _____

Mark March
Application Reviewer

OS6305

OS8997

4-17-06
Date

OSSF Authorization

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

100 East Main Street, Suite 106
Brenham, Texas 77833
Phone (979) 277-6290 Fax (979) 277-6291

ON-SITE SEWAGE FACILITY INSPECTION REPORT FOR CONVENTIONAL SYSTEMS

(Circle One) Standard System ET Beds
(Circle One) 10 or more acres under 10 acres

Property Owner Kenneth Biggerstaff Application No. 2503

Property Location 2701 Bluebonnet Blvd. Installer J. Flawski # OS 72

	Y	N
Is a permit required	✓	—
Proper type/size pipe from structure to treatment system - Type of solid pipe: <u>3" SCH40</u>	✓	—
Cleanout(s) properly located between structure & 1 st tank - Every 50'	✓	—
Minimum slope of pipe from structure to 1 st tank 1/8" per foot	✓	—
Tank(s) marked	✓	—
Tank access ports within 12" of surface - Proper access port size/location	✓	—
Tank(s) and pipe sealed/watertight	✓	—
A-B tanks or 2-compartment tank used - Total tank volume: <u>1000</u> Gallons	✓	—
Minimum drop from inlet to outlet 3" - Tank material: <u>Concrete</u>	✓	—
Proper type/size pipe from treatment system to disposal - Type of solid pipe: <u>4" SDR35</u>	✓	—
Minimum drop from tank to trench/bed bottom 12" - Type of perforated pipe: <u>4" 02729</u>	✓	—
Disposal trenches/beds/components level	✓	—
Solid pipe-perforated pipe connections triangularly located on drawing	✓	—
Sufficient disposal area: <u>240</u> ' of <u>3'</u> W trenches or <u> </u> sq. ft. of ET Beds	✓	—
Proper media - 0.75"-2.0" clean <u>gravel</u> , concrete, or stone - Tire chips 3" maximum	✓	—
Geotextile fabric properly in place	✓	—
Proper backfill - Class Ib, II, or III soil - ET Beds Class II soil only	✓	—
All components 5' from buildings, easements, swimming pools, and property lines	✓	—
Disposal area 100' from any private water well - 150' from any public water well	✓	—
Solid pipe 20' from any waterway or any private water well - 50' from any public water well	✓	—
Tank(s) 50' from any waterway or any water well	✓	—
Disposal area 75' from any waterway	✓	—
Does this OSSF satisfy TCEQ/Washington County requirements	✓	—
Remarks: <u>Water well is cemented to 120'</u> <u>See Well Report</u>		
Inspected by OS6305 <u>OS8997</u> <u>Mark March</u> Date <u>4-18-06</u>		

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

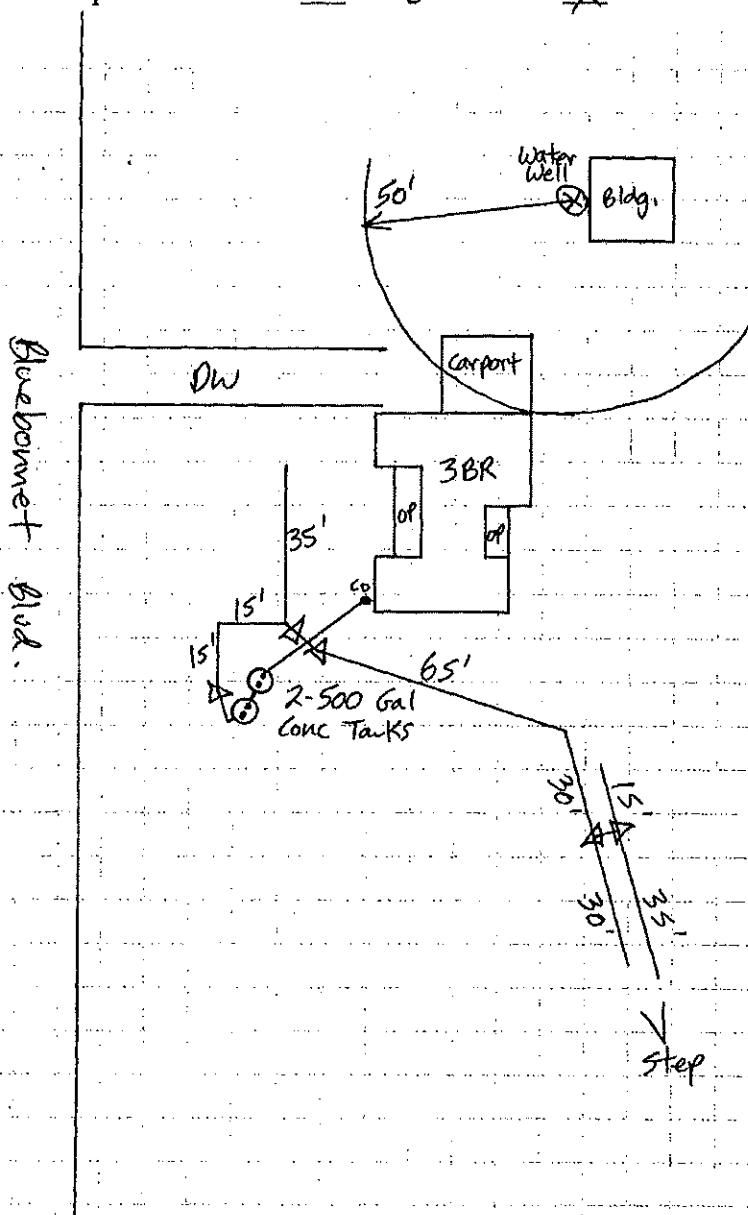
100 East Main Street, Suite 106

Brenham, Texas 77833

Phone (979) 277-6290 Fax (979) 277-6291

AS BUILT DRAWING

Date: 4-18-06 OSSP # 2503
Owner: Kenneth Biggerstaff Installer: J. Flasowski # 0572
Physical Address: 2701 Bluebonnet Blvd. City: Brenham
Drinking Water: Private ☒ Public ☐ 100 Yr. Floodplain: Y ☐ N ☒
Slope: Flat under 2% ☐ Slight under 5% ☒ Severe over 5% ☐



1 Inch = 40 Feet

As Built Drawing