



# INFORMATION ABOUT ON-SITE SEWER FACILITY

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19585 FM 2620  
Bedias, TX 77831

## 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: Surface Application  Unknown
- (3) Approximate Location of Drain Field or Distribution System: 30' w of mobile home  Unknown
- (4) Installer: B&R Septic Service, 7063 Clark Rd, Plantersville, TX 77363  Unknown
- (5) Approximate Age: approved by Grimes County, Environmental Dept. 7/27/17 / Installation 7/26/17  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: Coast to Coast Well & Septic, Plantersville,  
Phone: (936) 894-0756 contract expiration date: month-to-month  
*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? N/A
- (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.



NOTICE OF APPROVAL OF AN ON-SITE SEWAGE FACILITY

OSSF No. 2017133

Sharon Williams  
19585 FM 2620  
Bedias, TX 77831

**Property Location: A0413 J STOKLEY, TRACT 1, ACRES 60.95** 19585 FM 2620,  
Grimes County, Texas.

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

**The system type is Aerobic, Surface Application and it is designed for 180 gallons per day. Any modifications to the structure, size, or system components may require a new permit.**

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Designated Representative

OS26812 OS32145

7/27/17  
\_\_\_\_\_  
Date



**B&R Septic Service, Inc**  
 7063 Clark Rd  
 Plantersville, TX 77363  
 mail@waterwellseptic.com  
 www.texaswaterwellseptic.com

**Phone**  
 (936) 894-0782  
**Fax**  
 (936) 894-0769

**Proposal**  
 Estimate # 264  
 Date 6/28/2017

**Name & Address**

Sharon Williams  
 19585 Fm 2620  
 Bedias, TX 77831

Phone # ~~(940) 320-1505~~ (940) 368-6964  
 Fax #  
 Work # Cell #  
 email sawcomanagement@aol.com

Qty	Size	Description
1		500 GPD Aerobic Treatment Plant w/ 500 Pretreatment & 750 Pump Tank (One Piece Unit)
1		500 GPD Hi-Blow Aerator
1		1/2 hp Spray Pump
20		4" sch40 Casing
200		1" PVC Purple Pipe
3		1" PVC Elbow
3		1" Sprinkler Male
1		Liquid Bleach Chlorinator
3		K Rain Sprinklers (Purple Top)
25		1" Conduit
25		#12 Wire, 7 Strand
1		Grimes County Septic Permits & Design
1		2 Year Initial Residential Maintenance Contract

**Note:** Extra Plastic Risers, Concrete Adapters and Lids may be determined to be necessary during Installation and are not included in Proposed Price. For job specific electrical requirements please speak to Installer. Installer shall wire the pumps to the panel that we supply. All pages of this Proposal must be signed and returned.

**We Exclude:** (Unless Specifically Noted as Included) \*Planting of grass, plugging, seeding and/or sodding over the field area. \*Installation of ultra low flush and water saving fixtures in the residence. \*Removal or boring beneath concrete or any sleeves. \*Future modifications to the system. \*Cutting or repairing of asphalt or concrete. \*Pumping of septic system. \*Chlorine tablets for chlorinator. \*Clearing of trees or underbrush in septic area. \*Removal or replacement of trees or bushes. \*Removal or replacement of fences. \*Additional risers are not included. \*Moving of existing spray area. \*Future BOD5 & TSS Testing.

**Maintenance Contract:** Please sign the "Initial Two Year Maintenance Contract" for Coast to Coast and return with this Proposal. This is required for final inspections with the County. The Maintenance Operator (Coast to Coast Water Well & Septic Maintenance, LLC) must have access to the entire septic system on the property. Visits for the operating are not made by scheduled appointments. The initial 2 year agreement will be contracted to Coast to Coast.

**Insurance:** We have Auto, General Liability and Workers Compensation. Certificates available upon request.

**Warranty:** The Aerobic Plant and Equipment is warranted for a period of 2 years parts (Excluding Sprayheads) and 1 year labor. Violations of warranty include shutting off the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of abuse.

**Payment Terms:** \$0 is due upon the acceptance of this Proposal. \*\*\*BALANCE IS DUE UPON JOB COMPLETION\*Any account over thirty days will be charged a finance charge of one (1) percent of balance per month. Any other fees that occur in the process of collecting will be paid by the customer. Example: Court Costs, Attorney Fees, Bank fees. This job is not subject to the holding of retainage.

This Proposal Subject to Change Pending Approved Septic Design	<b>Total</b>	<b>\$6,579.04</b>
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This proposal may be withdrawn if not accepted within 60 days.

Signature

Robert Allen III

B&R Septic Service, Inc

License # OS0030932

**Acceptance**

Signature

Print Name

Date

*Sharon A. Williams*

Sharon A. Williams

7/11/2017

# Security Filing Authorization

Septic System Consisting of:

- 1 500 GPD Aerobic Treatment Plant w/ 500 Pretreatment & 750 Pump Tank (One Piece Unit)
- 1 500 GPD Hi-Blow Aerator
- 1 1/2 hp Spray Pump
- 1 Liquid Bleach Chlorinator
- 25 1" Conduit
- 1 Grimes County Septic Permits & Design
- 3 1" PVC Elbow
- 3 1" Sprinkler Male
- 20 4" sch40 Casing
- 200 1" PVC Purple Pipe
- 1 2 Year Initial Residential Maintenance Contract
- 3 K Rain Sprinklers (Purple Top)
- 25 #12 Wire, 7 Strand

At: 19585 Fm 2620, Bedias, TX, 77831

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I (we) Sharon Williams hereby authorize Robert Allen, d/b/a B&R Septic Service, Inc., 7063 Clark Rd, Plantersville, TX 77363 to file a UCC Financing Statement with the Texas Secretary of State and to record the Financing Statement in the Grimes County, Texas County Clerk's Office. This security interest permits Robert Allen, d/b/a B&R Septic Service, Inc., 7063 Clark Rd, Plantersville, TX 77363 to come onto my (our) land during normal working hours and remove all components of the subject aerobic septic system should I (we) fail to pay in accord with the contractual agreement for the above described septic system.

ACCEPTED AND AGREED this 11<sup>th</sup> day of July, 2017.

Sharon A. Williams  
Debtor (Property Owner)

\_\_\_\_\_  
Co-Debtor (Property Owner)

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Coast to Coast Water Well Service & Septic Maintenance, LLC  
 7063 Clark Rd  
 Plantersville, TX 77363  
 (936) 894-0756 • FAX (936) 894-0769

**2 Year Initial Maintenance Contract**

This service company agrees to the following:

To make an inspection once every \_\_\_\_ months during the service period from \_\_\_\_\_ to \_\_\_\_\_ on the aerobic system indicated below:

Property Owner:	Sharon Williams
Property Address:	19585 Fm 2620
City:	Bedias
County:	Grimes
Phone Numbers:	(940) <del>320-1505</del> 368-6964
Email Address:	sawcomanagement@aol.com
Residential or Commercial:	Permit Number:

Inspections calls will include:

1. An effluent quality inspection consisting of a visual check for color and examination for odor.
2. Adjustments and servicing of any mechanical and electrical components that are out of order.
3. Periodic sampling of the settled solids in the aeration chamber.
4. Additional service: Check chlorine residual each inspection when applicable.
5. If any improper operation is observed, which cannot be corrected at the time, the user shall be notified in writing of the conditions.

This contract is effective from \_\_\_\_\_ for a period of 2 years. After the initial two year term this contract will Auto Renew. If you wish to change plans or cancel your contract we must be notified 30 days in advance in writing, by mail or email. For a list of plans offered please contact our office.

Additional service, as ordered including replacement of components, laboratory test work, and pumping of unit pre-tank will be done upon written authority from the customer and at an additional charge.

Important: This service agreement does not cover the cost of service calls, labor or materials which are required due to misuse or abuse of the system; failure to maintain electrical power to the system; disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc; or any usage contrary to the requirements as stated in the "Operation Manual". \*Chlorine costs for the chlorinator are the homeowner's responsibility.

All Complaints by the property owner, regarding the operation of the system, will be responded to within 2 days.

Accepted By Sharon A. Williams Date 7/11/2017  
 Property Owner Signature

Accepted By \_\_\_\_\_ Date \_\_\_\_\_  
 Inspector - Justin Weihrich #MP0001458

\*\*\*\*\*Is there any information our inspector should know before entering the property to make inspection: (Ex. Gated, dogs, etc.)

\_\_\_\_\_

## LandscapE and Installation Plan

### Acceptance

- 1) This landscapE plan is offered for acceptance subject to the following terms and conditions unless specifically agreed to otherwise in writing by a representative of B&R Septic Service, Inc.
- 2) This landscapE plan is limited to the equipment, labor, and services specifically described and none other is intended or implied.

### Installation

- 1) The Property owner agrees to allow the contractor access to property with any and all equipment and materials necessary to complete the installation of the on-site system.
- 2) The Property owner agrees that the possibility of ground damage may occur from the heavy equipment and materials being moved on-site and/or that wet ground conditions may create excessive ground damage during the installation process.
- 3) The Property owner agrees that during the course of the installation excess soil will be left over due to the tank displacement. This soil will not be removed unless otherwise stated.
- 4) The Property owner agrees that the existing ground cover may be permanently damaged or displaced during the course of the on-site installation.
- 5) The Property owner agrees that the possibility of vegetative (trees, roots, shrubs, etc.) loss may occur after the installation. The Contractor shall not be held responsible for these damages.
- 6) The Property owner agrees that there is a possibility that some ground settling may occur in the disturbed soil after the contractor has completed the installation and left the premises. The contractor will not return to site to re-grade.
- 7) The Property Owner is responsible for any clearing needed in the installation area prior to installation.
- 8) "Stub-outs" should not be over 6" below natural ground.
- 9) We must be notified of any utilities that are in the area of the septic lines or tanks. We are not responsible for damage to underground utilities unless they have been marked prior to the septic installation.

### Contractor's Responsibilities

- 1) The Contractor agrees that all work shall be completed in a workman like manor according to standard practices of the field.
- 2) The Contractor agrees to make a reasonable attempt to minimize ground damage during the course of the on-site installation.
- 3) The Contractor agrees to backfill around all tanks and sewer pipe placed into the ground to a minimum of grade level.
- 4) The Contractor agrees to spread excess soil to adjacent areas of the installation site unless otherwise directed by the Property owner or if inclement weather prevents this action, the soil will be left at its present location.
- 5) The Contractor agrees to install and maintain the on-site-sewage-facility in accordance with all state and local guidelines regulating or related to OSSF treatment systems.
- 6) The Contractor agrees not to use any part of a previously existing system in the construction or design of the on-site system.

### Property Owners Responsibilities

- 1) The Property owner agrees to re-grade soil in areas where soil settling has occurred.
- 2) The Property owner agrees to re-seed or sod all areas of disturbed soil where existing ground cover was present prior to the on-site installation.
- 3) The Property owner agrees to provide adequate ground covering vegetation (reseeding or placing sod in) all areas located within the surface application area and maintain such groundcover over such areas for the duration of the systems use.
- 4) The Property owner agrees to rake or grade all areas disturbed by the OSSF installation.
- 5) The Property owner agrees to remove and maintain the removal of any brush or obstacles that disrupt the proper function of the surface application (sprinklers).
- 6) The Property owner agrees to maintain chlorine disinfectant tablets in the tube feeder, periodic cleaning of the tube feeder, maintaining an adequate supply of chlorine tablets on hand, general area maintenance, vacuum servicing of sludge from treatment tanks as required or as indicated on the Testing and Reporting Record.
- 7) Should the yard be raised after the spray irrigation system has been installed, it will be necessary for the owner to raise the sprinkler heads.

Signature \_\_\_\_\_

Robert Allen III License # OS0030932  
B&R Septic Service, Inc

### Acceptance

Signature Sharon A. Williams

Print Name Sharon A. Williams

Date 7/11/2017