



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 13185 Lake Conroe Bay Road
13175 Willis, Tex 77318 Permit 806-3

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Spray Irrigation Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ Unknown
- (4) Installer: Mark Whitley 936-672-9067 Unknown
- (5) Approximate Age: installed spring 2018 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: R. Whitley, A-OK Aerobic Services, LLC
Phone: 281-290, 0027, 281-221 contract expiration date: continuous since installation
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? never
- (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.

Information about On-Site Sewer Facility concerning _____

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.

Emma Louise Moyer
Signature of Seller _____ Date _____
Emma Louise Moyer

Signature of Seller _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____



SAN JACINTO RIVER AUTHORITY

P. O. BOX 329 • CONROE, TEXAS 77305-0329
Metro (936) 447-5260 / Conroe (936) 588-1111

OSSF LICENSE

Emma Louise Moyer
912 Portchester Castle Path
Pflugerville, Texas 78660

License Number: 806 #3
Date Issued: 05/09/2018

*License for an On-Site Sewage Facility
As prescribed by*

Texas Water Quality Board Order No. 76-1216-4

Lot: 44, 45 Block: 00 Section: 00 Subdivision: William Weir

Site Address: 13183 Lake Conroe Bay Rd.

Soil Type: 3

Number of Bedrooms: 3

Minimum Tanks Size: 1,670

Discharge Area (Sq. Ft.): 5,652

Constructed By: Mark Whitley

Date Inspection Completed: 5/9/2018

An inspection of the system indicates that it complies with the TNRCC order #76-1216-4.

Acceptance of this license constitutes an agreement by licensee to abide by all Rules and Regulations now in effect and which may be placed in effect by the San Jacinto River Authority (SJRA).

Licensee agrees that this system shall be operated and maintained in accordance with published Rules and Regulations.

License shall remain in force so long as:

- 1) The system is not causing any public health hazard;
- 2) There is no seepage or ponding of effluent;
- 3) There is no central treatment system within 300 feet;
- 4) The system is maintained in accordance with the latest edition of "Construction Standards for On-Site Sewage Facilities" as published by the TNRCC.


Signature of Designated Representative



SAN JACINTO RIVER AUTHORITY

P. O. BOX 329 • CONROE, TEXAS 77305-0329
Metro (936) 447-5240 • Conroe (936) 588-1144

OSSF PERMIT TO CONSTRUCT

(As prescribed by)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Title 30 TAC § 285.481 – 285.496 Subchapter U
LAKE CONROE DIVISION

Permit Number 806 #3

Emma Louise Moyer
912 Portchester Castle Path
Pflugerville, TX 78660

PERMIT FOR THE CONSTRUCTION OF AN ON-SITE SEWAGE FACILITY

Date Issued: 3/8/2018

Permit Number: 806 #3

Legal Description: Lot: Tract 44, 45 Block: 00 Section: 00 Subdivision: William Weir

Site Address: 13183 Lake Conroe Bay Rd.

City: Willis

Lot Size: Sq. Ft. 149,846

Living Area: 2,500 Sq. Ft.

Number of Bedrooms: 3

Dosage Rate: 240 GPD

Soil Analysis By: David Pickens

Soil Type: 3

Spray Irrigation: Yes

System Type: Aerobic

MINIMUM REQUIREMENTS

Tank and/or Plant Size (gallons): 1,670

Size of Disposal Area (Sq. Ft.): 5,652

San Jacinto River Authority (SJRA) is the "Authorized Agent" on behalf of Texas Commission on Environmental Quality (TCEQ). SJRA is delegated responsibility to administer and enforce all Rules and Regulations placed in effect by SJRA and TCEQ within 2,075 feet horizontally from the lakes edge at elevation 201 feet msl.

NOTE: THIS PERMIT WILL EXPIRE ONE YEAR FROM THE DATE THAT IT IS ISSUED BY THE SJRA. APPOINTMENTS MUST BE MADE WITH THE SJRA AND AN INSPECTION PERFORMED PRIOR TO CONVERGING ANY PART OF THE SYSTEM.

Fee Paid: \$300.00


Signature of Designated Representative



San Jacinto River Authority

Lake Conroe Division
P.O. Box 329 · Conroe, Texas 77305
(T) 936.588.1111 · (F) 936.588.1114

June 1, 2018

Emma Louise Moyer
912 Porchester Castle Path
Pflugerville, Texas 78660

Re: SJRA On-Site Sewage Facility Order No. 2015-0-04
Maintenance Contract Violation, Section 7 (a), Subsection (4)
License # 806 #3

Dear Homeowner,

Our records indicate that you are the owner of an On-Site Sewage Facility (OSSF or septic system) at **13183 Lake Conroe Bay Rd. 2** and that this OSSF does not have on file with SJRA a valid contract for maintenance services with a licensed maintenance provider. If you believe this information is in error or if you are performing your own septic system maintenance under one of the authorized exceptions, please contact our office so that we can verify the information and update our files.

Background: As the Authorized Agent for the Texas Commission on Environmental Quality (TCEQ), SJRA regulates septic systems within 2,075 feet horizontally of the Lake Conroe shoreline. SJRA's OSSF regulations require that all aerobic treatment units (ATUs) be maintained by a licensed maintenance provider or a homeowner who has met SJRA's minimum training requirements. Effective June 1, 2016, all ATU owners were required to have an ongoing maintenance contract in effect for their system and to provide SJRA with a copy of the contract.

If you have any questions regarding the rules that pertain to septic systems, please feel free to contact SJRA's OSSF Department at (936) 588-1111 or email us at lakeconroe@sjra.net. A list of TCEQ-licensed maintenance providers who are registered to work within SJRA's area of jurisdiction, can be viewed at <http://www.sjra.net/lakeconroe/licensing/license-my-on-site-septic-facility/>.

Sincerely,

On-Site Sewage Facility Department Lake Conroe Division
Lake Conroe Division

G&A DIVISION
P.O. Box 329
Conroe, Texas 77305
(T) 936.588.3111
(F) 936.588.3043

GRP DIVISION
P.O. Box 329
Conroe, Texas 77305
(T) 936.588.1662
(F) 936.588.7182

WOODLANDS DIVISION
P.O. Box 7537
The Woodlands, Texas 77387
(T) 281.367.9511
(F) 281.362.4385

HIGHLANDS DIVISION
P.O. Box 861
Highlands, Texas 77562
(T) 281.843.3300
(F) 281.426.2877



P.O. Box 329, Conroe, TX 77305
936-588-1111 713-222-8516

DATE 5-9-18

LAKE CONROE DIVISION SEPTIC TANK INSPECTION

NAME Moyer LICENSE NO. 806

ADDRESS 13183 Conroe Bay Willis, TX

The above named license holder for an on-site sewage facility is authorized to proceed as listed below:

THE WORK HAS BEEN INSPECTED AND IS APPROVED NOT APPROVED AND MAY BE COVERED.

- The complete system.
- The Septic Tank or Aerobic Plant.
- The Absorption Trenches.
- OTHER: _____

Bandy Acorn
Signature of Inspector

**DAVID PICKENS
REGISTERED SANITARIAN
SEPTIC SYSTEM DESIGNS
10202 N. DOWLING RD.
COLLEGE STATION, TEXAS 77845
(979) 693-8334 Fax (979) 693-7514
csull13810@aol.com**

2-15-2018

NAME: Emma Moyer #3
ADDRESS: 13183 Lake Conroe Bay Rd., Willis TX 77318
COUNTY: Montgomery ACREAGE: 3.41
LEGAL: William Weir, A - 42, Tr 44,45

A 3 bedroom residence, <2500 sf, or GPD est. water usage: 240 GPD / Effluent Load Rate: 0.045 = 5334 sf of surface irrigation required. Any water usage above 240 GPD will invalidate this design. Actual area designed: 5652 sf

New Construction () Remodel () Water Saving Devices Installed: Yes () No ()

INSTALLER: Mark Whitley, PO Box 1364 Willis TX 77378, 936-672-9067

DESIGN PARAMETERS:

Pre-treatment tank required:	400 gal
Aeration Tank:	Pro-Flo 500
Pump Tank:	770 gal pump tank
Sprinklers:	2 X Nelson w #6 nozzles
Chlorinator:	Tablet type, in line or within pump tank
Dosing Tank:	none
Indexing Valve:	none
Lift Tank:	none

Site Evaluation Conducted At Site: Yes () No ()

Soil Evaluation Conducted at Site: Yes () No () Soil Type: Class III

Area is suitable for Aerobic Spray - Irrigation disposal system: Yes () No ()

WATER SUPPLY: Public () Private ()

All set-backs are observed except those noted: Spray fields 10' or more from property lines - single discharge - 3:00 am.



2-15-2018
moyer

LANDSCAPING

Immediately after completion of installation, homeowner must sod with St. Augustine or seed the spray-field with Bermuda and rye grass and mow as necessary to maintain optimum growing conditions. Additional irrigation may be required to establish vegetation on disturbed areas. Unless other provisions are made, the homeowner is responsible to fill low areas, keep tree shading from preventing grass growth, and maintain proper drainage. **UNDER NO CIRCUMSTANCES MAY ANY FOOD CROPS BE PLANTED ON THIS AREA.**

NOTES:

The 770 gallon pump tank will be set to give a daily flow reserve of at least 210 gallons, which will meet or exceed the requirement of 2/3 daily flow. Minimum dose of 240 gallons. Piping from the house to the first tank shall be an approved type.

A 2-way clean out will be installed between the house foundation and the trash tank, at each stub out; Additional clean outs as needed.

All effluent from these units will be disposed of through aerobic treatment and spray dispersal.

The chlorinator may be located in line between the treatment tank and the pump tank, or within the pump tank.

All spray fields will be at least 10' feet from property lines, 1' from easements and 10' from non-seeping slope breaks.

A commercial irrigation timer will be required according to State/County requirements.

System must be sampled and tested in accordance with State/County requirements through a sampling port located in the discharge line from the pump to the spray field, which shall be contained within the pump tank.

System is designed in accordance with daily water usage described above. Any usage above design will invalidate design.

The effluent pump shall be hardwired on a separate circuit from the high water level alarm and all wiring shall be in accordance with National Electric Code, 30 Texas Administrative Code 285.34(b)(4).

The high water alarm shall be an audible and a visible alarm.

All pre-cast concrete tanks will meet ASTM C1227-93a, d30 Texas Adm. Code 5.32(a)(1)(F).



2-15-2018

moyer

The location for all sprinkler heads may be subject to location modification within reason and so long as they do not violate distance requirements for easements, setbacks or total required spray area covered. Location change will only be considered if more efficient spray dispersal would be achieved due to change. Any changes must be submitted to and approved by the Texas Commission on Environmental Quality or the local Designated Representative.

Thank You,

**David Pickens R.S. #2390
10202 N. Dowling Rd
College Station, Texas 77845
(979) 693-8334**



2-15-2018

Emma Moyer SS #3
13183 Lake Conroe Bay Rd.
Montgomery Co.

A 3 bedroom residence, < 2500 sf, with water saving fixtures, on a 3.41 acre tract, $Q = 240$ gpd, $R_i = 0.045$

$A = Q / R_i = 240 / 0.045 = 5334$ sf required

$2 \times 30' \times 30' \times 3.14 = 5652$ sf designed



12/19/2018

WORK PERFORMED AT:

Luis Mayer
13183 Conroe Bay
Willis TX 77319

Mark White 936-672-9067
PO Box 1364
Willis TX 77378

DATE

5-19-2018

YOUR WORK ORDER NO.

Order # 806

PHONE NO.

936-203-7079

DESCRIPTION OF WORK PERFORMED

500 tank	
500 ATU	
750 pump tank	
Access	
1- Liquid Chlorinator	300
2 spray heads	
2 year service	
2 year warranty	5,500
pump out 1-500 tank	1,750.00
water line to house	250.00
Connected house to septic	
Total	6,225

paid ex # 2392

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$ 6,225)

This is a Partial Full invoice due and payable by: _____

In accordance with our Agreement Proposal No. _____ Dated _____

A-OK AEROBIC SERVICES, LLC

7527 Alderly Drive
Spring, Texas 77389
(281) 290-0027 (Office)
(281) 221-1947 (Cell)

WASTEWATER SYSTEM MAINTENANCE AGREEMENT

In consideration of prepayment of the service contract cost indicated below, this CLASS-ONE service company agrees to the following: BRAND: Aquasafe
During the service period specified, make one (1) inspection call every 4 months on the CLASS-ONE system at the name and address below. We will respond to any owner complaints within two (2) days.

NAME: Louise Moyer PHONE #: 936-203-7079

ADDRESS: 13175 Lake Conroe Bay Road

Willis, Texas 77318 PERMIT #: 806-3

KEY LOCATION: SERIAL #:

Inspection calls will consist of:

Test for chlorine residual and Ph, we will visually inspect the treatment plant, effluent quality, color, turbidity, odor, sludge, and scum buildup. A mechanical visual inspection will include aerator, irrigation pump, alarm tests and electrical control conditions. We will visually inspect the irrigation pump station, spray heads, and pressure lines.

This Agreement will not cover costs of service calls, labor or materials which are due to "misuse or abuse" of the system; failure to maintain electrical power to the system, sewage flows exceeding the hydraulic/organic design capabilities, disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc., or any usage contrary to the requirements listed in the owner's manual or as advised by an authorized service representative. Additional service such as pumping of the unit or pre-tank is the responsibility of the homeowner.

The cost of the annual BOD and TSS laboratory sample collections will not be included in this contract if required. All testing and reporting is required by SJRA County.
Copies of this contract and all reports will be submitted to the County.

The cost of this service contract will be \$ 165.00 and will be effective from 1-2022 to 1-2023.

According to state law, all owners of aerobic systems must maintain a factory authorized service provider for the lifetime of the system. **Warning!** It is the owner's responsibility to supply **SEPTIC Chlorine** to the OSSF as needed. The effluent may be laden with bacteria if Chlorine levels are lower than 1.0 PPM constituting a possible health hazard.

() Initial 2-year Contract

(X) Continuing 1-year Contract

Russell Whitley
Russell Whitley Service Provider
Maintenance Provider #MP0000328

Owner's Signature Date

Homeowner: Retain Copy