



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 13183 Lake Conroe Bay Road
Willis, Tex 77318 *permit 806-1*

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: back of residence Unknown
- (4) Installer: A Quality Septic, Mark Whitley Unknown
- (5) Approximate Age: completed 8-30-2015 ; 6 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: Russ Whitley call 281-221-1947
Phone: 281-290-0027 home contract expiration date: annual; up-to-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? _____
- (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 8-13-2021
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 Permit to Construct

(As prescribed by)

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Title 30 TAC ss 285.481-285.496 Subchapter U

Lake Conroe

806

Emma Moyer
30180 Elm Lane
Magnolia, TX 77354

PERMIT FOR THE CONSTRUCTION OF AN ON-SITE SEWAGE FACILITY

Date Issued: 7/22/2015

Permit Number: 806

Legal Description: Tract 44, 45

Subdivision: Wier WM

Site Address: 13183 Lake Conroe Bay Road

City: Willis

Lot Size: 148,539 Sq. Ft.

Living Area: 3,371 Sq. Ft.

Number of Bedrooms: 5

Dosage Rate: 660 GPD

Washer: N/A

Disposal: N/A

Soil Analysis By: David P. Pickens

Soil Type: Silty Clay Loam/Clay Loam

Spray Irrigation: Yes

System Type: Aerobic

MINIMUM REQUIREMENTS

Tank and/or plant size (gallons): 4000

Size of disposal area (sq. ft.): 15,087

Width of Trench: N/A

Linear feet required: N/A

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

Meagan Hannah

OS0029592

Fee Paid: \$300.00

Signature of Authorized Representative

EMM A. L.
Moyea

MONTGOMERY COUNTY ON-SITE SEWER FACILITY CHECKLIST

The following information must be included with all design packages, soil analysis, and site evaluation for review by Montgomery County Health Services (Environmental Division) and/or Texas Commission on Environmental Quality. Failure to include or address all of the following items may result in **approval delays**. Fill in all blanks that are applicable to your package requirements.

1. Planning materials for proposed OSSF must bear an appropriate seal, date, and signature on each page.
2. Planning materials submitted must contain the following information:
 - A. Site evaluation
 - B. Soil analysis (texture and depth)
 - C. Septic design
 - D. System flow diagram and sizing calculations
 - E. Landscape plan
 - F. Disclaimer
 - G. Affidavit to the Public (with use of aerobic treatment)
 - H. Two-Year Initial Service Policy (with use of aerobic treatment)
3. Construction drawings (septic design) must include the following information:
 - A. A scaled, legible site plan with boundary description and direction bearing North
 - B. The location of all buildings (existing and proposed) on the site plan
 - C. The location of the wastewater treatment units and disposal area
 - D. Buffer zones and water wells must be identified and located on the site plan
 - E. Easements and bodies of water (lakes, streams, ponds) must be identified
 - F. Installation details such as septic tank configuration, layouts and cross-sections of drain fields and disposal beds, irrigation systems, pump stations, piping and controls, material specifications and illustrations
4. Three (3) sets of each item must be submitted, ONE (1) original and TWO (2) copies.
5. System permitted for 660 G.P.D.
6. Type of system to be installed:

<input checked="" type="checkbox"/> surface application	<input type="checkbox"/> standard pvc	<input type="checkbox"/> low pressure dosage
<input type="checkbox"/> gravelless pipe	<input type="checkbox"/> leaching chamber	<input type="checkbox"/> drip emitter
<input type="checkbox"/> other _____		

OS# 12427
DAL
7-5-15



SITE EVALUATION FORM

HOME/BUSINESS OWNER: Emma L. Meyer

SUBDIVISION: _____ LOT: _____ BLOCK: _____ SEC: _____

SURVEY: W. Wier, ABSTRACT: 42 TR 4345

STREET ADDRESS: 13183 Lake Course Bay Rd., Conroe TX

ACREAGE/SQUARE FOOTAGE OF LOT: 3.41

TOPOGRAPHY

SLOPE:

FLAT (0%-5%) SLIGHT (6%-15%) MODERATE (16%-29%) SEVERE (OVER 30%)

VEGETATION:

GRASSY GRASS/BRUSH LIGHTLY WOODED HEAVILY WOODED

SITE DRAINAGE:

POOR ADEQUATE GOOD OTHER

FLOOD HAZARD

Zone X

NOTE: IF ANY OF THE PROPERTY LIES WITHIN FLOOD HAZARD IT MUST BE SHOWN ON THE SEPTIC DESIGN

WATER SUPPLY

COMMUNITY PUBLIC PRIVATE

NOTE: IF ANY NEIGHBORING WELLS EXIST, THEY MUST BE SHOWN ON THE DESIGN

TYPE OF FACILITY

RESIDENTIAL COMMERCIAL

ESTIMATED WATER USAGE 660 G.P.D.

SEAL

D. Pickens

SIGNATURE

7-5-11

DATE



OS# 12427

Emma Meyer

SOIL (DEPTH) ANALYSIS

BORE HOLE #1

PROFILE DEPTH	TEXTURE (USDA)	COLOR	RESTRICTIVE HORIZON	GROUNDWATER INDICATION	GRAVEL ANALYSIS %
0 4					
↓	II	Tan	no	no	22%
↓ 24"					
↓	III	Grey	yes	Below 30"	22%
↓ 30"					

NOTE: BORES SHALL BE EXCAVATED TO THE DEPTH OF TWO FEET BELOW THE PROPOSED EXCAVATION OR TO A RESTRICTIVE HORIZON, WHICHEVER IS LESS.

BORE HOLE #2

PROFILE DEPTH	TEXTURE (USDA)	COLOR	RESTRICTIVE HORIZON	GROUNDWATER INDICATION	GRAVEL ANALYSIS %
0 4					
↓	II	Tan	no	no	22%
↓ 24"					
↓	III	Grey	yes	Below 30"	22%
↓ 30"					

NOTE: STANDARD SUBSURFACE SYSTEMS IN CLASS II OR III SOILS CONTAINING GRAVEL SHALL BE FURTHER EVALUATED BY USING A SIEVE ANALYSIS TO DETERMINE THE PERCENTAGE OF GRAVEL BY VOLUME AND SIZE.

SEAL

Dallas

SIGNATURE

7-5-15
DATE



OS # 12427

EMMA L. MOYER

SOIL (TEXTURE) ANALYSIS

✓	SOIL TEXTURE	SOIL CLASS	RATE of APPLICATION
	COURSE SAND, GRAVEL	Ia	>0.50
	SANDY LOAM, SAND	Ib	0.38
	SANDY LOAM, LOAM	II	0.25
✓	SILT LOAM, SILT SILTY CLAY LOAM, CLAY LOAM SANDY CLAY LOAM, SANDY CLAY	III	0.20
	SILTY CLAY, CLAY	IV	0.10

● Subsurface horizons with colors of red, yellow and brown generally indicate good soil aeration and drainage throughout year. Subsurface horizons that are in colors of gray, olive or blackish colors indicate poor aeration and poor soil drainage. Any soil profile that has the grayish colors indicative of high-water tables (or mottling) within thirty-six (36) inches of the surface or has ground water visible in the test bore less than forty-eight (48) inches below the ground surface shall be deemed unsuitable for conventional subsurface disposal due to internal drainage.

IS SOIL SUITABLE FOR A CONVENTIONAL SYSTEM: YES NO
 INDICATION OF SEASONAL WATER TABLE: YES NO

IF YES, THEN AT WHAT DEPTH 30"

NOTE: If soil has an application rate of .5 gpd/sf or less than .1 gpd/sf or a high seasonal water table, then conventional systems are prohibited. A class III soil is suitable, but not recommended for conventionals.

I, David Pickens, A REGISTERED Site Evaluator DID PERSONALLY CONDUCT THE SITE EVALUATION AT 13183 Lince Course Bldg Rd

ADDRESS/LEGAL DESCRIPTION

I CERTIFY THAT THESE RESULTS ARE TRUE AND CORRECT FOR THIS PROPERTY

David Pickens

SIGNATURE

SEAL



7-5-11

DATE

OS # 12427

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

7-5-2015

NAME: Emma L. Moyer
ADDRESS: 13183 Lake Conroe Bay Rd., Conroe TX
COUNTY: Montgomery ACREAGE: 3.41
SURVEY/ SUBDIVISION: William Weir Survey, A - 42, TR 44,45

A 10 bedroom residence, < 7001 sf, or GPD. water usage: 660 GPD Effluent Load Rate: 0.045 =
14,667 sq ft. of surface irrigation required. Any water usage above 660 GPD will invalidate this
design.

ACTUAL SQ. FT. OF APPLICATION AREA DESIGNED: 15,087 Sq. ft

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

INSTALLER: Mark Whitley, Willis TX

DESIGN PARAMETERS:

Pre-treatment tank required:	1000 gal
Aeration Tank:	Clearstream 1500 N
Pump Tank:	1500 gal pump tank
Pump:	1/2 hp Hydromatic HE 20-51
Sprinklers:	5 X K-Rain Pro w # 3 nozzles / 1.0" pvc
Chlorinator:	Tablet type, in line or within pump tank
Indexing valve:	None
Lift tank:	None

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

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

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

WATER SUPPLY: Public () Private (X)

All set-backs are observed except those noted: none



7-5-2015
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 1500 gallon pump tank will be set to give a daily flow reserve of at least 450 gal, which will meet or exceed the requirement of 2/3 daily flow. Minimum dose of 330 gallons.
This drawing reflects relative distances.

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 20 feet from property lines, 1' from perimeter easements and 10' from non-seeping slope breaks.

A commercial irrigation timer will not 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)



7-5-2015

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



7-5-2105

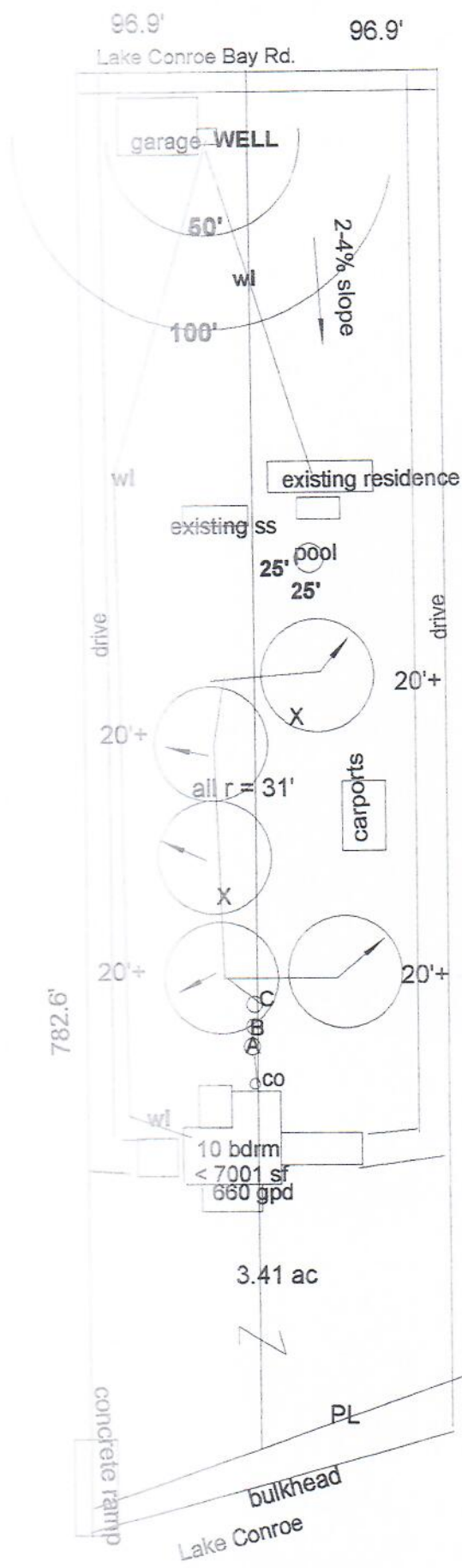
Emma L. Moyer
13183 Lake Conroe Bay Rd.
Montgomery Co.

A 10 bedroom residence, < 7001 sf, with water saving fixtures, on a 3.41 acre tract, $Q = 660$ gpd, $R_i = 0.045$.

$660 / 0.045 = 14,667$ sf required

$5 \times 31' \times 31' \times 3.14' = 15,087$ sf designed

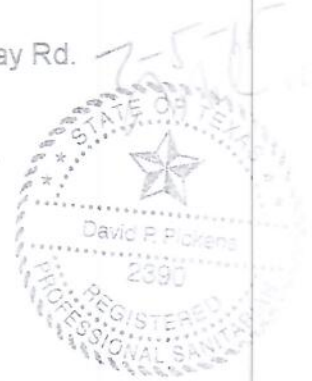


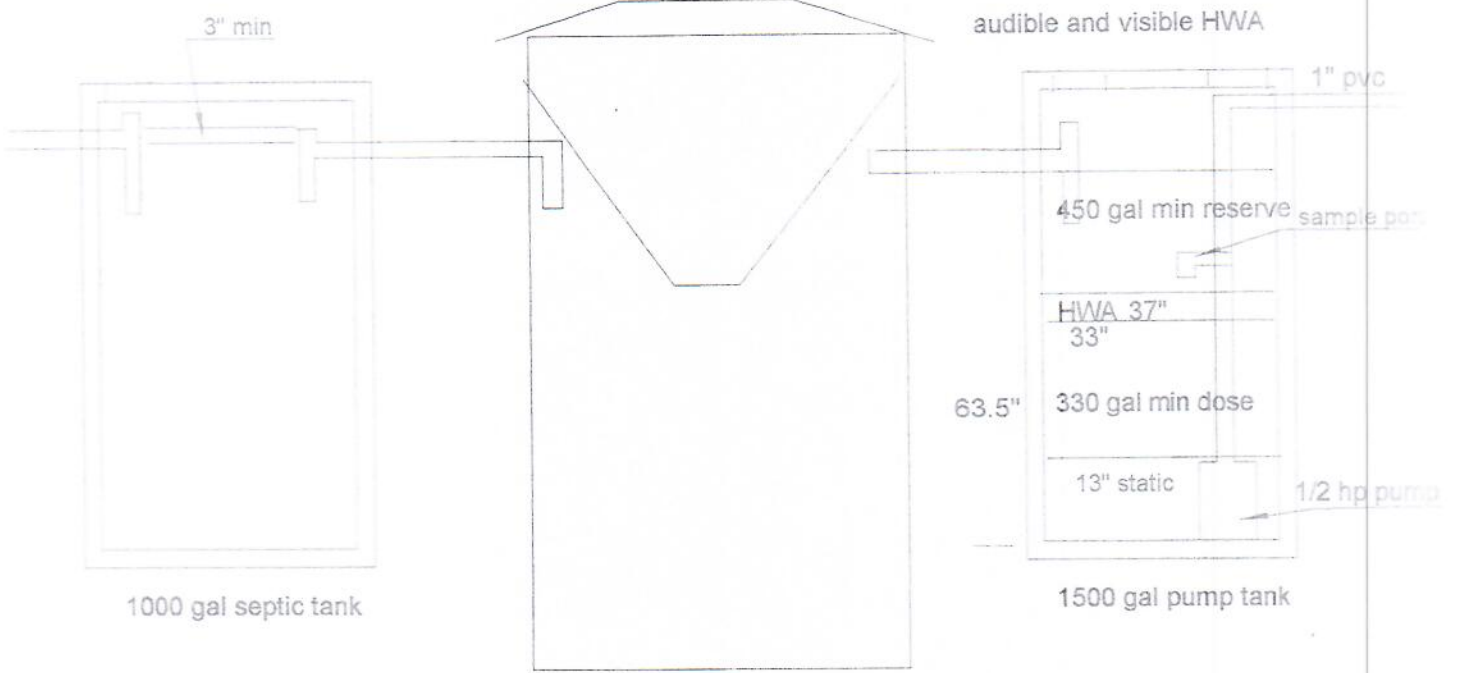


- A = 1000 gal septic tank
- B = Clearstream 1500 N
- C = 1500 gal pump tank
- X = bore hole

Emma Louise Moyer
 13183 Lake Conroe Bay Rd.

Montgomery Co.





not to scale

Clearstream 1500 N



OLD WILLIS-LONGSTREET

S.78°14'00"E.

ROAD

96.91'

206.03'

End 1/2 Iron Rod

CONROE
SUBDIVISION
844



TRACT N-4

N.15°40'49"E., 782.61'

1.7036 ACRES

S.15°40'49"W., 752.24'

TRACT N-2

TRACT N-1

96.91'

End 1/2 Iron Rod

0.227 AC.

745/291

96.91'

End 1/2 Iron Rod

BOAT RAMP

WIS. CO. M.

S.81°02'49"W., 3.36'

S.84°52'27"W., 100.16'

Moye

LAKE
CONROE

*3.413 AC
T1244141*

To: Title Insurance Company of Minnesota.
I hereby certify that this survey was made on the ground by me. There were no encroachments on this property and all improvements lie wholly within the tract boundary lines, except as shown hereon, to the best of my knowledge and belief.

Seth M. Gibson
Seth M. Gibson
Registered Professional Land Surveyor #2000

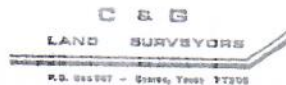


Scale: 1" = 100'

September 24, 1990

Job: 80788-MT

MAP OF
SURVEY OF 1.7036 ACRES OF LAND
IN THE WILLIAM WEIR SURVEY, A-42
MONTGOMERY COUNTY, TEXAS





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

13195 4-810

DATE 11-7-17

LAKE CONROE DIVISION SEPTIC TANK INSPECTION

NAME Frank Moyer LICENSE NO. 806

ADDRESS 13183 Lake Conroe Bay

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: _____

B. Bishop
Signature of Inspector

A-OK AEROBIC SERVICES, LLC

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

WASTE WATER 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 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 2 days.

NAME: LOUISE MOYER PHONE #: 936-203-7079

ADDRESS: 13183 LAKE CONROE BAY RD

WILLIS, TX 77318

PERMIT #: 806

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 \$ 180.00 and will be effective from 8-1-2022 to 8-1-2023.

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