



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 13195 ~~13183~~ Lake Conroe Bay Road
Willis, Tex 77318 Permit 806-2

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 May 9, 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: Russ Whitley cell 281-221-1947
Phone: 281-290-0027 home contract expiration date: renews annually
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.**

(TXR-1407) 1-7-04 Initialed for Identification by Buyer _____ and Seller eln Page 1 of 2

13195

13188 Lake Conroe Bay Road
Willis, Tex 77318

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 August 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 LICENSE

Emma Moyer
30180 Elm Lane
Magnolia, Texas 77354

Permit Number: 806-2

*License for an On-Site Sewage Facility
As prescribed by
Texas Water Quality Board Order No. 76-1216-4*

Lot: 17 Block: 00 Section: 00 Subdivision: Abstract Area 17

Site Address: 13183 Lake Conroe Bay Rd.

Soil Type: 3

Number of Bedrooms: 3

Minimum Tank Size: 1,900

Discharge Area (Sq. Ft.): 6,035

Constructed by: Mark Whitley

Date Inspection Completed: 11/07/2017

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



DOC #2017083790

AFFIDAVIT TO THE PUBLIC

Before me, the undersigned authority, on this day personally appeared Emma Louise Moyer who, after being by me duly sworn upon oath, states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Montgomery County, Texas and being more particularly described as follows:

Subdivision: _____

Section: _____ Block: _____ Lot: _____ If not available: See Attached Metes and Bounds

The undersigned further states that a surface application on-site wastewater treatment system will be installed in accordance with the permitting provisions of the Texas Commission on Environmental Quality. The undersigned has entered into a maintenance agreement as required by the permitting entity, with an approved maintenance company for service and repairs to the application system.

Further, the undersigned states that he/she will, upon any sale or transfer of the above described property, request a transfer of the permit to operate such surface application system to the buyer or transferee. Any buyer or transferee is hereby notified that a maintenance contract with an approved maintenance company will be required for use of this system. For more information concerning the rules or regulations on surface application on-site wastewater treatment system, please contact the Texas Commission on Environmental Quality, P. O. Box 13087, Austin, Texas 78711-3087 or (512) 908-1000.

I hereby agree and acknowledge that I must:

1. Employ, by means of an initial two-year policy contract, a certified maintenance provider.
2. Employ a certified maintenance provider during the entire operational life of the said application facility.
3. Assure that the certified maintenance provider provides the testing of the sewage effluent on the schedule provided below and sends the required report to the Permit Division:

Three Times per Year: pH and Chlorine Residual

4. Operate this system in strict conformance with sewage effluent discharge standards promulgated by Texas Commission on Environmental Quality (TCEQ).
5. Adhere to maximum gallons per day as stated in design.

Failure to abide by the above conditions could result in the issuance of citations. The start-up date of the facility will mark the anniversary date of testing and reporting.

WITNESS MY/OUR HAND(S) on this 18 day of Sept 2017.

Owner's Return Address:

30180 Elm Ln

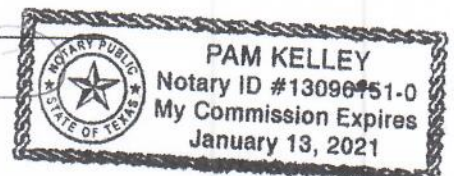
Emma Louise Moyer
Owner's Signature

Princeton, TX 77354

Emma Louise Moyer
Owner's Printed Name

SWORN TO AND SUBSCRIBED BEFORE ME on this 18 day of Sept 2017.

Pam Kelley
Notary Public, State of Texas
My Commission Expires:



11.00

REAL PROPERTY RECORDS

687-01-1786

GENERAL WARRANTY DEED

1 9047585

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY § KNOW ALL MEN BY THESE PRESENTS:

THAT WE, NICK J. SNOW, and wife, MARIAN C. SNOW, of the County of Montgomery, State of Texas; and ARTHUR LEE BAUGH, and wife, JANIE BAUGH, of the County of Harris and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto:

BERT FRANKLIN BIRDWELL
EMMA LOUISE MOYER
4513 Pine Street
Houston, Texas 77401

of the County of Harris and State of Texas, all of the following real property in Montgomery County, Texas, to-wit:

BEING 1.7036 acres of land, more or less, in the William Weir Survey, A-42, Montgomery County, Texas, and being out of the Nick J. Snow called 1.71 acre tract N-3 as described in Partition Deed recorded in Volume 593, page 177, of the MONTgomery County Deed Records, also being a 0.2214 of one acre out of said 1.71 acre tract called 0.227 of one acre and described in deed from Nick J. Snow to Arthur Lee Baugh recorded in Volume 745, page 291, of the Montgomery County Deed Records; said 1.7036 acres being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northeast corner of above mentioned Tract N-3 and the northwest corner of Tract N-2 in the south line of Old Willis-Longstreet Road, for the northeast corner of herein described tract;

I hereby certify that this is a true and correct copy of the original record on file in my office.



Mark Turnbull, County Clerk
Montgomery County, Texas

by Anthony [Signature] Deputy
Issued 10/18/17

GWD2

687-01-1787

THENCE S. 15°40'49" W., for a distance of 752.24 feet to a $\frac{1}{2}$ " iron rod set for the southeast corner of said Tract N-3 and the southwest corner of Tract N-2 in the original 201 contour line of Lake Conroe;

THENCE S. 81°02'49" W., with the original 201 contour line of Lake Conroe for a distance of 3.36 feet to an angle point in same;

THENCE S. 84°52'27" W., continuing with the original 201 contour line of Lake Conroe for a distance of 100.16 feet to a hole in concrete for the southwest corner of Tract N-3 and the southeast corner of Tract N-4;

THENCE N. 15°40'40" E., with the west line of Tract N-3 and the east line of Tract N-4 for a distance of 782.61 feet to an iron stake found for the northwest corner of Tract N-3 and the northeast corner of Tract N-4 in the south line of Old Willis-Longstreet Road;

THENCE S. 78°14'00" E., with the north line of Tract N-3 and the south line of Old Willis-Longstreet Road for a distance of 96.91 feet to the POINT OF BEGINNING and containing 1.7036 acres of land.

SAVE AND EXCEPT, and there is hereby reserved unto Grantors, their heirs and assigns, all of the oil, gas, and other minerals that are in and under the property and that may be produced from it. Grantors hereby agree that while conducting operations for the operation, drilling, taking, storing, and saving of said mineral interest owned by them, they or their successors thereto will not use or occupy any portion of the surface of the above described tract of land, and will not place any fixtures, equipment, buildings or structures on the surface of such premises for such purposes, and does hereby waive their rights of ingress and egress on, over and across the surface of the above described property in connection with any mineral interest owned by them.

I hereby certify that this is a true and correct copy of the original record on file in my office.



Mark Turnbull, County Clerk
Montgomery County, Texas

by Mittney Valdez Deputy
issued 08/17

FILED FOR RECORD
09/18/2017 02:31PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

09/18/2017



County Clerk
Montgomery County, Texas

**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**

8-8-2017

NAME: Emma Moyer #2
ADDRESS: 13183 Lake Conroe Bay Rd., Willis TX 77318
COUNTY: Montgomery ACREAGE: 3.41
LEGAL: William Weir Survey, 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: 6035 sf

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

INSTALLER: Mark Whitley
P. O. Box 1364
Willis, TX 77378

DESIGN PARAMETERS:

Pre-treatment tank required:	400 gal septic tank
Aeration Tank:	Clearstream 750 NC3-750
Pump Tank:	750 gal pump tank
Pump:	1/2 hp HE 20-51
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 (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



8-8-2017

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 750 gallon pump tank will be set to give a daily flow reserve of at least 215 gallons, which will meet or exceed the requirement of $\frac{2}{3}$ 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).



8-8-2017

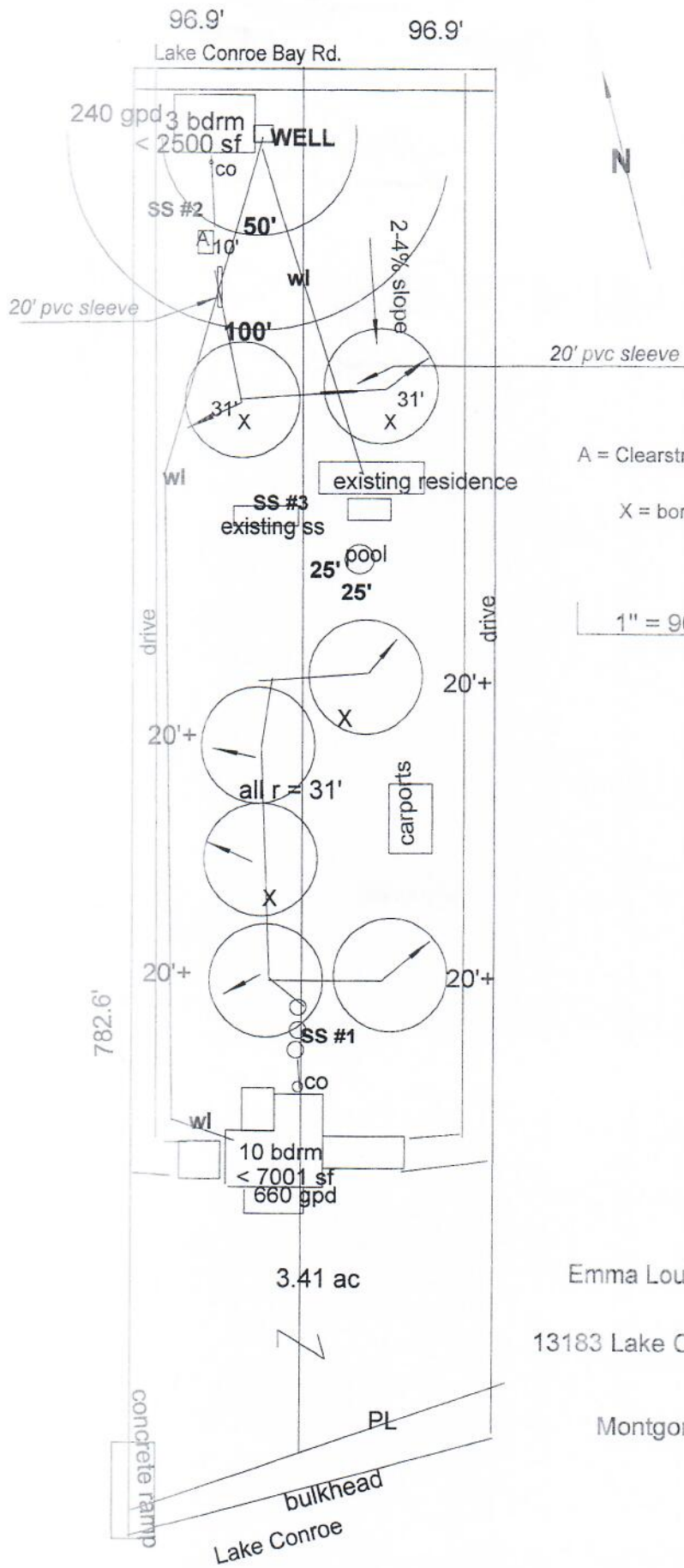
Emma Moyer
13813 Lake Conroe Bay Rd.
Montgomery Co.

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

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

$2 \times 31' \times 31' \times 3.14 = 6035$ sf designed





Emma Louise Moyer

13183 Lake Conroe Bay Rd.

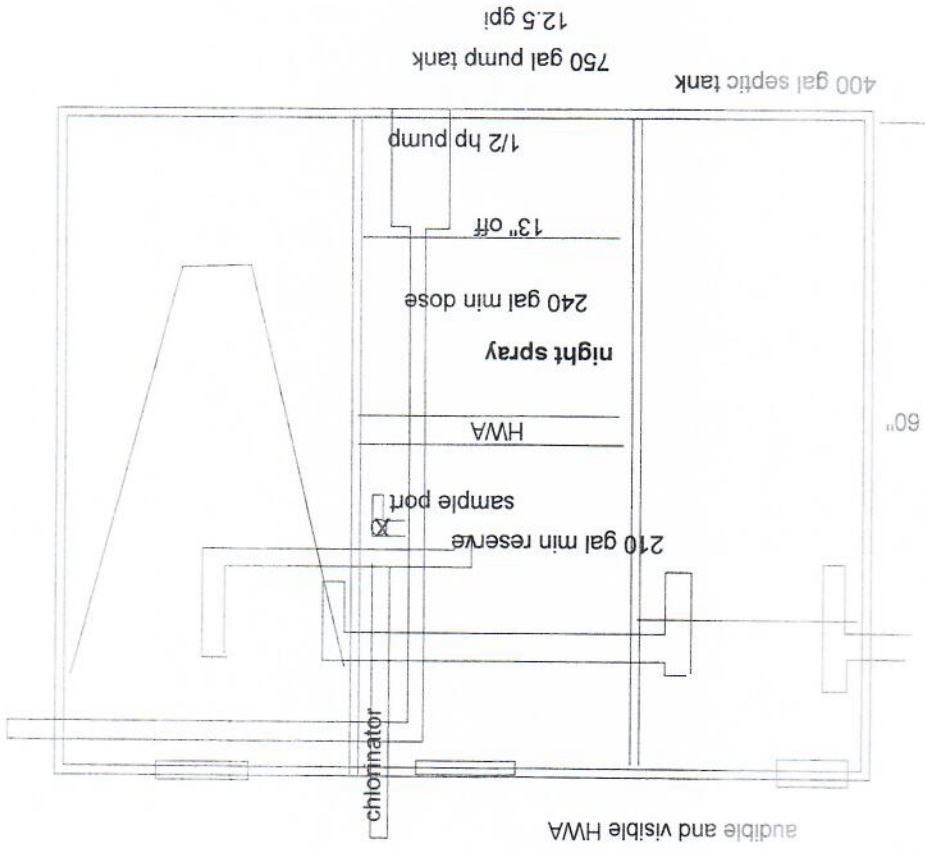
Montgomery Co.





8-5-22

Clearstream 500 NC3-750



194848

Invoice

936-672-9067

SOLD TO Louise Meyer	SHIPPED TO Mark Whaley	VIA
ADDRESS 13183 Lake Conroe Bay Rd	ADDRESS PO Box 1364	
CITY, STATE, ZIP Willie TX 77318	CITY, STATE, ZIP Willie TX 77378	
CUSTOMER ORDER NO. Patt	SOLD BY	TERMS
		F.O.B.
		DATE 10-28-2017

1	500 trash tank		
1	500 ATU plant		
1	750 pump tank		
2	heads at 31 ps		
1	Liquid Chlorinator		
	use as needed		
50	ft SCH 40 4"		
2	year service		
2	year warranty		

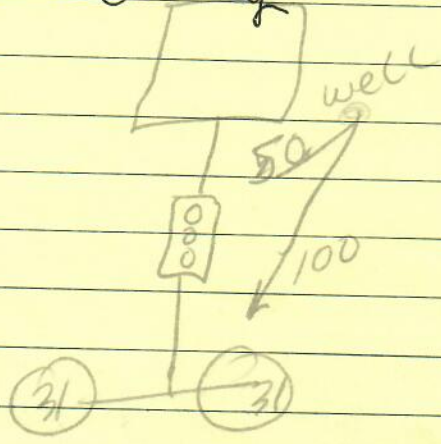
CR# 2351

5,750.00

Leasing 3,500 dollar Roll

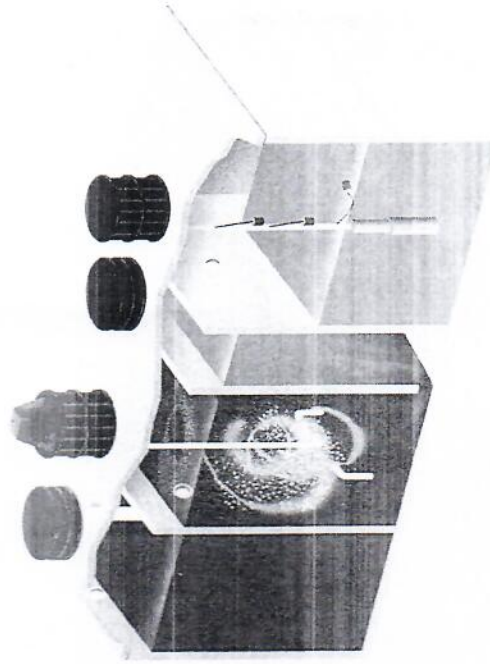
2,250.00

Mark Whaley Paid Cash 11-18-2017



PRO FLO WASTEWATER TREATMENT SYSTEMS

For All Models: 500, 600, 800, 1000 & 1500



IMPORTANT! It is important that you read and understand your System Owner's Manual. This manual contains information you should know and procedures you should follow in order to help ensure your new Pro Flo Aerobic System operates to its full potential. This manual also contains safety precautions you should be aware of in order to help keep you, your family, and visitors safe.



System Owner's Manual