



# INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 462 Neptunes Cove  
Montgomery, TX 77316

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

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown
- (2) Type of Distribution System: AEROBIC  Unknown
- (3) Approximate Location of Drain Field or Distribution System: MOSTLY FRONT AREA  Unknown
- (4) Installer: TREVINO, ISMAEL  Unknown
- (5) Approximate Age: 19 YRS  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: AERO-SEPTIC  
Phone: 281-351-9681 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? 6-4-18
- (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  \_\_\_\_\_  
WARRANTY EXPIRED -
- (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 [Signature]


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Information about On-Site Sewer Facility concerning \_\_\_\_\_

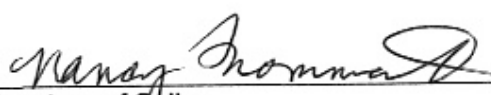
**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater 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.

  
 \_\_\_\_\_  
 Signature of Seller  
 Kurt Frommert

2-11-22  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Seller  
 Nancy Frommert

2/11/22  
 \_\_\_\_\_  
 Date

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Buyer

\_\_\_\_\_  
 Date

MONTGOMERY COUNTY BUILDING PERMIT

301 N. Thompson #208

Conroe, TX 77301

(936) 539-7836

PERMIT NO. 68906-02

HODGE/MASON # /14.5

CLERK AA

CLASS A WITH SEPTIC

STATE OF TEXAS }

COUNTY OF MONTGOMERY }

This notice confirms that this CLASS A WITH SEPTIC permit was issued to: Applicant: PATE, STEVE Owner: LAUNDRY, MIKE on 20 DEC 02 in Montgomery County, Texas and is NONTRANSFERABLE. This permit authorizes the permittee to construct, install or make improvements to a R-SINGLE FAMILY HOUSE on the following described property:

Subdivision: RIDGE LAKE SHORES

Section: 2 Block: 3 Lot(s): 51

Address : 462 NEPTUNES COVE, MONTGOMERY, TX 77316

REQUIRED CULVERT SIZE:

FLOOD INSURANCE ZONE: X

Application for this permit has been reviewed by the Permit/Floodplain Coordinator and it has been determined that the property where construction and/or improvements will be made is above the base flood elevation. The permittee is therefore, authorized to proceed with the construction of building without inspection by the County Engineer. Prior to beginning work, a copy of the permit must be posted at the location where it can be viewed from the nearest road. It must be protected from the weather and secure from vandalism and will remain posted until construction is completed. Montgomery County recommends finished floor/slab be constructed 12 inches above natural ground.

PHIL D. JONES

Permit/Floodplain Coordinator

Notes:

The requirements for the onsite sewage facility are based on the site evaluation performed by STEVE PATE on 18 DEC 2002.

Ground water encountered: Y. Soil:

1.08 Acres 3272 Sq. Ft. of Living Area

4 No. of Bedrooms

.041 Application Rate

DISTRICT

MINIMUM REQUIREMENTS:

- 1. Total capacity of Tanks in Gallons: 1250 Gallons. Max GPD :375 MINIMUM SQUARE FOOTAGE OF SPRAY AREA REQUIRED: 9146 SQ. FT.
2. System Type: SURFACE APPLICATION Designed By: STEVE PATE, R.S. The construction, installation or substantial modification of a private sewage facility shall be made in accordance with the approved design and requirements of the Permit to Construct.
3. ANY CHANGES TO EQUIPMENT SPECIFIED OR GPD WILL REQUIRE OFFICE APPROVAL PRIOR TO INSPECTION
4. Other: MAINT. AGREEMENT REQUIRED PRIOR TO INSPECTION. FAX 936-788-8388

NOTE: Authorization to construct Septic System expires: 20 DEC 2003 Re-application will be required if septic system has not been installed by the above date. Licensed installer or apprentice must be on site for inspection.

Approved by [Signature]

Date: 12/27/2002

NOTE REGARDING SEPTIC SYSTEMS: This Development Permit is an authorization to CONSTRUCT a septic system. In order to obtain a NOTICE OF APPROVAL for this septic system, a final inspection and approval by the Montgomery County Environmental Health Department will be required.

Permit #: 68906-02  
Old Permit #:

CASST



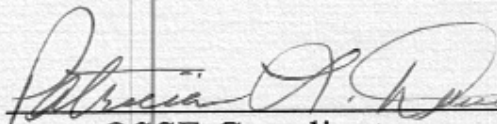
MONTGOMERY COUNTY HEALTH SERVICES  
ENVIRONMENTAL DIVISION  
**NOTICE OF APPROVAL**

ENVIRONMENTAL

Having been inspected by the Montgomery County Health Services and being found to comply with the minimum requirements of the State of Texas and Montgomery County Texas for On-Site Sewerage Facilities as amended, the licensee is hereby notified that the system is approved for operation and use.

Design By: STEVE PATE, R.S.  
Installer: TREVINO, ISMAEL  
Site Address: 462 NEPTUNES COVE  
Legal Description: Subdivision: RIDGE LAKE SHORES  
Section: 2 Block: 3 Lot: 51  
Max. Daily Flow: 375 GALLONS  
Type of System: SURFACE APPLICATION  
Inspector Name: BRAND - SOUTHERN MFG.  
DARRELL REED, D.R.8431 *DR*  
Date: 11.06.03

Signature



OSSF Coordinator

Date

*March 7, 2004*

Montgomery County Health Services - Environmental Division  
301 N. Thompson, Suite 207 & 208  
Conroe, Texas 77301  
(936) 539-7839 \* (281) 353-9791 ext. 7839  
[www.co.montgomery.tx.us](http://www.co.montgomery.tx.us)