



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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

CONCERNING THE PROPERTY AT 14635 County Rd 944 Alvin TX 77511

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

- (1) Type of Treatment System: [ ] Septic Tank [X] Aerobic Treatment [ ] Unknown
(2) Type of Distribution System: [ ] Unknown
(3) Approximate Location of Drain Field or Distribution System: Behind second shop [ ] Unknown
(4) Installer: First class Septic Services [ ] Unknown
(5) Approximate Age: 7 years [ ] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [X] Yes [ ] No If yes, name of maintenance contractor: Environmental Construction Service Phone: 281-331-3330 contract expiration date: 11/10/22
(2) Approximate date any tanks were last pumped? April 5, 2021
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [ ] Yes [X] No
(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [X] 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 [X] 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.


**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

6-12-22  
Date

  
Signature of Seller

6-12-22  
Date

Receipt acknowledged by:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**Environmental Construction Service**  
P O Box 961  
Manvel, TX 77578

Phone: (281) 331-3330  
Fax: (281) 331-0635  
ecswastewater.com ecsddd@gmail.com

**To: Christopher or Sarah Housden**  
**14635CR 944**  
**Alvin, TX 77511**

**Permit: 2014-537**

**Contract Period**

**Start Date: 11/10/2021**  
**End Date: 11/10/2022**

Environmental Construction Service  
3 visits per year - one every 4 months

Phone: (832) 814-7199    Subdivision:  
Site: 14635CR 944, Alvin, TX 77511  
County:  
Installer:  
Agency: Brazoria County  
Mfg/Brand: -TuffTiger-

ID: 4359

1. Three (3) visits per year - One (1) every 4 months, TCEQ is based upon County lived in. (Except Harris County) 4 visits One (1) every 3 months which includes inspections, adjustment and servicing of the mechanical and electrical component parts as necessary to ensure proper function.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and an examination for odors.
3. If required, a sample shall be pulled from the aeration tank every 4 months to determine if there is an excess of solids in the treatment plant. If the test results determine a need for solids removal, the user will bear the cost and responsibility for doing so.
4. If any improper operation is observed which cannot be corrected at the time, the user shall be notified immediately in writing of the conditions and the estimated date of correction.
5. If required, a chlorine residual test will be taken at each visit. (BOD and TSS annually on commercial only.) If a grab test is required, the Owner will be responsible for the cost of the grab test.

The owner is responsible for keeping chlorine (calcium Hypochlorite properly labeled for wastewater disinfection) in the chlorinator as well as the cost of the chlorine. Additional service, as ordered including replacement components, laboratory test work, and pumping of the unit or pre-tank will be done upon written authority from the customer and at an additional charge.

REGARDING SERVICE CALLS - this contract covers 3 scheduled maintenance visits per calendar year. Calls for service between the scheduled visits are billed at a rate of \$125.00 or \$150.00 Holidays and weekends per call plus repair parts if needed. Repairs that require more than one (1) hour are billed at \$79.50 per hour.

\*\*\*\*IF REPAIRS UNDER \$50.00 ARE REQUIRED IN ORDER TO MAINTAIN THE OPERATION OF THE SYSTEM AND IN ORDER TO AVOID A VIOLATION NOTICE FROM THE COUNTY, SAID REPAIRS WILL BE MADE AND BILLED IF THE TECHNICIAN IS UNABLE TO REACH YOU FOR PERMISSION TO DO SO.\*\*\*\*

Dixon Dryden, who has been certified by the manufacturer of your system and will be responsible for fulfilling the requirements of this Maintenance Contract, as well as responding to any complaints and/or addressing any concerns by the owner of the system. Concerns and/or complaints will be addressed and visit the site within 2 Business Days of the initial contact. Upon expiration of this service policy, our firm will offer a continuing service policy to meet your needs.

VIOLATIONS OF WARRANTY including 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 unusual abuse.

This Policy Does Not Include Pumping Sludge From Unit if Necessary.

Accepted By: Sarah Housden Date: 11-10-21  
System/Home Owner

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_  
Dixon Dryden MP #0001071, Jason Dryden MP0001248 P. O. Box 961, Manvel TX 77578

Environmental Construction Service  
P O Box 961  
Manvel, TX 77578

Phone: (281) 331-3330  
Fax: (281) 331-0635  
ecswwastewater.com ecsddd@gmail.com

To: Christopher or Sarah Housden  
14635CR 944  
Alvin, TX 77511

Printed: 1/17/2022  
Site: 14635 CR 944  
Alvin, TX 77511  
(832) 814-7199

Permit #: **2014-537**

Agency: Brazoria County  
County: Brazoria  
Mfg / Brand: - TuffTiger

Customer ID: 4359

Contract Dates: 11/10/2021 - 11/10/2022

Scheduled Date: 12/10/2021

Inspection 1 of 3

Disposal: Spray

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

Visit Date: 1/14/2022

Time In: 3:10PM

Out: 3:40PM

Entered By: Marisa Moya

Method: Grab

Technician: Dixon/Edwin Roman

Maint. Provider: Jason Dryden

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

**Sludge Levels**

For Tank 2: 12"

For Tank 3: 0"

Air Filter: Good

Effluent Filter: Good

Effluent Elevation: Good

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Diffuser Condition: Good

Alarm: Operational

PSI Pressure: 2.0

**Comments**

Replaced 2 toro sprinklers

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Cleaned aerator filters - Checked effluent/weir filter - Spoke to Customer Sarah - Copy emailed to the customer on 1/17/2022.

Service Completed

Insp ID #:95840



# Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

1) The real property, described below, that you are about to purchase is located in the Brazoria Co. C & RCD #3 District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$ 0.15 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$ 0.15 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued in \$ 202.80, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$ 202.80.

2) The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ Unknown. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

3) Mark an "X" in one of the following three spaces and then complete as instructed.

Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).

Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities and Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).

Notice for Districts that are NOT Located in Whole or in Part within the Corporate Boundaries of a Municipality or the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities.

A) The district is located in whole or in part within the corporate boundaries of the City of \_\_\_\_\_ . The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of Alvin, Texas . By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

4) The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows: \_\_\_\_\_

[Signature]  
Signature of Seller  
6-12-22  
Date

[Signature]  
Signature of Seller  
6-12-22  
Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR. EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

\_\_\_\_\_  
Signature of Purchaser  
Date

\_\_\_\_\_  
Signature of Purchaser  
Date

NOTE: Correct district name, tax rate, bond amounts, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, \_\_\_\_\_" for the words "this date" and place the correct calendar year in the appropriate space.



**ENVIRONMENTAL ASSESSMENT, THREATENED OR ENDANGERED SPECIES, AND WETLANDS ADDENDUM**

**TO CONTRACT CONCERNING THE PROPERTY AT**

**14635 County Road 944, Alvin, TX 77511**

(Address of Property)

- A. ENVIRONMENTAL ASSESSMENT: Buyer, at Buyer's expense, may obtain an environmental assessment report prepared by an environmental specialist.
- B. THREATENED OR ENDANGERED SPECIES: Buyer, at Buyer's expense, may obtain a report from a natural resources professional to determine if there are any threatened or endangered species or their habitats as defined by the Texas Parks and Wildlife Department or the U.S. Fish and Wildlife Service.
- C. WETLANDS: Buyer, at Buyer's expense, may obtain a report from an environmental specialist to determine if there are wetlands, as defined by federal or state law or regulation.

Within 10 days after the effective date of the contract, Buyer may terminate the contract by furnishing Seller a copy of any report noted above that adversely affects the use of the Property and a notice of termination of the contract. Upon termination, the earnest money will be refunded to Buyer.

Buyer

Seller

Buyer

Seller

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 28-2. This form replaces TREC No. 28-1.