



INFORMATION ABOUT ON-SITE SEWER FACILITY

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12018 Water Oak Dr
Magnolia, Tx 77354

CONCERNING THE PROPERTY AT

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: Straight back toward the back fence property line, 3 Irrigation Spray Heads Unknown
- (4) Installer: _____ Unknown
- (5) Approximate Age: 14 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: AES Septic
Phone: (281)356-5000 contract expiration date: June 23, 2023
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? 02/07/2023
- (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 Invoice for Septic pump on 2/7/2023
- (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.**

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Magnolia, Tx 77354

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.

DocuSigned by: _____ 2/9/2023 **02/09/2023**
 Signature of Seller _____ Date
Joseph J Lauhon

DocuSigned by: _____ 2/9/2023 **02/09/2023**
 Signature of Seller _____ Date
Kimberly L Lauhon

Receipt acknowledged by:

 Signature of Buyer _____ Date

 Signature of Buyer _____ Date

AES Septic, LLC
30703 N. Cripple Creek Dr
Magnolia, TX 77354

Date: 4/19/2022

Phone: (281) 356-5000

Fax: (281) 259-3799

aeseppticmagnolia.com maintenance@aeseppticmagnolia.com

Contract Period

Start Date: 6/23/2022

End Date: 6/23/2023

To: Joe Lauhon
12018 Water Oak Dr
Magnolia, TX 77354

Permit #: 100911-07

Email: lauhonclan@gmail.com

Phone: (936) 444-7746 Subdivision:
Site: 12018 Water Oak Dr, Magnolia, TX 77354
County: Montgomery
Installer:
Agency: Montgomery County
Mfg/Brand: / SOUTHERN

3 visits per year - one every 4 month

AES Septic, LLC
Map Key: ID: 2867

This is to Certify that the above RESIDENTIAL sewage system has a RENEWED Inspections agreement per the agency standards for on site sewerage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by the agency regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made.

Items included on the Inspection Report generally include aerators, filters, irrigation pump, air compressor, disinfection device, chlorine supply, OK System light, spray field vegetation, probe, sprinkler or drip backwash. Effluent quality inspection will include a visual inspection for color, turbidity, sludge build up, scum overflow, laboratory analysis and odor.

We will visit your site within 48 hours of you notifying us of a problem.

AES Septic, LLC is certified by the manufacturer of your system.

The air filter will be cleaned at each visit.

This agreement does not include the cost of repairs.

This agreement does not include the cost of chlorine.

This agreement is transferable (new homeowner) and non-refundable. SL (Initial here)

Home Owner: Joseph Lauhon Date: 6-20-2022

Phone: 936-444-7746 Email: Lauhonclan@gmail.com

Certified Inspector: (Signature) Date: 6/20/22
(Nicholas Daniels MP0001933)



Weirich LLC DBA Lone Star Septic Pumping
21038 Karen Switch Rd
Magnolia 77354
(832)707-0095
WeirichLLC@outlook.com
Lonestarsepticpumping.com

INVOICE

BILL TO

Stacey Dawn Reality
33207 Lois Lane
Magnolia, Texas 77354

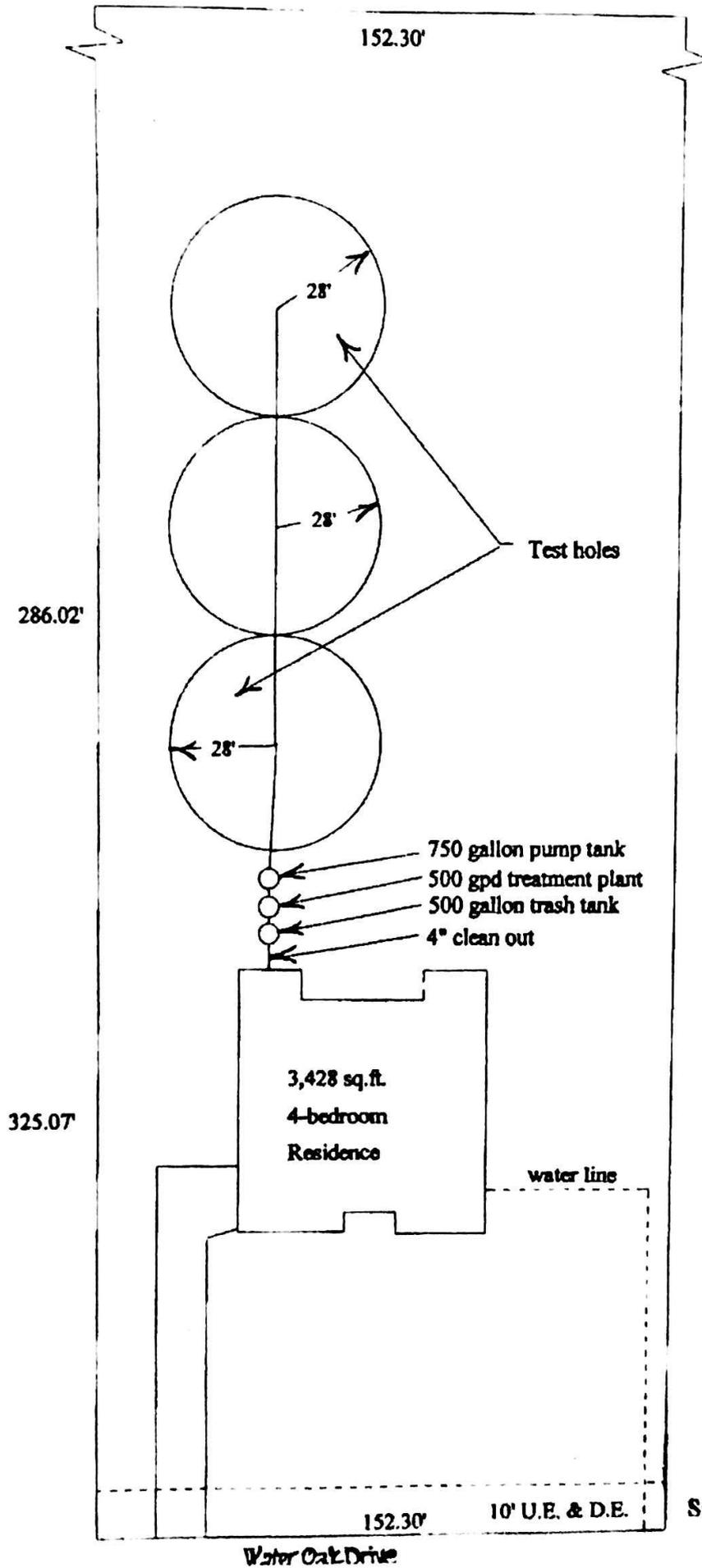
INVOICE # 9343

DATE 02/09/2023

DUE DATE 02/09/2023

ACTIVITY	QTY	RATE	AMOUNT
Septic Pumping Removed 1500 gallons of septic waste at: 12018 Water Oak Dr. Magnolia, TX. 77354	1,500	0.33	495.00
Fuel Surcharge	1	15.00	15.00
PAYMENT			510.00
BALANCE DUE			\$0.00

PAID



Design By: Don St.Germain
 14519 Jasmine Springs
 Tomball, TX 77377
 281-351-8313

MONTGOMERY COUNTY INTERPOSES NO
 OBJECTIONS PROVIDED THE SYSTEM IS
 INSTALLED IN ACCORDANCE WITH THESE PLANS.

100911-07 *CS* 10-20'
 Permit# 7920 Initials Date
 Any changes to EQUIPMENT SPECIFIED or GPO will
 REQUIRE office APPROVAL PRIOR to INSPECTION.

Design for: Jay Wells

12018 Water Oak Drive
 Thousand Oaks subdivision
 Sec. 1, Blk. 1, lot 6
 1 acre



9/22/07

SCALE: 1" = 40'

Water Oak Drive