



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 23170 Baneberry Magnolia TX 77355

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: Sprinklers [ ] Unknown
(3) Approximate Location of Drain Field or Distribution System: North lawn. [ ] Unknown
(4) Installer: Wade's Whitewater [ ] Unknown
(5) Approximate Age: 20 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: Aero-Septic Maintenance Phone: 281-351-9681 contract expiration date: 3/6/2024
(2) Approximate date any tanks were last pumped? 5/8/2014
(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: [X] 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.

(TAR 1407) 1-7-04 Initialed for Identification by Buyer: \_\_\_\_\_ and Seller RSB, \_\_\_\_\_

**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.**

*Ryan Joseph Borgerding*      3/6/2023  
 Signature of Seller **Ryan Joseph Borgerding**      Date

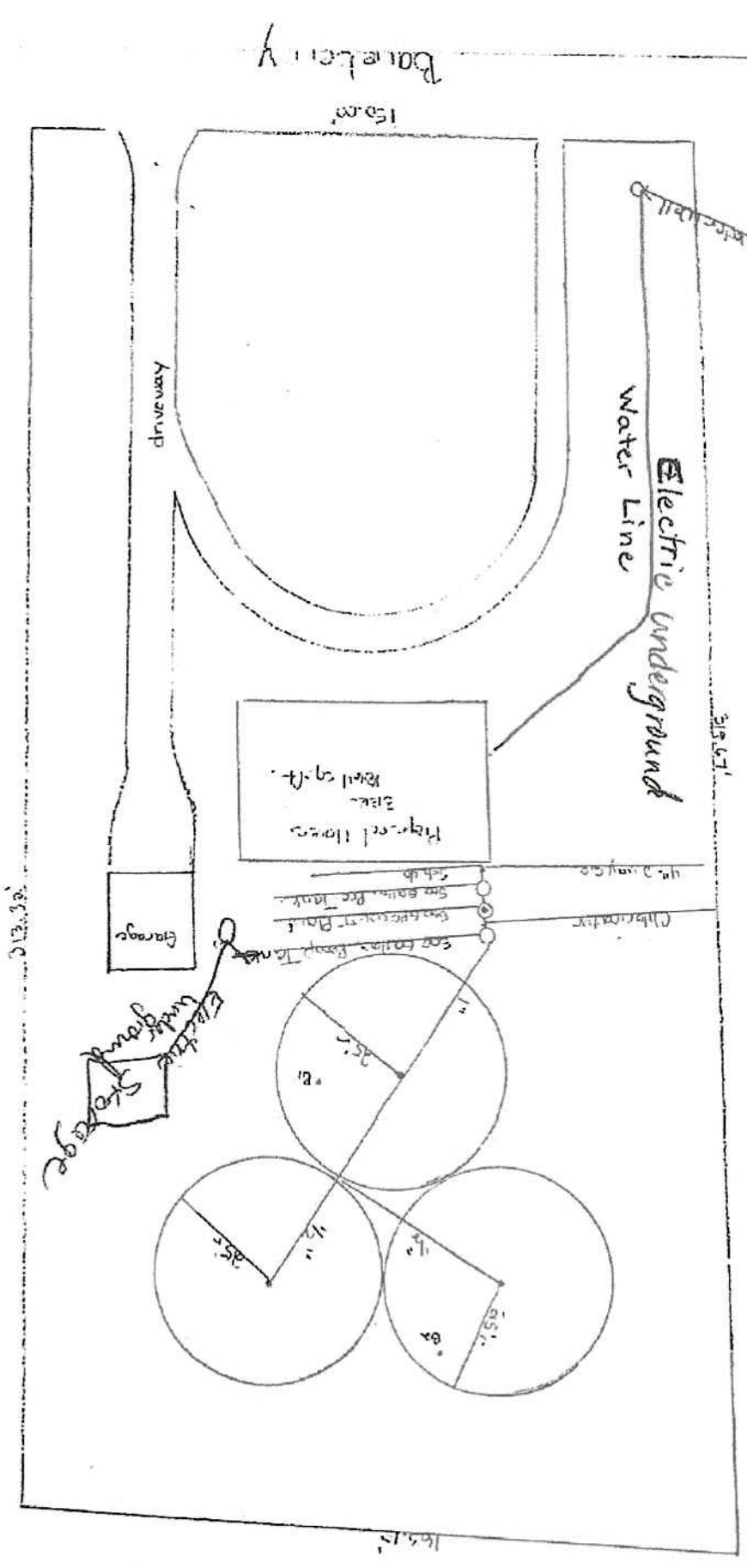
\_\_\_\_\_  
 Signature of Seller      Date

Receipt acknowledged by:

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

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





Mary Guerra  
 2370 Barbary  
 Magnolia, TX 75245

SCALE: 1" = 20'  
 DATE: 1-3-02

APPROVED BY: [Signature]  
 DRAWN BY: VD  
 REUSED

Clear Creek Forest Subdivision  
 Sec. 11, 12, 13, Lot 2

150m

APPROVED: [Signature]  
 BY: [Signature]  
 MONTGOMERY CO. HEALTH DEPT.  
 ENGINEERING INSPECTION

**Aero-Septic Maintenance, Inc.**  
P.O.BOX 1410  
TOMBALL, TX 77377

Phone: (281) 351-9681

Fax: (281) 351-5352

Pay online at [WWW.AEROSEPTICTX.COM](http://WWW.AEROSEPTICTX.COM)  
[INFO@AEROSEPTICTX.COM](mailto:INFO@AEROSEPTICTX.COM)

**Permit #: 63158-02**

**To: RYAN BORGERDING**  
23170 BANE BERRY RD.  
MAGNOLIA, TX 77355

Contract Period

**Start Date: 3/6/2023**

**End Date: 3/6/2024**

Customer ID: 1238

Main Phone:

Cell Phones:

Alternate Cell:

Email: [RYAN.BORGERDING@YAHOO.COM](mailto:RYAN.BORGERDING@YAHOO.COM)

Aero-Septic Maintenance, Inc

Subdivision: CLEAR CREEK FOREST

3 visits per year - one every 4 months

Map Key: 245 T

Site: 23170 BANE BERRY RD., MAGNOLIA, TX 77355  
County: MONTGOMERY  
Installer: WADE CONSTRUCTION  
Agency: MONTGOMERY COUNTY ENVIRONMENTAL  
Mfg/Brand: DELTA WHITEWATER-DELTA WHITEWATE-

AERO-SEPTIC MAINTENANCE will operate & maintain the sewerage treatment spray system located at the above address from start and end date indicated above. If contract & payment is received after the 10th of the start month, then the contract will begin the 1st of the next month in which it was received. We will conduct the required visual inspections, occurring within the months marked:

JAN FEB MAR APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC

Inspections will consist of test for chlorine residual & pH. We will visually inspect treatment plant, effluent quality, color, turbidity, odor, & sludge. A mechanical visual inspection will include aerator, irrigation pump, lines & fittings, alarm & electrical controls. We will visually inspect spray heads, pressure lines, & tanks (**unless lid is buried**), pumps, filters & appurtenances.

All complaints by the property owner, regarding the operation of the system will be responded to within 2 business days. If property is a "Call Ahead", we will attempt to call the number provided 1 time, then it's up to the homeowner to schedule.

There will be an additional trip fee for all no access inspections if the initial inspection month has passed.

This agreement will not cover costs of unscheduled service calls, labor, materials, BOD & TSS test's, failure to maintain electrical power to the system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of sludge accumulate, chlorine tablets, solvents, grease, oil, paint, etc.; or any usage contrary to the requirements listed in owner's manual or as advised by David Brounkowski

AERO-SEPTIC MAINTENANCE may void this contract at any time for non-payment of the maintenance agreement, repairs, or supplies. All testing & reporting is required by County and State regulations. Copies of contract & reports will be submitted to the County. This agreement is transferable (new homeowner) & non-refundable. • **OWNER IS RESPONSIBLE FOR INSTALLING AND OR MAINTAINING TAMPER RESISTANT SCREWS**

• **OWNER IS RESPONSIBLE FOR ADDING CHLORINE OR BLEACH TO THEIR SYSTEM AS NEEDED (WE PROVIDE THIS SERVICE FOR A FEE)**

\* Endorse, Date & Return Maintenance Agreement w/payment or pay online through our website [www.aeroseptictx.com](http://www.aeroseptictx.com) (does not require you to mail anything back to us)

\* If you have any updates such as phone numbers, gate codes, dogs, etc, please call our office

Owner's Signature: 

Date: 3/6/2023

Maintenance Provider #1772 David Brounkowski  
Signature:

Dated / Emailed to county: \_\_\_\_\_

Date Printed: 3/6/2023

*David Brounkowski*