



### INFORMATION ABOUT ON-SITE SEWER FACILITY

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**CONCERNING THE PROPERTY AT** 26127 Upper Beacon Place  
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 Treatment sprinkler system  Unknown
- (3) Approximate Location of Drain Field or Distribution System: TANKS IN  Unknown  
backyard ON EAST SIDE OF home - Distribution  
System Runs on N.E. side of Front yard towards  
Street.
- (4) Installer: Lee Construction  Unknown
- (5) Approximate Age: 17 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: AERO - SEPTIC  
Phone: 281 351-9681 contract expiration date: February 1, 2026  
*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? December 2022
- (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.

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.

 6/25/2025  
\_\_\_\_\_  
Signature of Seller Date  
**Jason W Phillips**

 6/25/2025  
\_\_\_\_\_  
Signature of Seller Date  
**Cori L Phillips**

Receipt acknowledged by:

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

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

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

\* This customer has chosen to Electronically Sign this contract.  
Date Printed: 6/25/2025

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)

Customer ID: 3877

**JASON PHILLIPS**  
**26127 UPPER BEACON PL.**  
**MONTGOMERY, TX 77316**

**26127 UPPER BEACON PL., MONTGOMERY, TX 77316**

County: MONTGOMERY  
Subdivision: CROWN RANCH  
Main: (832) 928-7777

Map Key: 151 Y  
Area: M16

Installed by: LEE CONSTRUCTION ~ 4/08 - 4/10      Install: 1/10/2008  
Contract with: Aero-Septic Maintenance, Inc.  
Treatment Type: Aerobic / Disposal: Surface Application  
MFG: CLEARSTREAM / Brand: CLEARSTREAM / S#:  
Disinfectant: Chlorine

**Contract Period**  
**2/1/2025**  
through  
**2/1/2026**

**Permit #: 100018-07**  
Agency: MONTGOMERY COUNTY ENVIRONMENTAL  
3 visits per year - one every 4 months  
System Max Allowance: 500 gallons per day

AERO-SEPTIC MAINTENANCE will operate & service 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 service 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 service 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: \_\_\_\_\_

Maintenance Provider #1772 David Brounkowski      Dated / Emailed to county: \_\_\_\_\_  
Signature:

*David Brounkowski*  
6/25/2025

E-Signed: JASON PHILLIPS \*