



INFORMATION ABOUT ON-SITE SEWER FACILITY

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1142 Fletcher CT

Anderson, TX 77830

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: 600 Galon per Day, 500 gallon Pretreat and 750 gallon pump tank Unknown
- (3) Approximate Location of Drain Field or Distribution System: Spring heads on south of cleared line of pad East head has a tomatoe cage around it. Unknown
- (4) Installer: Contex Excavating, Inc. Unknown
- (5) Approximate Age: 10 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: KWM septic
Phone: 936 760 5379 contract expiration date: 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? last year by BBB last check in March about 2in' sludge
- (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.

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.

Donald Brown 5/1/05
Signature of Seller Date
Donald D Brown

Colleen Brown 5/1/05
Signature of Seller Date
Colleen Brown

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Grimes County Environmental Department

P.O. Box 406 / 1010 Hwy 90 South
Anderson, Texas 77830

(936) 873-4495
Fax: (936) 873-2670



CERTIFICATE OF APPROVAL

Colleen Brown
1142 Fletcher Ct.
Anderson, TX 77830

PERMIT TO OPERATE # 2014070
December 12, 2014

This is to certify that the septic system at -1142 Fletcher Ct. Anderson, TX 77830- location has met all the minimum requirements of the STATE OF TEXAS and the COUNTY OF GRIMES.

This approval simply grants permission to operate this facility, and does not guarantee its successful operation nor does this certificate warranty any parts associated with it.

The proper functioning and maintenance are the sole responsibility of the homeowner.

1. Grass should be kept mowed in the drain/spray field area.
2. On systems that need chlorination, it is the homeowner's responsibility.
3. On systems that require a maintenance contract, that contract will be put on file at the Grimes County Environmental Office.
4. All plumbing should be kept in good repair (no leaks).

SPECIAL PROVISIONS:

This permit to operate will remain in effect until such time that there is evidence that the system is not operating properly and may constitute a threat to the health of the people in this County.


D. J. Stringer, D.R. #28032

Grimes County Environmental Dept.
Grimes County Texas



INVOICE
Grimes County Environmental
P.O. Box 406
Anderson, TX 77830

To: Donald & Colleen Brown
1142 Fletcher Ct
Anderson, TX 77830

Date: 2/4/2025
Invoice No: 8179

Description - and/or Taxable Item	Quantity	Amount	Total
Maintenance Tracking Fee	3	\$5.00	\$15.00
			Subtotal: \$15.00
			Tax 1: %
			Tax 2: %
			Tax 3: %
Additional Non-Taxable Items			
			Invoice Total: \$15.00
			Payments Received: \$0.00
			Current Amount Due: \$15.00

pd ✓ # 115 \$15.00
2156005

Please make checks or money order payable to Grimes County.

Cut on dotted line and return with payment

To: Grimes County Environmental
P.O. Box 406
Anderson, TX 77830

(936) 873-4495
 Fax: (936) 873-2670

Date	Invoice No.	Permit No.
2/4/2025	8179	2014070

Please return lower portion with payment

Current Amount Due: \$15.00

Customer: Donald & Colleen Brown

Amount Paid:

KWM SEPTIC
P.O. Box 564
Anderson, Texas 77830
936-760-5379
kenneth.mock79@gmail.com
Venmo: @KenJamie-Mock

TOTAL ANNUAL FEE: \$300.00
DUE DATE: December 30, 2024

December 5, 2024

Dear Homeowner,

As your Aerobic Maintenance Provider, we would like to take a moment to say thank you for your previous business.

The Maintenance contract on your aerobic system will soon expire. Enclosed is a new maintenance contract for the annual renewal of your aerobic septic system. If you wish to continue with our services, please fill out the information and return to KWM Septic, along with your annual fee of \$300.

Paperwork will be submitted to the county once a signed contract and payment are received. Please take time and fill in your current telephone number and an email address.

Thank you for your previous business and we look forward to serving you in the future. If you have any questions, please feel free to give us a call.

Thank you,

Ken Mock
KWM septic

PI 12/17/2024
V# 13 \$300.00



P.O. Box 564
Anderson, Texas 77830
(936) 760-5379

CUSTOMER NO.: _____

COUNTY: Grimes

AEROBIC MAINTENANCE CONTRACT

OWNER: Colleen Brown

AEROBIC TYPE/SIZE: _____

PHONE: 281-380-5925

EMAIL: _____

Site Address:
<u>1142 Fletcher</u>
<u>Anderson, Tx 77830</u>

Mailing Address (if different):

I, the authorized maintenance provider, agree to the following with prepayment of service contract.

Service period / Minimum number of inspections: 1 yr / 3 inspections

Beginning on / Ending on: 2/1/25 - 2/1/26

Inspections will be performed on the system located at the above stated address and will include the following:

1. A visual inspection of effluent for coloring and odor
2. Inspection of aeration chamber.
3. Sampling of chlorine residual.
4. Inspection of any mechanical and/or electrical components.
5. If any malfunctions are found and cannot be fixed at time of service, the homeowner will be notified with repair options.

Additional services such as replacement of out-of-warranty parts, waste removal in system, or other services offered by service provider, can be completed with written notice for an additional charge. Failure to pay for additional repairs or parts is cause for termination of this contract.

IMPORTANT: Homeowner must maintain chlorine supply for the system.

This maintenance contract does not cover the cost of service calls, labor, or materials which are required for repairs due to "misuse or abuse" of the system caused by out-of-warranty parts, failure to maintain electrical power to the system, sewage flows exceeding the hydraulic/organic design capabilities, disposal of non-biodegradable materials, chemical, solvents, grease, oil, paint, etc., or any usage contrary to the requirements listed in the owner's manual or as advised by the installer.

Signing this contract gives the service provider permission to be on the property to fulfill routine maintenance services outlined above. If the homeowner intends for the service provider to coordinate a scheduled day and time for the routine maintenance service visits, this MUST be discussed with the service provider prior to signing the contract. Additional fee may apply. Emergency service call response time within 48 hours.

Maintenance Service Provider
Kenneth Mock
Class II OSSF Installer License #: OS0035881
OSSF Maintenance Provider License #: MP0002404

Colleen Brown
Signature of Homeowner

12/17/2024
Date

PAID 12/17/2024
113 \$300.00



P.O. Box 564
Anderson, Texas 77830
(936) 760-5379

DATE: 03-11-2025

CUSTOMER NO.: _____

COUNTY: Brimes

INSPECTION REPORT

OWNER: Colleen Brown

AEROBIC TYPE/SIZE: _____

Site Address:
1142 Fletcher
Anderson TX 77830
281-380-5225

Mailing Address (if different):

Inspected Items:

DESCRIPTION	ACCEPTABLE	UNACCEPTABLE	COMMENTS
Aerator	/		
Effluent	/		
Turbidity	/		
Scum overflow	/		
Odor present	/		
Air filter	/		
Effluent pump	/		2" Sludge in pump tank
Sprinkler operation	/		
Lids secured	/		

Tests Required and Results:

TEST	REQUIRED	RESULTS	TEST METHOD
BOD (grab)	—	N/A	—
TSS (grab)	—	N/A	—
Chlorine residual	Yes	✓.019	Total Chlorine

Repairs to system:

Comments:

Signature of Inspector: M. R. [Signature]

Subject: Invoice 1142 Fletcher
From: Joe Trice (tricejoe@yahoo.com)
To: donbrownies@sbcglobal.net;
Date: Thursday, January 8, 2015 4:02 PM

CONTEX EXCAVATING, INC.
P.O. BOX 3664
CONROE, TX 77305
936-760-4947
FAX 936-851-2484
contexcavatinginc@yahoo.com

INVOICE

DATE: 12/16/2014
TO: Colleen Brown
ADDRESS: 1142 Fletcher

INSTALL A 600 GAL. PER DAY AEROBIC SEPTIC SYSTEM WITH A 500 GAL. PRE-TREATMENT AND A 750 GAL. PUMP TANK. \$5200.00
RUN 2" SCH 40 LINE FROM WATER SOFTENER DISCHARGE TO PUMP TANK. \$125.00
CLEARSTREAM LIQUID CHLORINATOR WITH IN TANK RESEVOIR \$300.00

TOTAL \$5625.00

-PAID- IN -FULL

Thanks,

Joe Trice
Contex Excavating, Inc.
936-760-4947

contexcavatinginc@yahoo.com