



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 12/07/2021 Permit Number: 112088

Location Description: 111 LIPIZZAN LN
SPRING BRANCH, TX 78070

Subdivision: Stallion Estates
Unit: 4
Lot: 224
Block: N/A
Acreage: 1.1400

Type of System: Septic Tank
Leaching Chambers

Issued to: Todd E. Slater & Denice F. Knight-Slater

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:


- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the

Licensing Authority
Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR


ENVIRONMENTAL HEALTH COORDINATOR

OS0035625

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: _____

OSSF Installer #: _____

1st Inspection Date: _____

2nd Inspection Date: _____

3rd Inspection Date: _____

Inspector Name: _____

Inspector Name: _____

Inspector Name: _____

Permit#: _____

Address: _____

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials		285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)				
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

Inspector Notes:

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (II)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1) (D)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed						
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4) 285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



COMAL COUNTY

ENGINEER'S OFFICE

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 112088
Issued This Date: 02/23/2021
This permit is hereby given to: Todd E. Slater & Denice F. Knight-Slater

To start construction of a private, on-site sewage facility located at:

111 LIPIZZAN LN
SPRING BRANCH, TX 78070

Subdivision: Stallion Estates
Unit: 4
Lot: 224
Block: N/A
Acreage: 1.1400

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Septic Tank
Leaching Chambers

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

RECEIVED

By KG at 10:17 am, Feb 22, 2021



COMAL COUNTY

ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

112088

Permit Number

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- Required Permit Fee - See Attached Fee Schedule
- Copy of Recorded Deed
- Surface Application/Aerobic Treatment System
 - Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Signature of Applicant

2/17/21
2/22/21
Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION ___ (Missing Items Circled, Application Refused)
--

RECEIVED

By KG at 10:17 am, Feb 22, 2021

COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date _____

Permit # 112088

Owner Name Todd E. Slater & Denice F. Knight-Slater

Agent Name Douglas R. Dowlearn

Mailing Address 20540 Hwy 46 West, Suite 115-445

Agent Address 703 Oak Drive

City, State, Zip Spring Branch, TX 78070

City, State, Zip Blanco, TX 78606

Phone # 830.388.1734

Phone # 210.240.2101

Email jmetexas@gmail.com

Email txseptic@gmail.com

All correspondence should be sent to: [] Owner [] Agent [X] Both Method: [] Mail [X] Email

Subdivision Name Stallion Estates Unit 4 Lot 224 Block _____

Acreage/Legal _____

Street Name/Address 111 Lipizzan Lane City Spring Branch Zip 78070

Type of Development:

[X] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House

Number of Bedrooms 2

Indicate Sq Ft of Living Area 2059

[] Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 130,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

[] Yes [X] No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [X] Public [] Private Well

Are Water Saving Devices Being Utilized Within the Residence? [X] Yes [] No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

***** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH *****
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By _____

System Description _____

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) _____ Absorption/Application Area (Sq Ft) _____

Gallons Per Day (As Per TCEQ Table III) _____

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? Yes No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? Yes No

Is there an existing TCEQ approval CZP for the property? Yes No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? Yes No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.



Signature of Designer

2/13/21

Date

OSSF SOIL EVALUATION REPORT INFORMATION

Date: 2/15/21

Applicant Information:

Name: Todd E. Slater & Denice F. Knight-Slater
Address: 20540 Hwy 46 West, Suite 115-445
City, State & Zip Code: Spring Branch, TX 78070
Phone: 830.388.1734
Email: jmetexas@gmail.com

Site Evaluator Information:

Name: Douglas R. Dowlearn
Company: D.A.D. Services, Inc.
Address: 703 Oak Drive
City, State & Zip: Blanco, TX 78606
Phone: (210)240-2101 Fax: (866)260-7687
Email: txseptic@gmail.com

Property Location:

Lot: 224 Subdivision: Stallion Estates, Unit 4
Street/Road Address: 111 Lipizzan Lane
City: Spring Branch Zip: 78070
Additional Info: Comal County/1.14 Acres

Installer Information:

Name:
Company:
Address:
City, State & Zip:
Phone:

Depth	Texture Class	Soil Texture	Structure <i>(For Class III – blocky, platy or massive)</i>	Drainage <i>(Mottles/Water Table)</i>	Restrictive Horizon	Observation
Soil Boring #1 60"	III	0-60" Clay Loam	Blocky	<30% Gravel	None	None
Soil Boring #2 60"		Same as above				

DESIGN SPECIFICATIONS

Application Rate (RA): 0.2

OSSF is designed for: 2 BR (2059 Sq. Ft.)
240 Gallons per day used

A septic tank/absorptive drainfield system is to be utilized based on the site evaluation.
1200 sq. ft. absorption area required

1000 gallon compartmental septic tank required

Calculations: Absorption Area: $Q/RA = 240 \text{ gpd}/0.2 = 1200 \text{ ft. sq.}$
Reduction for Leaching Panels (75%) $1200 \text{ sq. ft.} = 900 \text{ sq. ft.}$

FEATURES OF SITE AREA

Presence of 100-year flood zone: NO

Existing or proposed water well in nearby area: NO

Presence of adjacent ponds, streams, water impoundments: NO

Presence of upper water shed: NO

Organized sewage service available to lot: NO

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability. The site evaluation and OSSF design are subject to approval by the TCEQ or the local authorized agent. The planning materials and the OSSF design should not be considered final until a permit to construct has been issued.

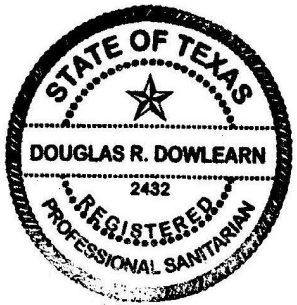
Site Evaluator:

NAME: Douglas R. Dowlearn, R.S.

License No. OS9902 Exp. 6/30/2023

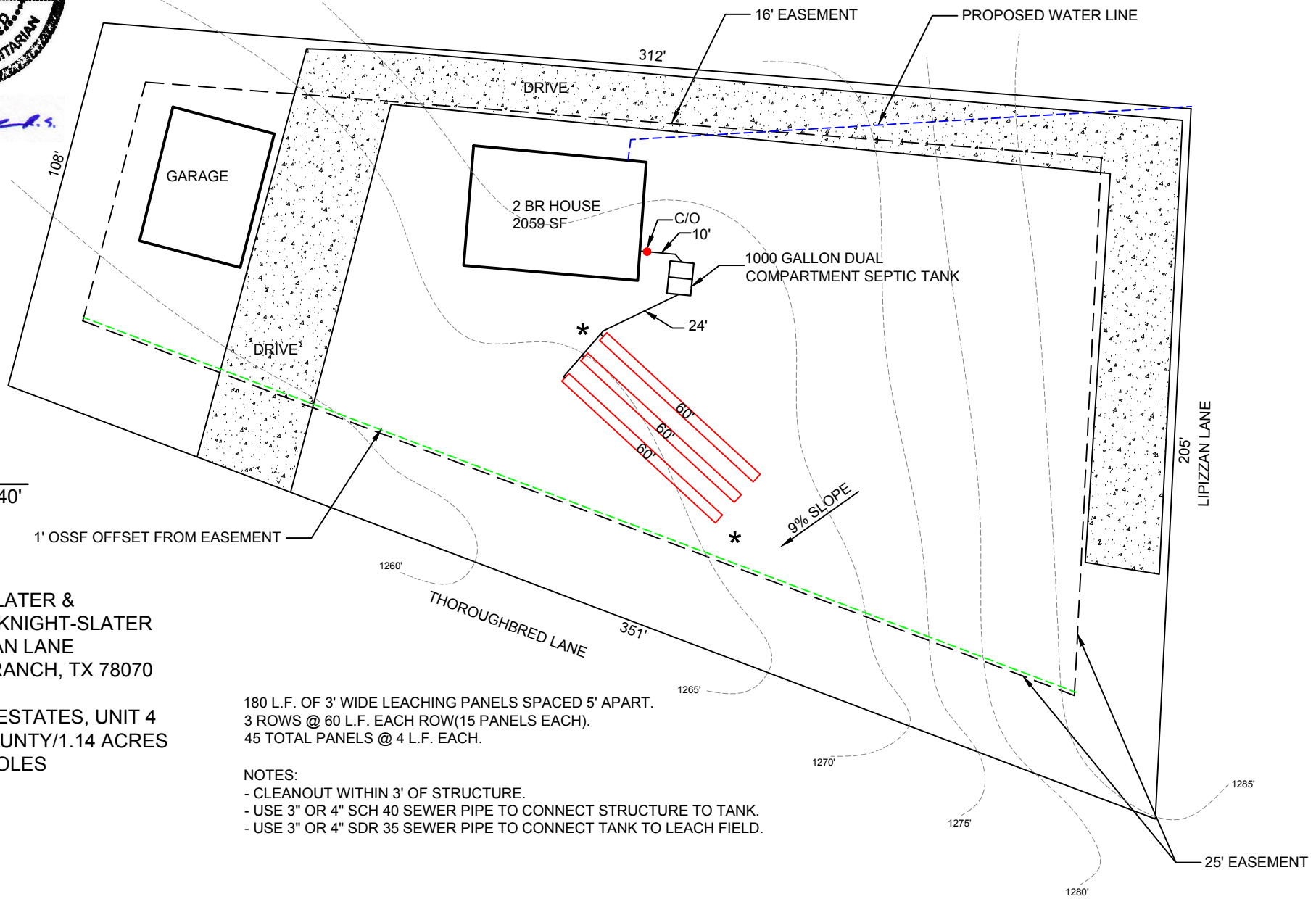
TDH: #2432 Exp. 2/28/2023

Signature:



Douglas R. Dowlearn

REVISED
10:26 am, Nov 29, 2021



SCALE 1" = 40'

1' OSSF OFFSET FROM EASEMENT

TODD E. SLATER &
 DENICE F. KNIGHT-SLATER
 111 LIPIZZAN LANE
 SPRING BRANCH, TX 78070
 LOT 224
 STALLION ESTATES, UNIT 4
 COMAL COUNTY/1.14 ACRES
 * = TEST HOLES

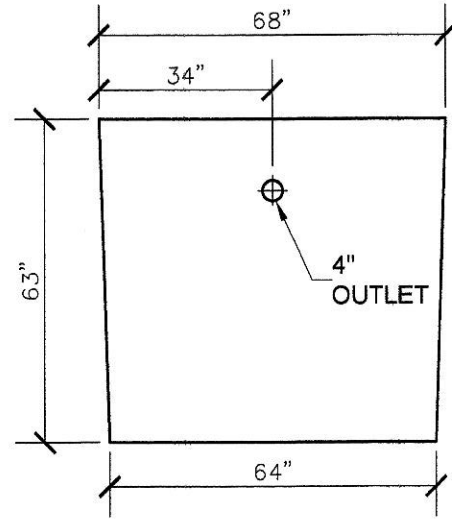
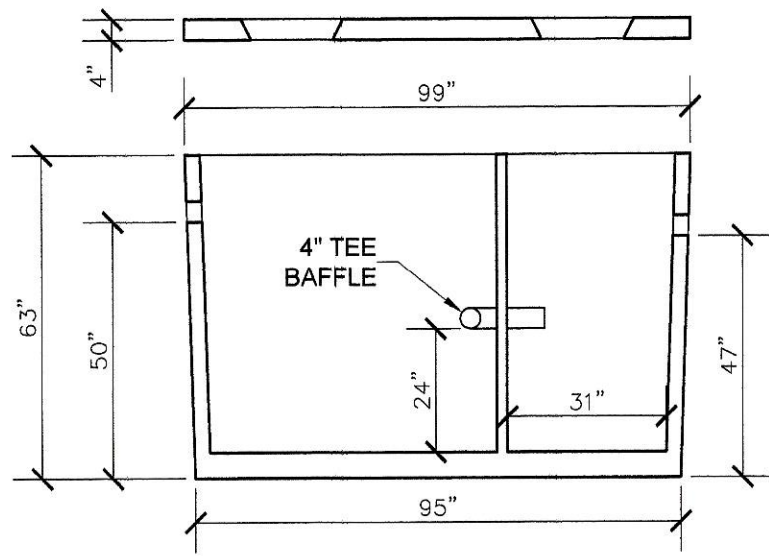
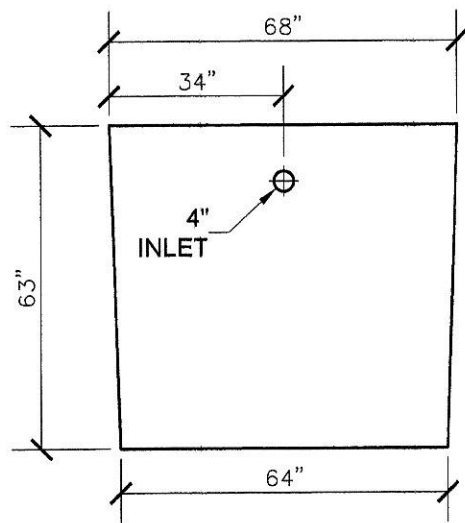
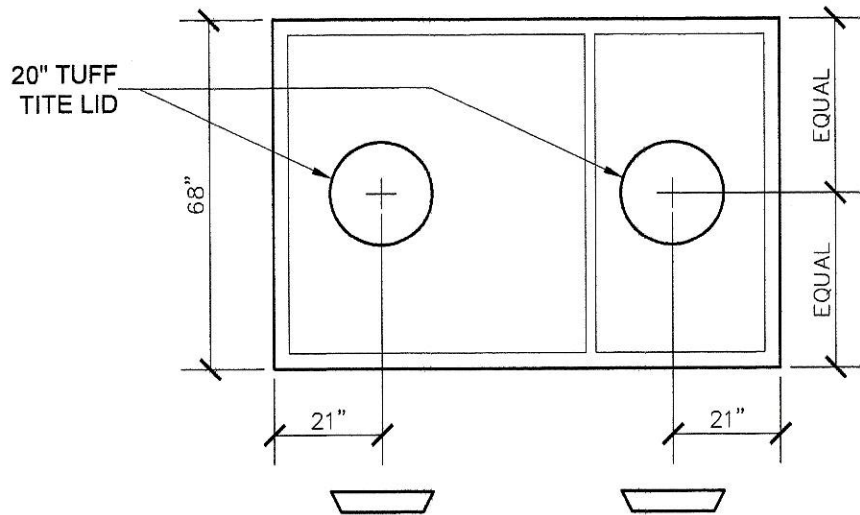
180 L.F. OF 3' WIDE LEACHING PANELS SPACED 5' APART.
 3 ROWS @ 60 L.F. EACH ROW (15 PANELS EACH).
 45 TOTAL PANELS @ 4 L.F. EACH.

- NOTES:
- CLEANOUT WITHIN 3' OF STRUCTURE.
 - USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
 - USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.



D. Dowlearn

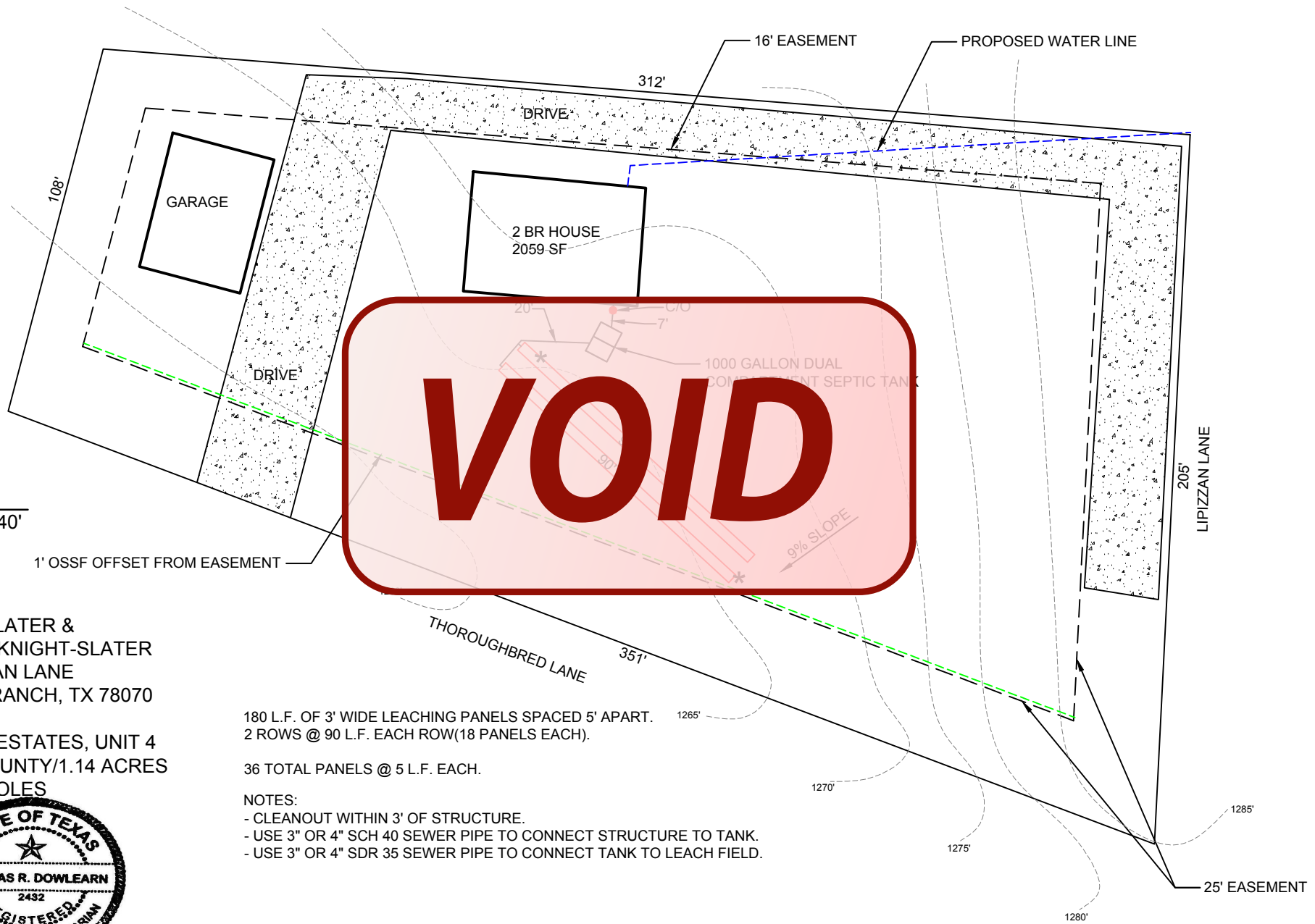
2/17/21



Greg W. Johnson

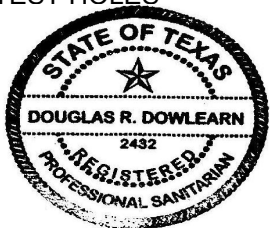
- NOTE:
- * HEAVY DUTY LIDS AVAILABLE
 - * MEETS ASTM 1227-93a
 - * COMPLIES WITH 30 TEXAS ADMINISTRATIVE CODE 285.32
 - * 4" PVC FITTINGS TYPICAL
 - * EXTERNAL PLUMBING INSTALLED BY CONTRACTORS ON SITE

BLOCK CREEK CONCRETE PRODUCTS		
1000 GAL. DUAL COMPARTMENT TANK		
PART #:	DRAFTER: EJS III	DATE: 4/25/2016



SCALE 1" = 40'

TODD E. SLATER &
DENICE F. KNIGHT-SLATER
111 LIPIZZAN LANE
SPRING BRANCH, TX 78070
LOT 224
STALLION ESTATES, UNIT 4
COMAL COUNTY/1.14 ACRES
* = TEST HOLES



Douglas R. Dowlearn

2/15/21

180 L.F. OF 3' WIDE LEACHING PANELS SPACED 5' APART.
2 ROWS @ 90 L.F. EACH ROW (18 PANELS EACH).

36 TOTAL PANELS @ 5 L.F. EACH.

NOTES:

- CLEANOUT WITHIN 3' OF STRUCTURE.
- USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
- USE 3" OR 4" SDR 35 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.



2/05

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL)

THAT, STALLION ESTATES, INC., a Texas Corporation, of P.O. Box 2202, Canyon Lake, Comal County, Texas 78133-0009, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable cash consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of one certain promissory note of even date herewith in the principal sum of: **Thirty eight thousand seven hundred and no/100 DOLLARS (\$38,700.00)**, payable to the order of STALLION ESTATES, INC., a Texas Corporation as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to MICHELE BARNES, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto: **Todd E. Slater and Denice F. Knight-Slater, 20540 HWY 46 West, Ste. 115-445, Spring Branch, Comal County, Texas 78070**, all of the following described real property in Comal County, Texas to-wit:

All that certain tract or parcel of land lying and being situated in Comal County, Texas, known and designated as Lot 224, STALLION ESTATES, UNIT 4, a subdivision, according to map or plat recorded in Volume 14, Page(s) 62-65, of the Map and Plat Records of Comal County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee(s), **their** heirs and assigns forever; and it does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee(s) **their**, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.


Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantees.

This conveyance is made and accepted subject to the following:

- 1.) Any and all restrictions, reservations, assessments, maintenance charges, covenants, conditions and easements, if they are still in effect, shown of record in the hereinabove mentioned County and State, including restrictions for the subdivision.
- 2.) A water assessment of **\$1,100.00** per lot for the purpose of installing a water system to bring water to the lot; said water assessment shall be due and payable to **Stallion Estates, Inc.**, a Texas Corporation, or its assigns on or before six (6) months after the lot is conveyed by **STALLION ESTATES, INC.**, a Texas Corporation.
- 3.) Recorded and unrecorded utility easements to Pedernales Electrical Cooperative, Inc., and GVTC Communications, Inc.
- 4.) Visible and apparent easements.

EXECUTED this 27th day of February, 2020

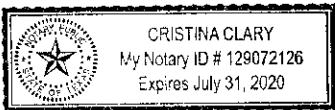
STALLION ESTATES, INC.,
a Texas Corporation




KELLY E. SIMMONS, Chief Financial Officer

STATE OF TEXAS)
 (
COUNTY OF COMAL)

This instrument was acknowledged before me on the 6th day of March, 2020, by **KELLY E. SIMMONS, Chief Financial Officer** of **STALLION ESTATES, INC.**, a Texas Corporation.





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Rinco of Texas, Inc.
P.O. Box 2202
Canyon Lake, Texas 78133-0009
(830) 935-2807
(830) 935-2729 FAX

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/09/2020 11:22:46 AM
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202006009139

 **Bobbie Koepf**



COMAL COUNTY

ENGINEER'S OFFICE

October 20, 2020

TODD SLATER & DENICE KNIGHT-SLATER
20540 STATE HWY 46 W
BULVERDE, TX 78070

Re: Address Verification

To Whom It May Concern:

Please be advised the assigned address associated with the following property is:

Property ID	Legal Description	Assigned Address
104490	STALLION ESTATES 4, LOT 224	111 LIPIZZAN LN SPRING BRANCH, TX 78070

Please display this address where it is visible from the road with 6" or larger reflective numbers so emergency personnel can easily locate the property should there be an emergency. Please check with your local post office to verify the correct city and zip code before using the assigned address for mailing purposes.

Should you have any questions or require additional information, please contact our office at any time.

Sincerely,

Andrea Bell
GIS Analyst I