



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 12/10/2021 Permit Number: 113298

Location Description: 15551 FM 306
CANYON LAKE, TX 78133

Subdivision: FRITZ KRAUSE SURVEY NO. 990, A-960
Unit: 0
Lot: 0
Block: 0
Acreage: 7.1500

Type of System: Septic Tank
Leaching Chambers

Issued to: TODD E. SEBBY

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:

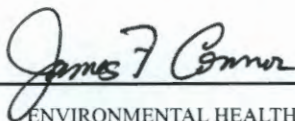
- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

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

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

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

ENGINEER'S OFFICE

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

Permit Number: 113298
Issued This Date: 09/22/2021
This permit is hereby given to: TODD E. SEBBY

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

15551 FM 306
CANYON LAKE, TX 78133

Subdivision: FRITZ KRAUSE SURVEY NO. 990, A-960
Unit: 0
Lot: 0
Block: 0
Acreage: 7.1500

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 2:41 pm, Sep 21, 2021



COMAL COUNTY
ENGINEER'S OFFICE

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

--	--

Date Received

Initials

113298

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

09/21/2021

Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

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

RECEIVED

By KG at 2:41 pm, Sep 21, 2021



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Date September 10, 2021

Permit Number 113298

1. APPLICANT / AGENT INFORMATION

Owner Name TODD E. SEBBY
 Mailing Address 15551 F.M. 306
 City, State, Zip CANYON LAKE, TX 78133
 Phone # 830-837-9966
 Email sebbyvetclinic8666@gmail.com

Agent Name GREG W. JOHNSON, P.E.
 Agent Address 170 HOLLOW OAK
 City, State, Zip NEW BRAUNFELS, TX 78132
 Phone # (830) 905-2778
 Email gregjohnsonpe@yahoo.com

2. LOCATION

Subdivision Name _____ Unit _____ Lot _____ Block _____
 Survey Name / Abstract Number FRITZ KRAUSE SURVEY #990, A-960 Acreage 7.152
 Address 15551 F.M. 306 City CANYON LAKE State TX Zip 78133

3. TYPE OF DEVELOPMENT

Single Family Residential
 Type of Construction (House, Mobile, RV, Etc.) HOUSE
 Number of Bedrooms 6
 Indicate Sq Ft of Living Area 5500

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: \$ 750,000 (Structure Only)

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

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

Source of Water Public Private Well Rainwater Collection

4. SIGNATURE OF OWNER

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

9-10-21

*** 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 GREG W. JOHNSON, P.E.

System Description PROPRIETARY; SEPTIC TANK AND LEACHING CHAMBERS

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

Tank Size(s) (Gallons) 1250 GAL. DUAL COMP. SEPTIC TANK Absorption/Application Area (Sq Ft) 1575

Gallons Per Day (As Per TCEQ Table III) 420

(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 [X] 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 [X] 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? [X] Yes [] No

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

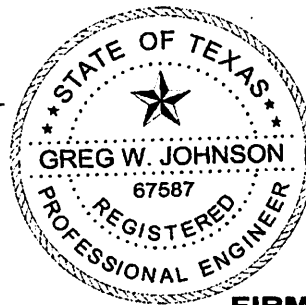
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

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

(if yes, the P.E. or R.S. 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 [X] No

If yes, indicate the city: _____



FIRM #2585

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 (Handwritten Signature)

Date September 10, 2021

ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: September 09, 2021

Site Location: 7.152 ACRES OUT OF THE FRITZ KRAUSE SURVEY No. 990, A-960

Proposed Excavation Depth: 18" to 36"

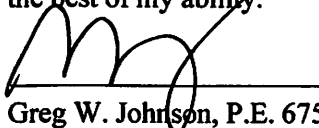
Requirements:

- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Locations of soil boring or dug pits must be shown on the site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	SILTY LOAM	N/A	NONE OBSERVED	NONE OBSERVED	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.



 Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

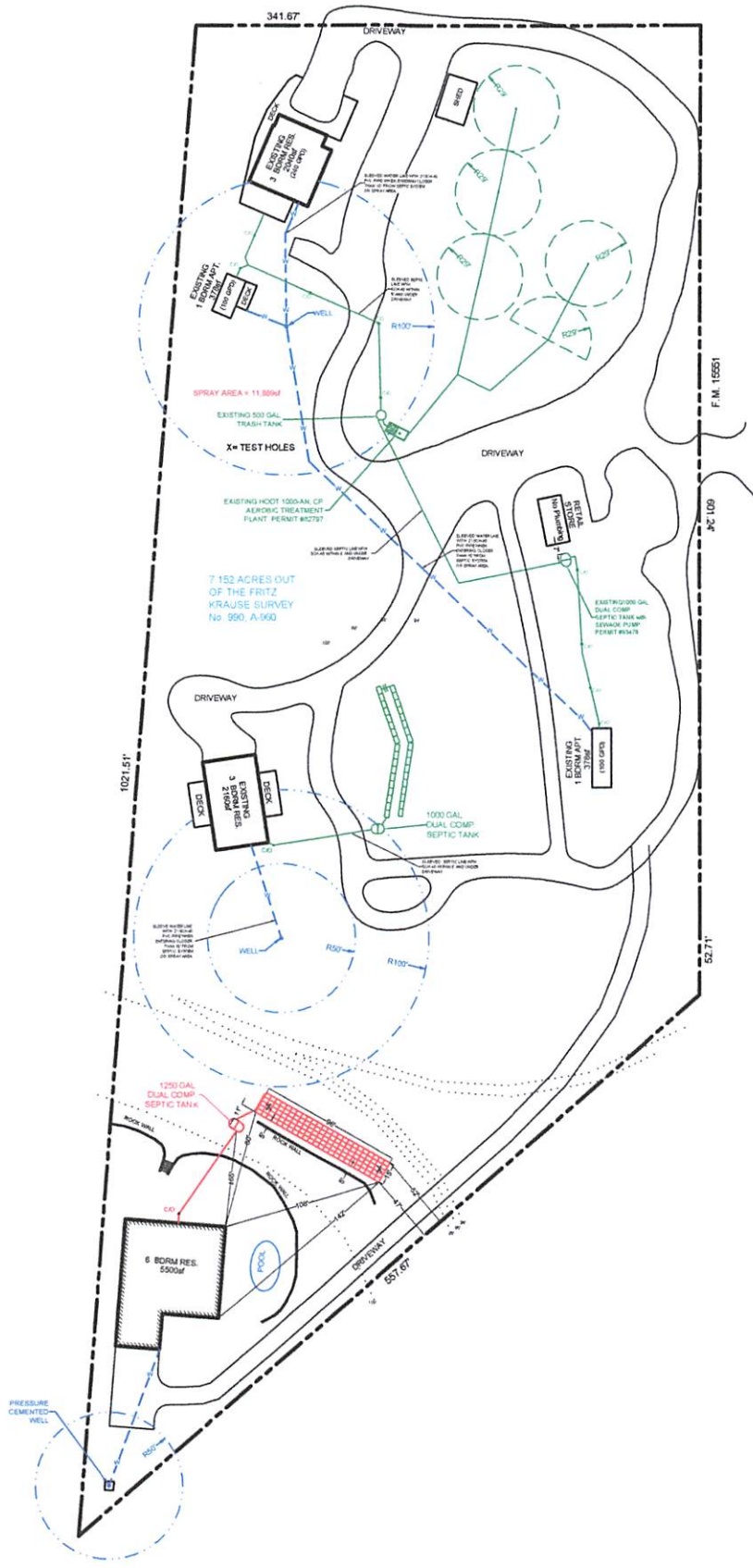
09/09/2021

 Date

INSTALL 1575sf OF FIELD USING 120-4'-0" LEACHING CHAMBER PANELS. THERE SHALL BE NO PARKING, DRIVING OR STORAGE ON THE SEPTIC FIELD AT ANY TIME FOR ANY REASON.

*USE TWO WAY CLEAN OUT
 **USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

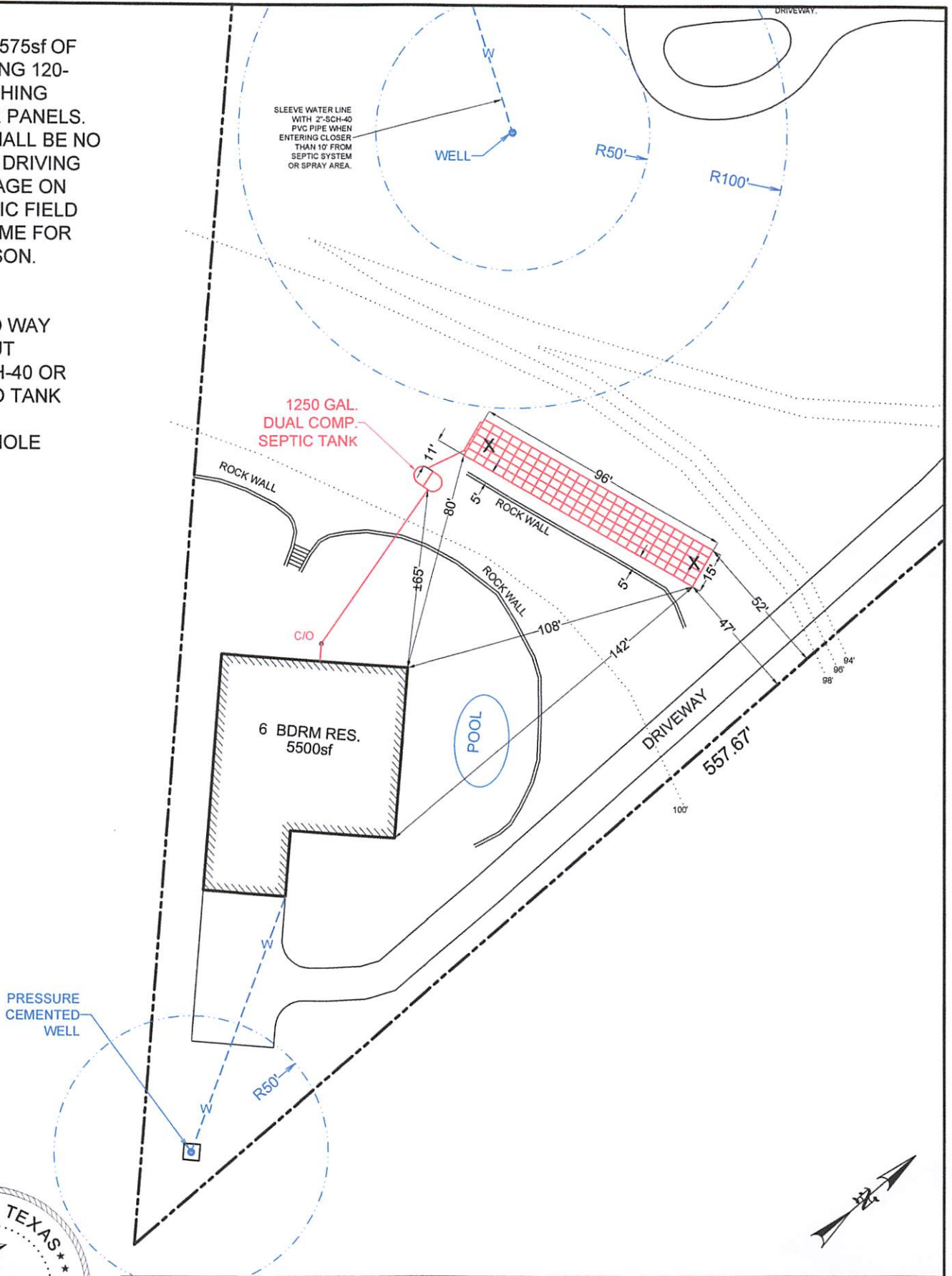


OWNER: TODD E. SEBBY		DRAWN BY:	
STREET ADDRESS: 15551 F.M. 306			
LEGAL DESC: FRITZ KRAUSE SURVEY No. 990, A-960			ACREAGE: 7.152
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=120'	DATE: 9/10/2021	REVISION:

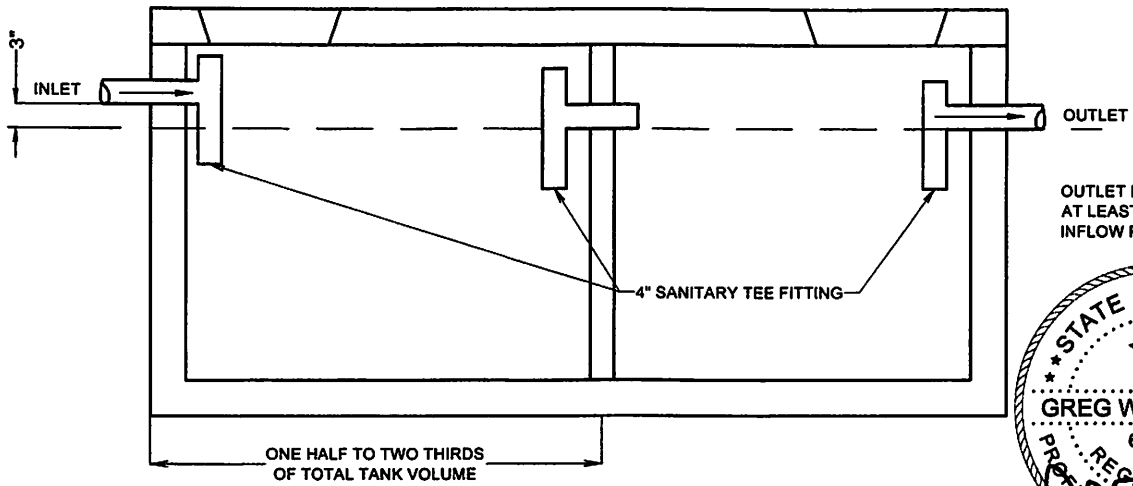
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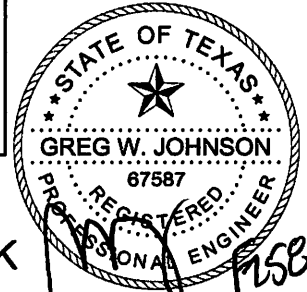
X= TEST HOLE



OWNER: TODD E. SEBBY		DRAWN BY:	
STREET ADDRESS: 15551 F.M. 306			
LEGAL DESC: FRITZ KRAUSE SURVEY No. 990, A-960			ACREAGE: 7.152
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 9/10/2021	REVISION:

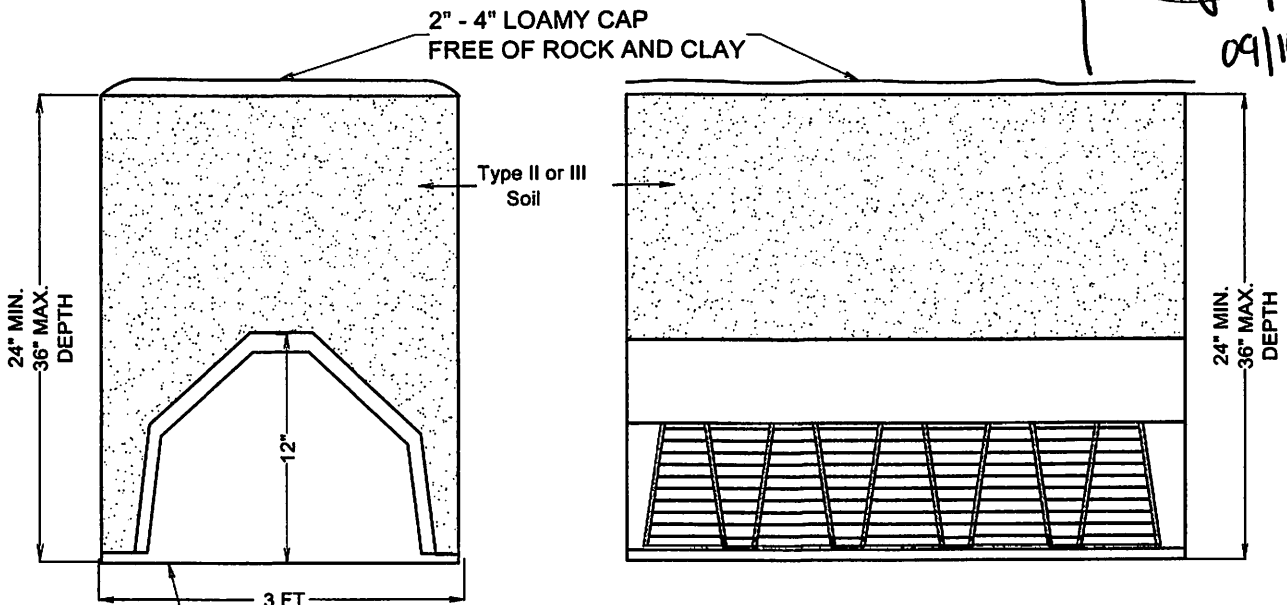


OUTLET PIPE MUST BE AT LEAST 3" LOWER THAN INFLOW PIPE

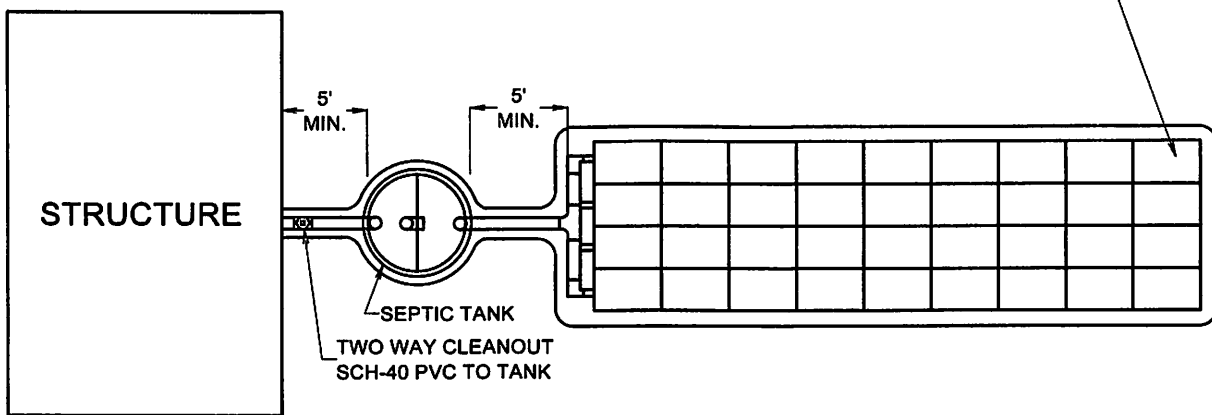


Handwritten: 67587
09/10/2021

TYPICAL TWO COMPARTMENT SEPTIC TANK



INFILTRATOR LEACHING CHAMBER DETAIL



INFILTRATOR LEACHING CHAMBER DETAIL

STATE OF TEXAS WELL REPORT for Tracking #560652

Owner: Todd Sebby	Owner Well #: CT255
Address: 15551 FM 306 Canyon Lake, TX 78133	Grid #: 68-07-8
Well Location: 15551 FM 306 Canyon Lake, TX 78133	Latitude: 29° 53' 06.64" N
Well County: Comal	Longitude: 098° 12' 19.76" W
	Elevation: 976 ft. above sea level

Type of Work: New Well	Proposed Use: Domestic
-------------------------------	-------------------------------

Drilling Start Date: **11/12/2020** Drilling End Date: **11/12/2020**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	12	0	6
	9	6	360

Drilling Method: **Air Rotary**

Borehole Completion: **Open Hole**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	145	Cement 38 Bags/Sacks

Seal Method: **Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **10**

Distance to Septic Field or other concentrated contamination (ft.): **N/A**

Distance to Septic Tank (ft.): **N/A**

Method of Verification: **Tape**

Surface Completion: **Surface Sleeve Installed**

Surface Completion by Driller

Water Level: **125 ft. below land surface on 2020-11-12**

Packers: **Rubber at 145 ft.
Rubber at 150 ft.**

Type of Pump: **Submersible**

Well Tests: **Estimated Yield: 10+ GPM**

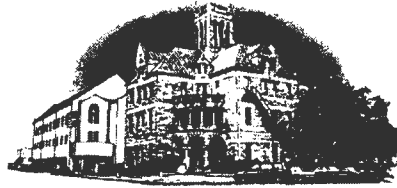
IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540**

**CCEO
COPY**



Comal County
OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: **12/19/2016** Permit Number: **105127**

Location Description: 15551 FM 306
CANYON LAKE, TX 78133

Subdivision: Fritz Krause Sur-990 A-960
Unit:
Lot:
Block:
Acreage: 7.1500

Type of System: Septic Tank
Leaching Chambers

Issued to: Todd E. Seby

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Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
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- Relocation of system components (including the relocation of spray heads)
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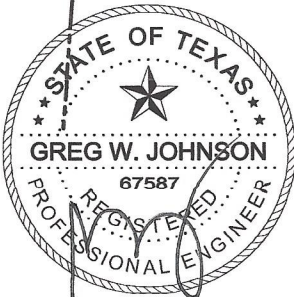
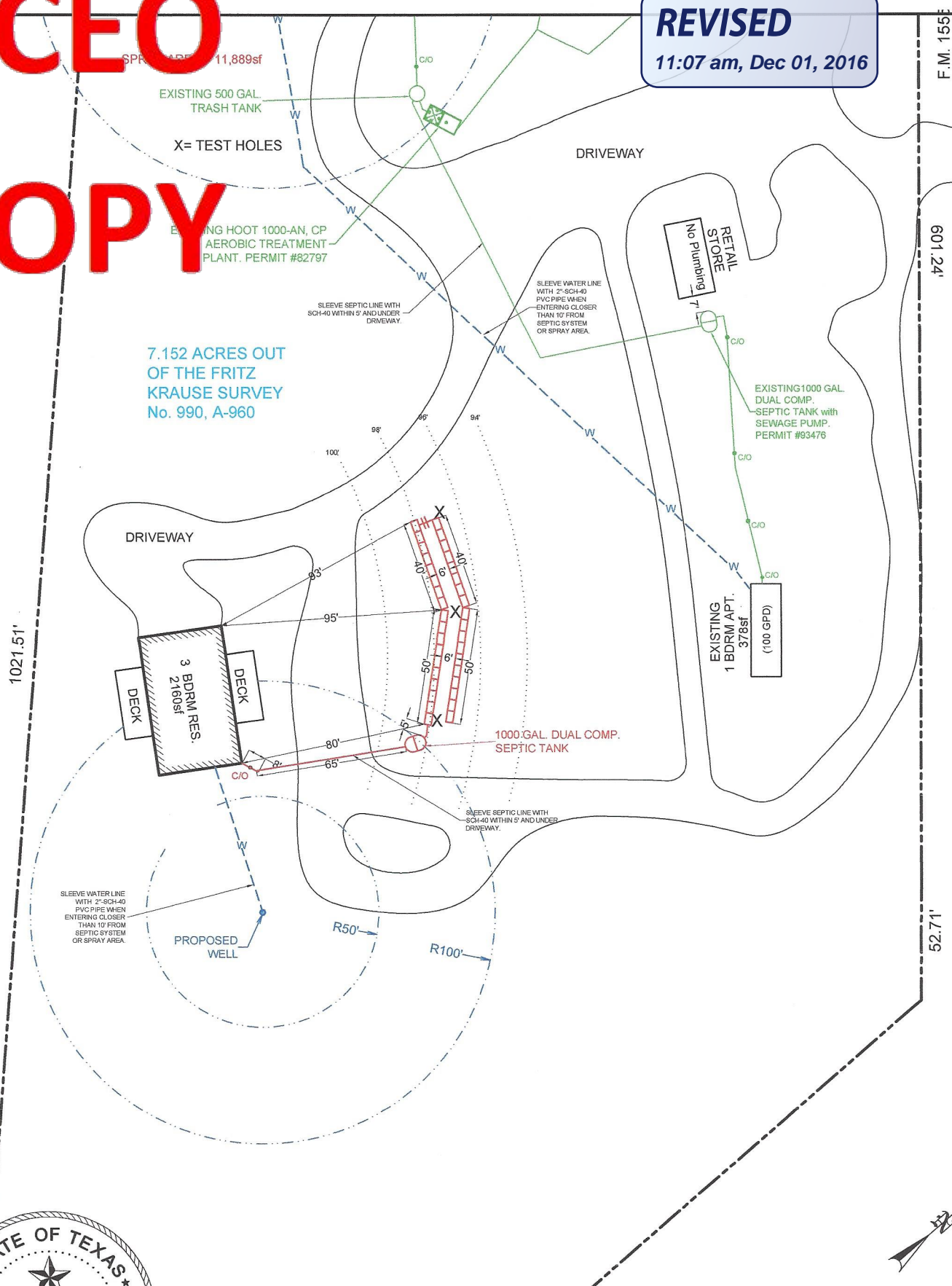
Shelley K Helmbke 050031545
ENVIRONMENTAL HEALTH INSPECTOR

Sandra Ann Hernandez Post
ENVIRONMENTAL HEALTH COORDINATOR
OS 0025599

CCEO COPY

REVISED

11:07 am, Dec 01, 2016



OWNER:	TODD E. SEBBY		DRAWN BY:		
STREET ADDRESS:	15551 F.M. 306		ACREAGE:	7.152	
LEGAL DESC:	FRITZ KRAUSE SURVEY No. 990, A-960		DATE:	9/29/2016	
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'	REVISION:	11/30/2016

**CCEO
COPY**



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate

On-site Sewage Treatment and Disposal Facility

Date Issued: 1/5/2012

Permit Number: 93476

Location Description: 15551 FM 306 - 7.152 acres, Canyon Lake, TX 78133

Fritz Krause Surv #990 A-960 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Todd Sebby

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 Natural Resource Conservation Commission.

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Licensing Authority

Comal County Environmental Health

OS8497


ENVIRONMENTAL HEALTH INSPECTOR

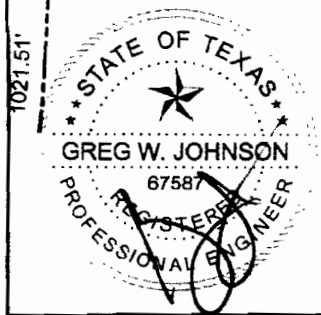
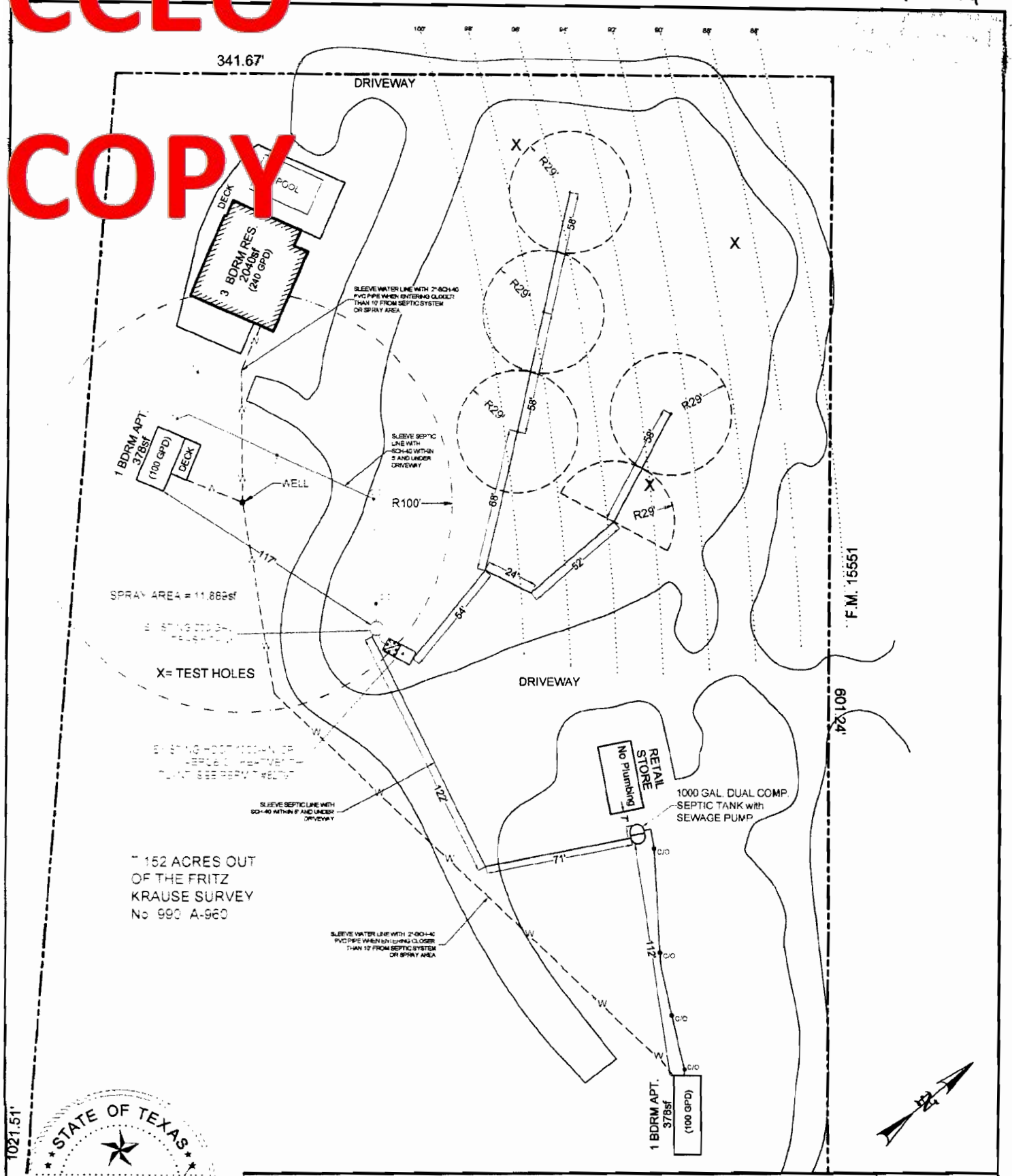

ENVIRONMENTAL HEALTH COORDINATOR

OS7722

CCEO

93476

COPY



OWNER:	TODD E. SEBBY		DRAWN BY:		
STREET ADDRESS:	15511 F.M. 306				
LEGAL DESC:	FRITZ KRAUSE SURVEY No. 990, A-960		ACREAGE:	7.152	
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=60'	DATE:	6/16/2011
			3rd REVISION:	12/21/2011	

**CCEO
COPY**



Comal County
OFFICE OF COMAL COUNTY ENGINEER

**License to Operate
On-site Sewage Treatment and Disposal Facility**

Date Issued: 5/24/2002

Permit Number: 82797

Location Description: 15551 FM 306, 7.152 Acres, Canyon Lake, TX 78133
Fritz Krause Survey 990 A-960 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Todd Sebby

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 Natural Resource Conservation Commission.

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.

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 facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

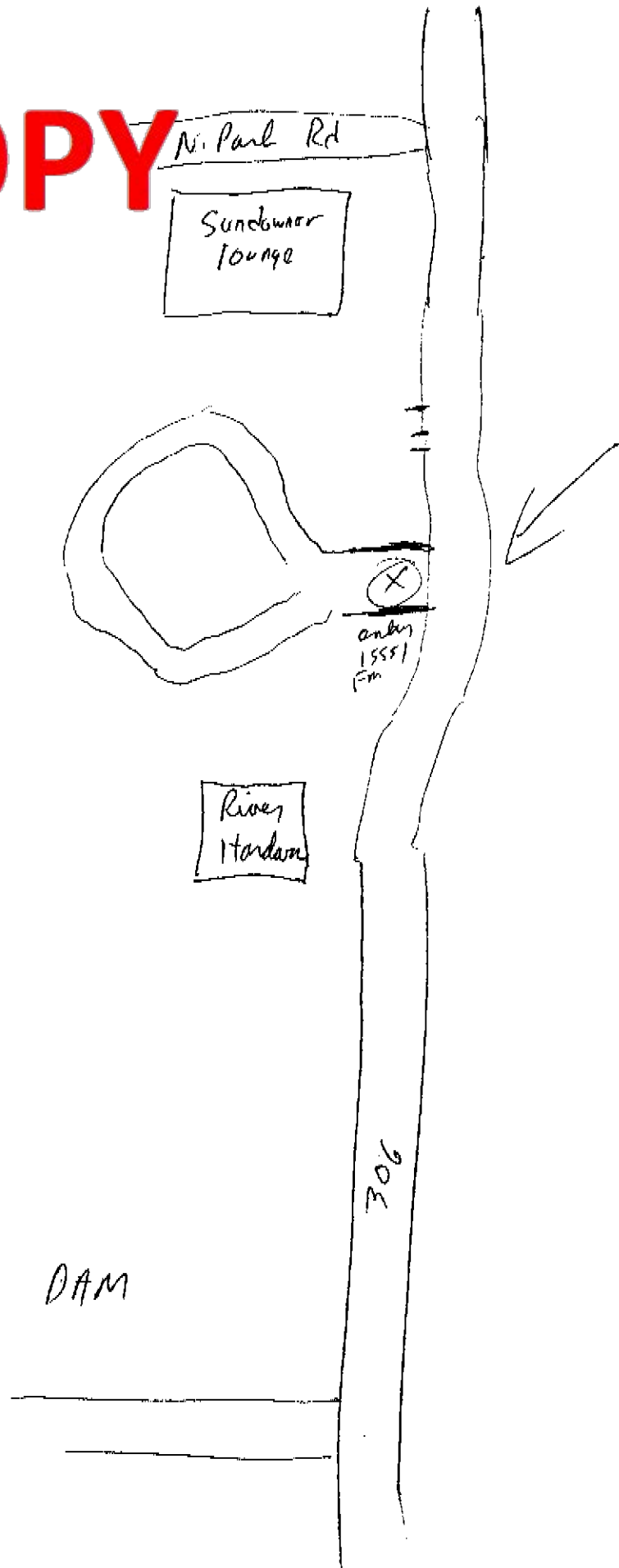
Michael Taylor OS 8479
ENVIRONMENTAL HEALTH INSPECTOR

Brenda J. [Signature] OS7722
ENVIRONMENTAL HEALTH COORDINATOR

CCEO

Todd & Sebbby
15551 FM 306
CANYON LAKE

COPY



RECEIVED

NOV 19 2001

ENVIRONMENTAL HEALTH

NEW BRAUNFELS TITLE CO.
CANYON LAKE OFFICE
GF # 49831

DOC# 9806014735

WARRANTY DEED WITH VENDOR'S LIEN
EFFECTING TRANSFER

H/T

5

Date: June 17, 1998

Grantor: JOHN R. POWELL, TRUSTEE

Grantor's Mailing Address (including county):
391 Landa Street
New Braunfels, Comal County, Texas 78130

Grantee: TODD E. SEBBY

Grantee's Mailing Address (including county):
2 Cow Trail
Maxwell, Caldwell County, Texas 78656

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned cash in hand paid and secured to be paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of his one certain promissory note of even date herewith in the principal sum of THIRTY TWO THOUSAND AND NO/100 DOLLARS (\$32,000.00), paid to Grantor by THE FROST NATIONAL BANK. The note is secured by a vendor's lien retained in favor of THE FROST NATIONAL BANK, in this deed and by a deed of trust of even date from Grantee to JIMMY R. LOCKE, Trustee.

Property (including any improvements):

All that certain tract or parcel of land containing 7.152 acres of land out of the Fritz Krause Survey No. 990, Abstract No. 960, Comal County, Texas, and being more particularly described by metes and bounds in attached Exhibit "A", which is made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Channel Easement dated November 29, 1960, recorded in Volume 121, pages 625 of the Deed Records of Comal County, Texas; and,
2. reservations, restrictions and easements of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee

and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

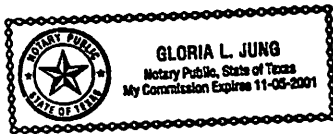
When the context requires, singular nouns and pronouns include the plural.

THE FROST NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of THE FROST NATIONAL BANK, and are transferred to that party without recourse on Grantor.

John R. Powell, Trustee
JOHN R. POWELL, TRUSTEE

THE STATE OF TEXAS #

This instrument was acknowledged before me on the 17th day of June, 1998, by JOHN R. POWELL, and in the capacity therein stated.



Gloria L. Jung
NOTARY PUBLIC, STATE OF TEXAS

DOC# 9806014735

All that certain tract or parcel of land containing 7.152 acres of land out of the Fritz Krause Survey No. 990, Abstract No. 960, Comal County, Texas and being the same land, as surveyed and found on the ground on June 3, 1998, as that certain called 7.179 acre parcel of land described in Volume 785, Page 724 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner found on the southwesterly right-of-way line of F.M. 306 for the most easterly corner and POINT OF BEGINNING of this parcel, same being the most northerly corner of Lot 2, THE HEIGHTS, as recorded in volume 10, Page 79 of the Map and Plat Records of Comal County, Texas;

THENCE leaving said right-of-way line and with the common line of this parcel and said Lot 2, South 0 deg 03' 38" East, a distance of 557.66 feet (called South 0 deg 27' West, 557.8 feet) to a 3/8 inch iron rod found for the most southerly corner of this parcel, same being the most easterly corner of that certain called 9.303 acre parcel described in Volume 726, Page 869 of the Official Public Records of Comal County, Texas;

THENCE with the common line of this parcel and said 9.303 acre parcel and a portion of that certain called 7.073 acre parcel described in Document No. 9706003682 of the Official Public Records of Comal County, Texas, North 44 deg 35' 19" West, a distance of 1021.51 feet (called North 44 deg 25' West, 1018.25 feet) to a 1/2 inch iron rod found for the most westerly corner of this parcel, same being the most southerly corner of that certain called 4.913 acre parcel described in Volume 398, Page 205 of the Official Public Records of Comal County, Texas;

THENCE with the common line of this parcel and said 4.913 acre parcel, North 40 deg 42' 13" East, a distance of 341.67 feet (called North 40 deg 57' East, 343.2 feet) to a 1/2 inch iron rod found on said right-of-way line of F.M. 306 for the most northerly corner of this parcel, same being the most easterly corner of said 4.913 acre parcel;

EXHIBIT "A"

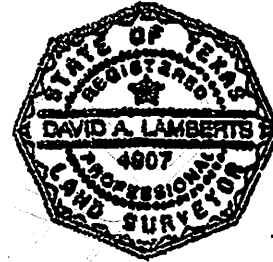
Page One of Two Pages

DOC# 9806014735

THENCE with said right-of-way line, South 49 deg 03' 00" East (basis of bearings), a distance of 601.24 feet (called South 49 deg 03' East, 599.99 feet) to a concrete monument found and South 48 deg 42' 10" East, a distance of 52.71 feet (called South 47 deg 37' East, 52.8 feet) to the POINT OF BEGINNING and containing 7.152 acres of land.



David A. Lamberts R.P.L.S. No. 4907
J.O. No. 98-0478 SEE ATTACHED DRAWING



Doc# 9806014735
Pages: 4
Date : 06-22-1998
Time : 02:22:58 P.M.
Filed & Recorded in
Official Records
of COMAL County, TX.
JOY STREATER
COUNTY CLERK
Rec. \$ 15.00

DOC# 9806014735

EXHIBIT "A"

Page Two of Two Pages



SEE PAGE 31

