

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)				

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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
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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: 117408
Issued This Date: 04/29/2024
This permit is hereby given to: Pearson Dabney

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

1016 SPARKMAN DR
BOERNE, TX 78006

Subdivision: Silver Hills
Unit: 1
Lot: 155
Block: na
Acreage: 1.3700

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

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.



COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

		117408
Date Received	Initials	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

4-17-24

Date

___ COMPLETE APPLICATION
Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION _____ (Missing Items Circled, Application Refeused)
--

RECEIVED

By Brandon Olvera at 3:47 pm, Apr 29, 2024



ON-SITE SEWAGE FACILITY APPLICATION

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

Date 9-17-24

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name Pearson Dabney Margaret Dabney
Mailing Address 1016 Spartan Dr
City, State, Zip Boerne, TX 78006
Phone # 512-771-7215
Email pearsondabney@aol.com

Agent Name Mario Howland Jr.
Agent Address 9139 Alpine Trail St.
City, State, Zip SATX ~~78250~~ 78250
Phone # 260-389-8228
Email MHowlandJr@yahoo.com

2. LOCATION

Subdivision Name Silver Hills Unit 1 Lot 155 Block _____
Survey Name / Abstract Number 22109115A Precision Surveys Acreage 1.37
Address 1016 Spartan Dr. City Boerne State TX Zip 78006

3. TYPE OF DEVELOPMENT

Single Family Residential
Type of Construction (House, Mobile, RV, Etc.) House
Number of Bedrooms 3
Indicate Sq Ft of Living Area 1,800

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: \$ Existing Home (Structure Only) -Replacement

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

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 [Signature]

Date 9-17-24

M Dabney 4/26/24



ON-SITE SEWAGE FACILITY APPLICATION

Planning Materials & Site Evaluation as Required Completed By Masid Howistat Jr

System Description 000 GPD Aerobic Spray

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

Tank Size(s) (Gallons) 000 GPD Absorption/Application Area (Sq Ft) 4,923 Sq Ft

Gallons Per Day (As Per TCEQ Table III) 240

(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.

Masid Howistat Jr
Signature of Designer

4-18-2024
Date



1/CB

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

1016 Sparkman Dr. Boerne, TX 78006
Lot 155 Silver Hills Subdivision, Unit 1

The property is owned by (insert owner's full name): Pearson Dabney

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 16 DAY OF April, 2024

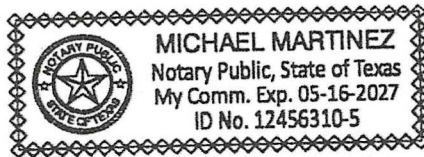
[Signature]

Owner(s) signature(s) Pearson Dabney

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 16th DAY OF

April, 2024

[Signature]
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/17/2024 08:20:44 AM
LAURA 1 Page(s)
202406011404



Bobbie Koepf



WASTEWATER TREATMENT SYSTEM MAINTENANCE CONTRACT

Customer	Residential	Initial Contract
Pearson Dabney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Address	Agency	
1016 Sparkman Drive, Boerne, TX 78006	Comal County	
Email	Phone	Permit Number
pearsondabney@aol.com	(512) 771-7215	
System Details		
Treatment: Aerobic Surface Application Liquid Bleach / System: 600 Max GPD		

AGREEMENT

I. General:

This work for hire agreement (hereinafter referred to as "Agreement") is entered into by and between the Client and Luna Environmental, LLC (hereinafter referred to as "Contractor"), located at 4222 FM 482 New Braunfels, Texas 78132. By this agreement, Contractor agrees to render services, as described herein, and Client agrees to fulfill his/her/their responsibilities under the agreement as described herein.

II. Dates:

This agreement is for an initial 2-year maintenance contract and begins once the License to Operate (LTO) has been issued.

III. Services by Contractor:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Inspection, adjustment, and servicing of the mechanical, electrical, and other components to ensure proper functioning. This includes inspecting control panels, air pumps, air filters, diffusers, floats, and spray heads.
3. Effluent Inspection will include the following: effluent quality (color, turbidity, overflow, and odor), testing effluent chlorine and pH levels, when necessary, alarm function, filters, operation of effluent pump and chlorinator. Unless otherwise agreed to, Contractor does not provide chlorine. BOD and TSS annually on commercial accounts, additional charges apply.
4. Notify Client of any repairs needed to keep OSSF in proper working condition and up to regulatory standards. Items under warranty may be repaired while the technician is on-site. Additional charges may apply for labor and service calls. Repair quotes of non-warranty items must be approved by Client before work is performed.
5. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
6. Visit site within 48 hours of a service request.
7. Provide Customer Support line at 855-560-9909.

IV. Client Responsibilities:

1. Maintain Chlorinator and proper chlorine supply, unless otherwise specified.
2. Provide all necessary lawn or yard maintenance and remove all obstructions, including dogs and other animals as needed to allow the OSSF to function properly and the Contractor easy and safe access to all parts of
3. Immediately notify Contractor of any alarms or system problems.
4. Have tanks pumped out as directed by manufacturer, typically every 3 years.
5. Be available by text, phone, or in person when the Contractor is on site in case of required repair approvals or questions.
6. Maintain site drainage to prevent adverse effects on OSSF.
7. Promptly pay Contractor's bills, fees, and invoices in full.

V. Access By Contractor:

Access By Contractor: The contractor or anyone authorized by the contractor may enter the property at reasonable times without prior notice for the purpose of repairs and services described herein.

VI. Termination of This Agreement:

Either party may terminate this agreement with 30 days' written notice in the event of the other party's substantive failure to perform in accordance with this agreement without fault of the terminating party. Is this agreement is terminated, the Contractor will notify the appropriate regulatory authority.

VII. Limitation of Liability:

In no event shall the Contractor be liable for indirect, consequential, incidental, or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for the direct damages exceed payments by the Client under this agreement.

VIII. Payment Terms:

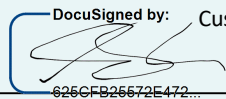
The fee for this agreement only covers the services described herein. This fee does not cover equipment or labor for non-warranty repairs, labor for warranty repairs, or service charges resulting from unscheduled, Client requested trips to the Client's OSSF. Payments not received within 30 days from the date of invoicing will be subject to a \$30.00 late penalty and or a 1.5% monthly carrying charge, whichever is greater. By signing this contract, the Client authorizes the Contractor to remove any parts which were installed but not paid for at the end of 30 days. The Client is still responsible for any labor costs associated with the installation and removal of said parts. All invoices are due upon receipt by Client.

IX. Severability:

If any provision of this agreement shall be held to be invalid or unenforceable for any reason the remaining provisions shall continue to be held valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Pearson Dabney

Luna Environmental / Ryan Seidensticker

DocuSigned by:

626CFB25672E472...

Customer Signature

Maintenance Provider Name

Ryan Seidensticker License # MP0001708

Maintenance Provider Signature

Additional Comments / Special Terms

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: 4, 10, 24

Property Owner: Pearson Dabney

Site Location: 1016 Sparkman Dr Boerne TX, 78006 Proposed Excavation Depth: 5'

REQUIREMENTS:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings 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 disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number:					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	Clay				
2 FT.	Clay Loam	2%		None	Bedrock @ 16"
3 FT.			NA	@ 16"	
4 FT.					
5 FT.					

Soil Boring Number:					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	Clay				
2 FT.	Clay Loam	2%		None	Bedrock @ 10"
3 FT.			NA	@ 10"	
4 FT.					
5 FT.					

FEATURES OF SITE AREA

- Presence of 100 year flood zone Yes No
- Presence of upper water shed Yes No
- Presence of adjacent ponds, streams, water impoundments Yes No
- Existing or proposed water well in nearby area (within 150 feet) Yes No
- Ground Slope 5 %

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

[Signature]
 (Signature of person performing evaluation)
 Form # PA5/030204-Final

4-10-2024
 (Date)

0538022 SE
 Registration Number and Type

RECEIVED

By Brandon Olvera at 3:57 pm, Apr 29, 2024



Higher Ratings LLC
Majid Howiatdost JR.
9131 Alpine Trail San Antonio TX, 78250
Designed for:
Pearson Dabney
AEROBIC SEPTIC SYSTEM
SPRAY IRRIGATION

Residential Site @
Site: 1016 Sparkman Dr
Boerne, TX 78006

This Design includes an attached drawing:
Dated 04-18-2024
Use Clear Stream 600 GPD

Design Specifications:

This site will consist of a 3 Bedroom 1800 sq. ft. home with maximum daily load capacity of 240 Gal/day with water saving devices. The total load capacity on the system will be **240 GPD.**

Pump tank/chlorine contact chamber capacity:	Min: 500 Gal
Design application rate: Ra	0.064 gal/sq.ft./day
Soil Profile determined:	Clayloam Type III Bedrock @ 10'
Dosing cycle quantity:	100-110 Gallons
Number of dosing cycles per day:	3
Type of float switch:	Mercury Float Switch
Design pressure head:	25 to 45 PSI @ sprinkler head
Total length of supply pipe:	499 Ft.
Dosing Pump Capacity:	Myers Mod. Rustler or equivalent 12 GPM @ 25-45 PSI @ head.
Chlorinate:	Installed @ inlet of pump tank

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228



Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with approved PVC cement. The forced main shall be 1 inch in diameter. A Myers Rustler or equivalent high head submersible pump capable of providing at least 6 GPM and providing a 25+ psi head shall be utilized for pumping effluent. Pipe may run beneath driveways and sidewalks or up to surface improvements if it is Schedule 80 pipe or sleeved in Schedule 40 pipe.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Very little preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

Landscaping

The native vegetation in the distribution area should consist of low level shrubs, plains grass, bluestem or bermuda. The entire area of the spray must maintain a ground cover after construction. If any ground within the proposed surface application area does not have vegetation, that bare area shall be seeded or covered with sod before system start-up. The vegetation shall be capable of growth, before system start-up.

Provisions for Emergencies

A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service (see attached copy of service contract).

Tank Sizes

A Clear Stream NC3 600 GPD Aerobic Treatment Unit or equivalent will be used.

Inspections

Inspections are to be conducted by the county in which the OSSF is located.

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228



M. Howatdost Jr.

RECEIVED

By Brandon Olvera at 3:57 pm, Apr 29, 2024

Max slope of the field: < 15 (%)
Means of preventing siphoning: Gravity
Type of forced main required: 1" schedule 40 with two (2) sprinkler heads
Diameter of supply pipe: 1"
Pressure of adjusting valves to be installed: Ball valve

Offsets: Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Natural Resources Conservation Commission (TNRCC) construction standards.

Pump controls must have National Electrical Manufacturing Association (NEMA) Approval. A PVC union shall be placed above the pump to allow the easy pump removal.

Calculation of Field Size

A three (3) Bedroom 1,800 Sq. Ft. home with water saving devices allowed 240 GPD effluent flow.

Assume an application rate of 15.6 Sq.Ft. Per gallon per day.

$240/0.064 = 3,750 \text{ Sq. Ft. Min needed}$

If two (2) sprinkler heads were installed that were capable of 2 GPM each, having a 360 degree radius of 28', the area is then calculated to be:

$3.14r^2 = 3.14(28)^2 \cdot 2 = 4,923 \text{ Sq. Ft.}$

Total 4,923 Sq. Ft. Design

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228



A handwritten signature in black ink, appearing to read "Majid Howiatdost Jr.", written over the bottom right portion of the professional seal.

MAP LEGEND

---	10' ossf set back
●	2 way Clean Out
●	property corners
●	spray head
X	Test holes
●	Water well
-----	Fence

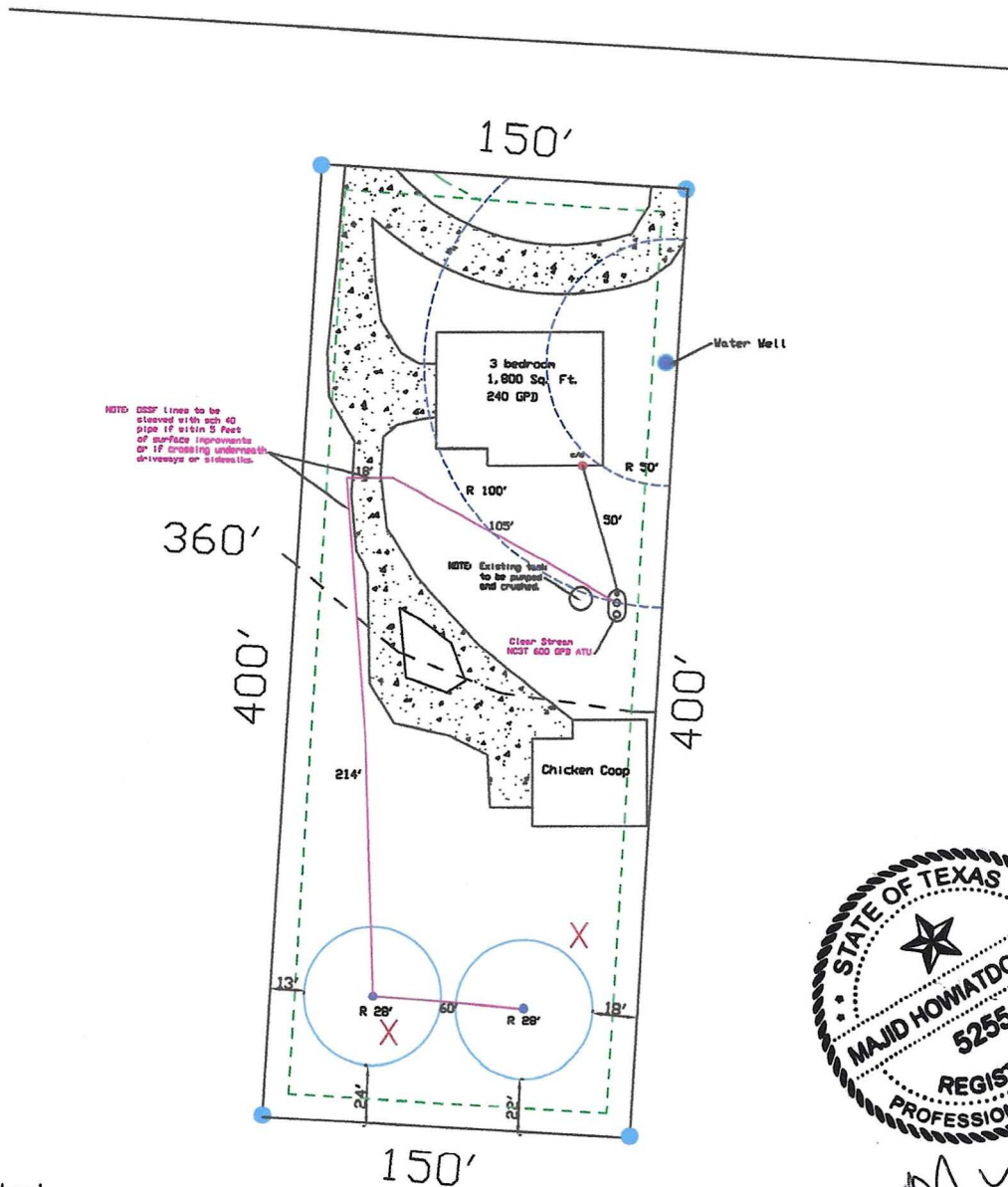
See Next Page for
blown up view of design.

Clearstream NC3 600 GPD ATU
Spray Area = 4,923 Sq Ft

RECEIVED

By Brandon Olvera at 3:57 pm, Apr 29, 2024

Sparkman Dr.



DATE: 4-19-2024
JOB NO. 240417EP
DRAWN BY: MAJD
TITLE: OSSF Design
SHEET:

OSSF Design for 500760-SILVER HILLS1 Lot 155
aka 1016 Sparkman Dr. Boerne TX 78006
Pearson Dabney



Higher Ratings LLC

0131 Alpine Trail
SAN ANTONIO, TEXAS 78260
TEL. 210-389-8228

MAP LEGEND

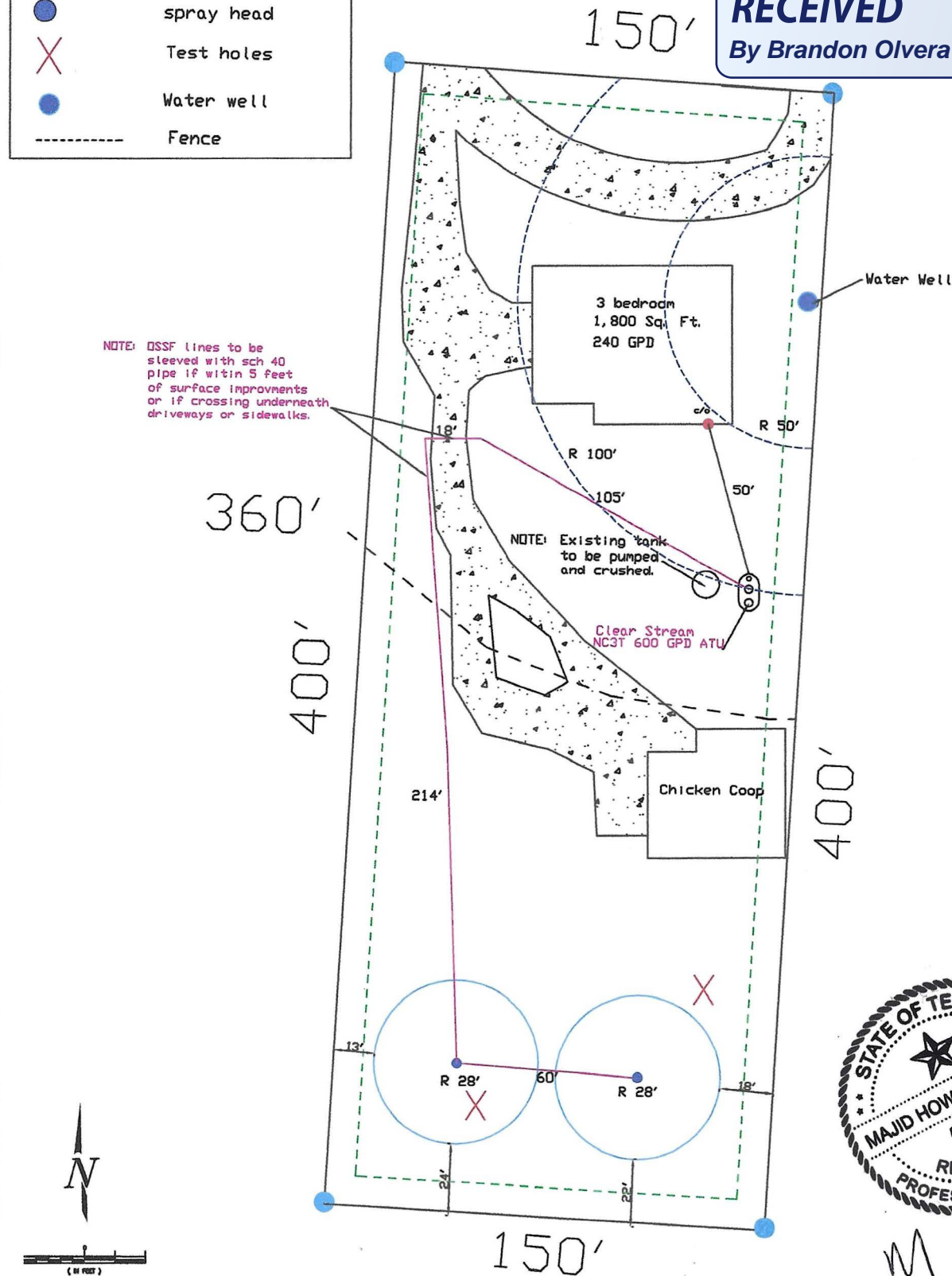
- 120' ossf set back
- 2 way Clean Out
- property corners
- spray head
- Test holes
- Water well
- Fence

Blown up view of design.
 Clearstream NC3 600 GPD ATU
 Spray Area = 4,923 Sq Ft

RECEIVED
 By Brandon Olvera at 3:57 pm, Apr 29, 2024

NOTE: OSSF lines to be sleeved with sch 40 pipe if w/in 5 feet of surface improvements or if crossing underneath driveways or sidewalks.

NOTE: Existing tank to be pumped and crushed.



[Handwritten signature]

DATE: 4-17-2024
 JOB NO. 240417SP
 DESIGN BY MAJD
 TITLE: OSSF Design
 SHEET:

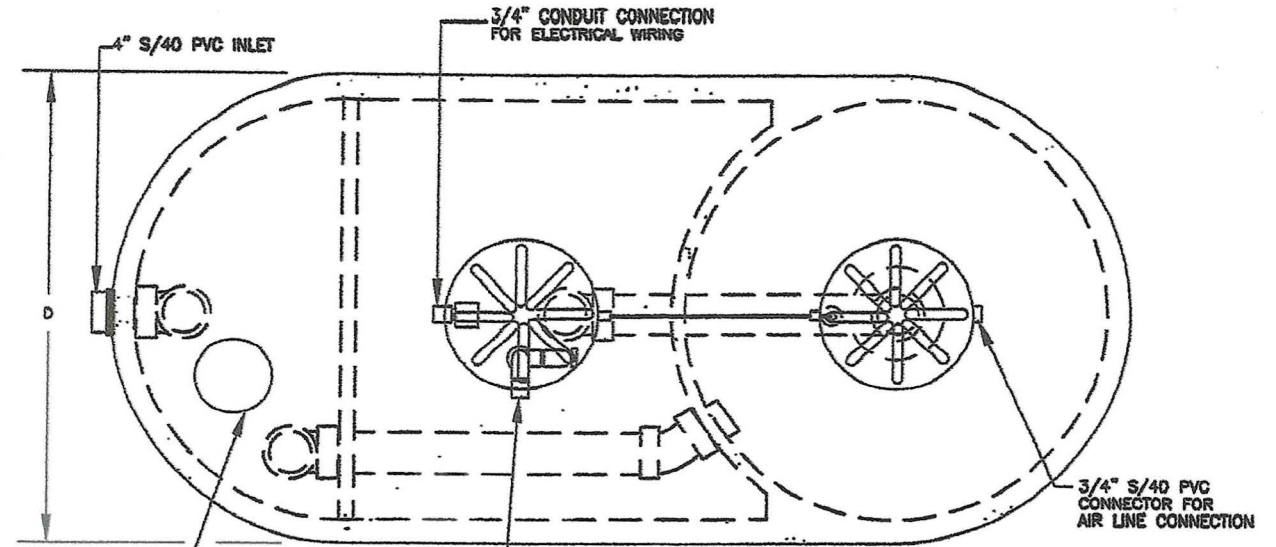
OSSF Design for 500760-SILVER HILLS1 Lot 155
 aka 1016 Sparkman Dr. Boerne TX 78006
 Pearson Dabney



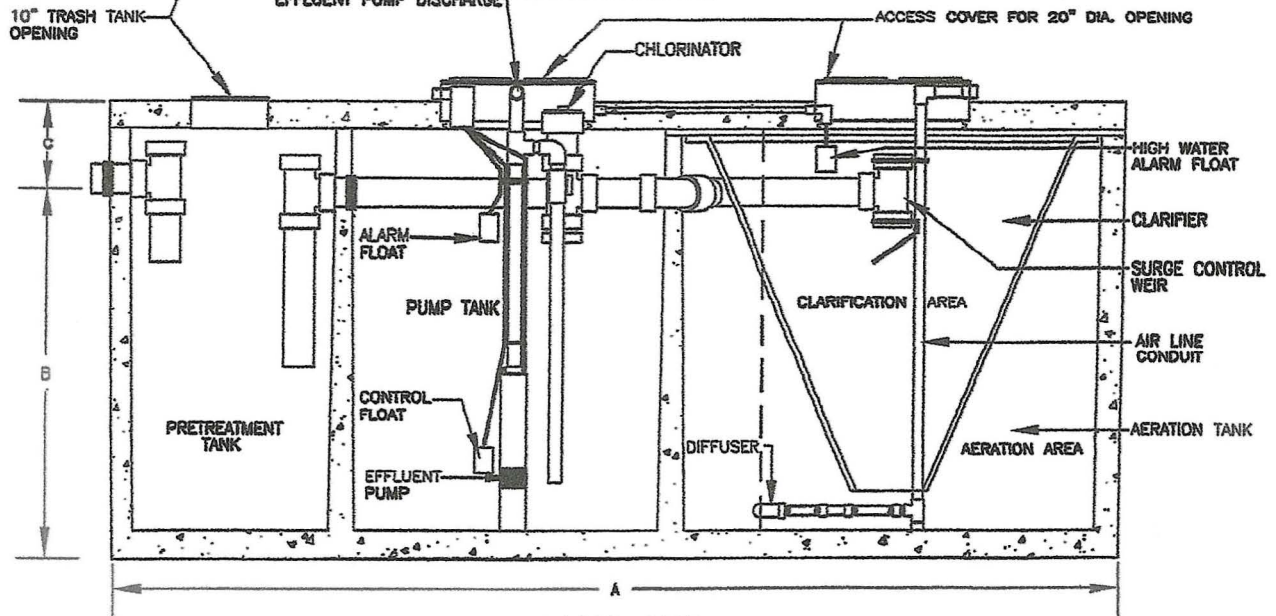
Higher Ratings LLC

9181 Alpine Trail TEL 810-389-8228
 SAN ANTONIO, TEXAS 78250

DESIGN DRAWINGS



PLAN VIEW



**MODEL NC3
SECTION**

DIMENSIONAL DATA

MODEL	A	B	C	D
500NC3-500	12'-2"	60"	12"	75"
500NC3-750	13'-5"	60"	12"	75"
600NC3	12'-7"	60"	12"	82"



(Handwritten signature)

TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

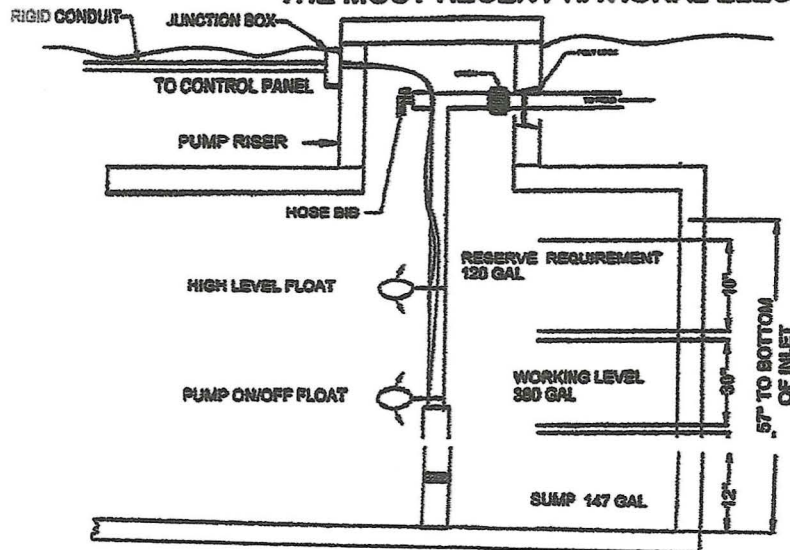
Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

ALL WIRING MUST BE IN COMPLIANCE WITH THE MOST RECENT NATIONAL ELECTRIC CODE

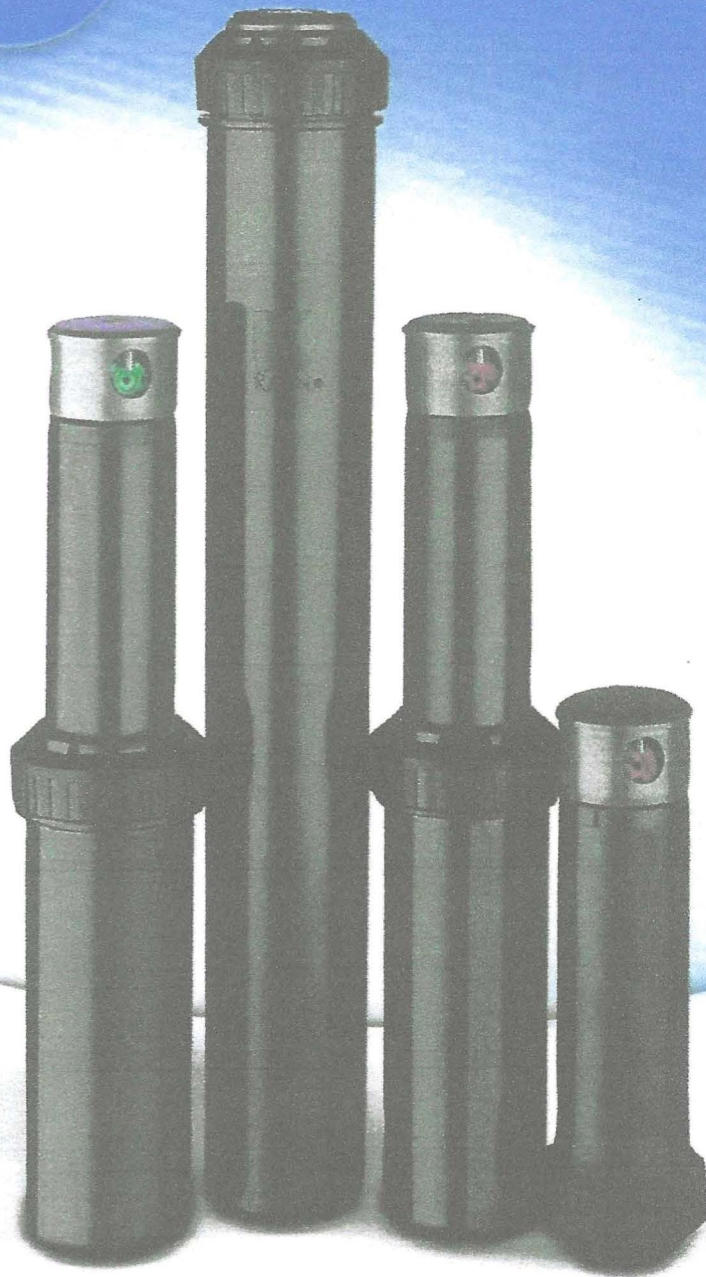


**TYPICAL PUMP TANK CONFIGURATION
CLEARSTREAM 600NC3T W/ 700 GAL PUMP TANK**



PROPLUS™

Or Equivalent



The ProPlus™ is packed with features that ensure reliability, saving the installer time, money and needless frustration.

- ▶ **Revolutionary Patented Easy Arc Set** – Simplified arc set allows for wet or dry adjustment in seconds.
- ▶ **5" Riser** – Perfect for grasses with thick thatch.
- ▶ **3/4" Inlet** – Replaces all standard rotors.
- ▶ **2N1 Adjustable or Continuous Rotation** – Provides a full range adjustment from 40° to a continuous full circle.
- ▶ **Patented Arc Set Degree Markings** – Clearly indicates the current watering pattern and simplifies arc set adjustment.
- ▶ **Arc Memory Clutch** – Prevents internal gear damage and returns rotor to its prior setting automatically if nozzle turret is forced past its stop.
- ▶ **Time Proven Patented Reversing Mechanism** – Assures continuous reverse and return...over a 20 year history.
- ▶ **Ratcheting Riser** – Allows for easy adjustment of your left starting position with a simple turn of the riser.
- ▶ **Rubber Cover** – Seals out dirt and increases product durability.
- ▶ **Wide Selection of Nozzles** – Including standard and low angle, provides flexibility in system design.
- ▶ **Optional Check Valve** – Prevents low head drainage.

K RAIN®

IRRIGATION SOLUTIONS
WORLDWIDE™

PROPLUS™

The PROPLUS™ adjustable arc and full-circle gear driven rotor comes standard with nine numerically coded interchangeable nozzles. Excellent nozzle performance delivers an exceptional fall out pattern. In independent testing by C.I.T., the PROPLUS™ delivered up to 90% uniform coverage.

Also Available: 12" High Pop, Shrub Head and Reclaimed Water models.

Tough, proven and advanced, the PROPLUS™ is the leader in it's class. Set it and forget it. Arc Memory Clutch returns the rotor to its preset position. Technology works for you.

MODELS

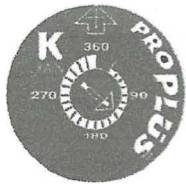
11003	ProPlus
11003-HP	ProPlus 12" High Pop
11003-SH	ProPlus Shrub Head

OTHER OPTIONS: ADD TO PART NUMBER

-CV	Check Valve
-LA	Low Angle Nozzle
-NN	No Nozzle
-RCW	ProPlus for Reclaimed Water w/Low Angle Nozzle

EASY ARC SETTING

Arc Selection 40° to Continuous 360°
Adjust From Left Start



HOW TO SPECIFY

11003	-RCW
Model Number	
Description	



K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
+1 561 844-1002
FAX: +1 561 842-9493
1.800.735.7246 | www.krain.com

SPECIFICATIONS

- ▶ Inlet: 3/4" Threaded NPT
- ▶ Arc Adjustment Range: 40° to Continuous 360°
- ▶ Flow Range: .5 - 10.0 GPM
- ▶ Pressure Rating: 20 - 70 PSI
- ▶ Precipitation Rate: .06 to .50 Inches Per Hour (Depending on Spacing and Nozzle Used)
- ▶ Overall Height (Popped Down): 7 1/2" / 17" for High Pop
- ▶ Recommended Spacing: 28' to 44'
- ▶ Radius: 22' to 50'
- ▶ Nozzle Trajectory: 26°
- ▶ Low Angle Nozzle Trajectory: 12°
- ▶ Standard and Low Angle Nozzle: Included
- ▶ Riser Height: 5"

PERFORMANCE DATA

PERFORMANCE				METRIC			
NOZZLES	PRESSURE (PSI)	RADIUS (FT)	FLOW (GPM)	NOZZLES	PRESSURE (PSI)	RADIUS (M)	FLOW (L/MIN)
#0.5	30	28'	.5	#0.5	206	2.0	8.5
	40	29'	.6		275	3.0	8.8
	50	29'	.7		345	3.5	9.4
	60	30'	.8		413	4.0	9.1
#0.75	30	29'	.7	#0.75	206	2.0	8.8
	40	30'	.8		275	3.0	9.1
	50	31'	.9		345	3.5	9.4
	60	32'	1.0		413	4.0	9.8
#1	30	32'	1.3	#1	206	2.0	9.8
	40	33'	1.5		275	3.0	10.1
	50	34'	1.6		345	3.5	10.4
	60	35'	1.8		413	4.0	10.7
#2	30	37'	2.4	#2	206	2.0	11.3
	40	40'	2.5		275	3.0	12.2
	50	42'	3.0		345	3.5	12.8
	60	43'	3.3		413	4.0	13.1
#2.5 PRE-INSTALLED	30	38'	2.5	#2.5 PRE-INSTALLED	206	2.04	11.6
	40	39'	2.8		275	2.72	11.9
	50	40'	3.2		345	3.40	12.2
	60	41'	3.5		413	4.08	12.5
#3	30	38'	3.6	#3	206	2.0	11.6
	40	39'	4.2		275	3.0	11.9
	50	41'	4.6		345	3.5	12.5
	60	42'	5.0		413	4.0	12.8
#4	30	43'	4.4	#4	206	2.0	13.1
	40	44'	5.1		275	3.0	13.4
	50	46'	5.6		345	3.5	14.0
	60	49'	5.9		413	4.0	14.9
#6	40	45'	5.9	#6	206	3.0	13.7
	50	46'	6.0		275	3.5	14.0
	60	48'	6.3		345	4.0	14.6
	70	49'	6.7		413	5.0	14.9
#8	40	42'	8.0	#8	206	3.0	12.8
	50	45'	8.5		275	3.5	13.7
	60	49'	9.5		345	4.0	14.8
	70	50'	10.0		413	5.0	15.3

LOW ANGLE DATA				METRIC			
NOZZLES	PRESSURE (PSI)	RADIUS (FT)	FLOW (GPM)	NOZZLES	PRESSURE (PSI)	RADIUS (M)	FLOW (L/MIN)
#1	30	22'	1.2	#1	207	2.04	6.71
	40	24'	1.7		275	2.72	7.32
	50	25'	1.8		344	3.40	7.92
	60	28'	2.0		413	4.08	8.53
#3	30	29'	3.0	#3	207	2.04	8.84
	40	32'	3.1		275	2.72	9.75
	50	35'	3.5		344	3.40	10.67
	60	37'	3.8		413	4.08	11.58
#4	30	31'	3.4	#4	207	2.04	9.45
	40	34'	3.9		275	2.72	10.36
	50	37'	4.4		344	3.40	11.28
	60	38'	4.7		413	4.08	11.58
#6	40	38'	6.5	#6	275	2.72	11.58
	50	40'	7.3		344	3.40	12.19
	60	42'	8.0		413	4.08	12.80
	70	44'	8.6		482	4.76	13.41

Data represents test results in zero wind. Adjust for local conditions.
Radius may be reduced with nozzle retention screw.



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***1016 Sparkman Dr.***
Silver Hills 1
Lot 155

Dear Property Owner & Agent,

Thank you for your submission. We have reviewed the planning materials for the referenced permit application, and unfortunately, they are insufficient. To proceed with processing this permit, we require the following:

- ✓ Application Page 1:
 - a. Both Owners of the property need to be on the application.
 - b. Both Owners need to sign the application.
- ✓ Landscaping plan:
 - a. Landscaping plan needs to meet the requirements of 285.33(d)(2)(F)
- ✓ 285.91(10) Table X : There is a 5 ft separation distance from sewer pipe with watertight joints and driveway (surface improvements.)
- ✓ It appears that you are applying for Lot 155.
 - a. On the site plan show lot 155 only.
- 5. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |
| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |



ON-SITE SEWAGE FACILITY APPLICATION

Date 9-17-24

Permit Number 117408

1. APPLICANT / AGENT INFORMATION

Owner Name Pearson Dabney
Mailing Address 1016 Sparkman Dr
City, State, Zip Bourne, TX 78006
Phone # 512-771-7215
Email pearsondabney@aol.com

Agent Name Mario Howland Jr.
Agent Address 9139 Alpine Trail St.
City, State, Zip SA TX ~~78250~~ 78250
Phone # 260-389-8228
Email MHowland@aol.com

2. LOCATION

Subdivision Name Silver Hills Unit 1 Lot 155 Block _____
Survey Name / Abstract Number 22109115A Precision Surveys Acreage 1.37
Address 1016 Sparkman Dr City Bourne State TX Zip 78006

3. TYPE OF DEVELOPMENT

Single Family Residential
Type of Construction (House, Mobile, etc.) House
Number of Bedrooms 3
Indicate Sq Ft of 1,900
 Non-Single Family Residential
(Planning materials show adequate land for the required and needed 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 _____

VOID

Estimated Cost of Construction: \$ Existing Home (Structure Only) -Replacement

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

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]
Signature of Owner

9-17-24
Date



Higher Ratings LLC
Majid Howiatdost JR.
9131 Alpine Trail San Antonio TX, 78250
Designed for:
Pearson Dabney

AEROBIC SEPTIC SYSTEM
SPRAY IRRIGATION

Residential Site @
1016 Sp... Dr
Boerne 78006

This Design includes attached drawing:
Dated 01-20-20...
Use Clean Water @ 800 GPD

Design Specifications:

VOID

This site will consist of a 3 Bedroom 1800 sq. ft. home with maximum daily load capacity of 240 Gal/day with water saving devices. The total load capacity on the system will be 240 GPD.

Pump tank/chlorine contact chamber capacity: Min: 500 Gal

Design application rate: Ra	0.064 gal/sq.ft./day
Soil Profile determined:	Clayloam Type III
	Bedrock @ 10'
Dosing cycle quantity:	100-110 Gallons
Number of dosing cycles per day:	3
Type of float switch:	Mercury Float Switch
Design pressure head:	25 to 45 PSI @ sprinkler head
Total length of supply pipe:	499 Ft.
Dosing Pump Capacity:	Myers Mod. Rustler or equivalent
	12 GPM @ 25-45 PSI @ head of tank
Chlorinate:	Installed @ inlet of pump tank

HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228



Max slope of the field:	< 15 (%)
Means of preventing siphoning:	Gravity
Type of forced main required:	1" schedule 40 with two (2) sprinkler heads
Diameter of supply pipe:	1"
Pressure of adjusting valves to be installed:	Ball valve
Offsets:	Property lines, wells, easements, waterlines, structures, swimming pools, ponds, etc. Shall be strictly adhered to as required by the latest Texas Natural Resources

Conservation Commission (TNRCC) construction standards.

Pump controls must have National Electrical Manufacturing Association (NEMA) Approval. A PVC union shall be placed above the pump to allow the easy pump removal.

VOID

A three (3) inch diameter (800 ft.) home with water service device allowed 240 GPD effluent flow.

Assume an absorption rate of 0.064 GPD per Sq. Ft. per day.

$240/0.064 = 3,750$ Sq. Ft. Minimum

If two (2) sprinkler heads were installed that were capable of 2 GPM each, having a 360 degree radius of 28', the area is then calculated to be:

$$3.14r^2 = 3.14(28)^2 = 4,923 \text{ Sq. Ft.}$$

Total 4,923 Sq. Ft. Design

HIGHER RATINGS LLC
 9131 ALPINE TRAILS SAN ANTONIO TX 78250
 TEL. (210) 389-8228



M. Howiatdost Jr.

Pipes and Fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with approved PVC cement. The forced main shall be 1 inch in diameter. A Myers Rustler or equivalent high head submersible pump capable of providing at least 6 GPM and providing a 25+ psi head shall be utilized for pumping effluent.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Very little preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

VOID

Inspections

Inspections are to be conducted by the county in which the OSSF is located










HIGHER RATINGS LLC
9131 ALPINE TRAILS SAN ANTONIO TX 78250
TEL. (210) 389-8228

A handwritten signature in black ink, appearing to read "M. Howiatdost Jr.", written over the bottom right portion of the company address.

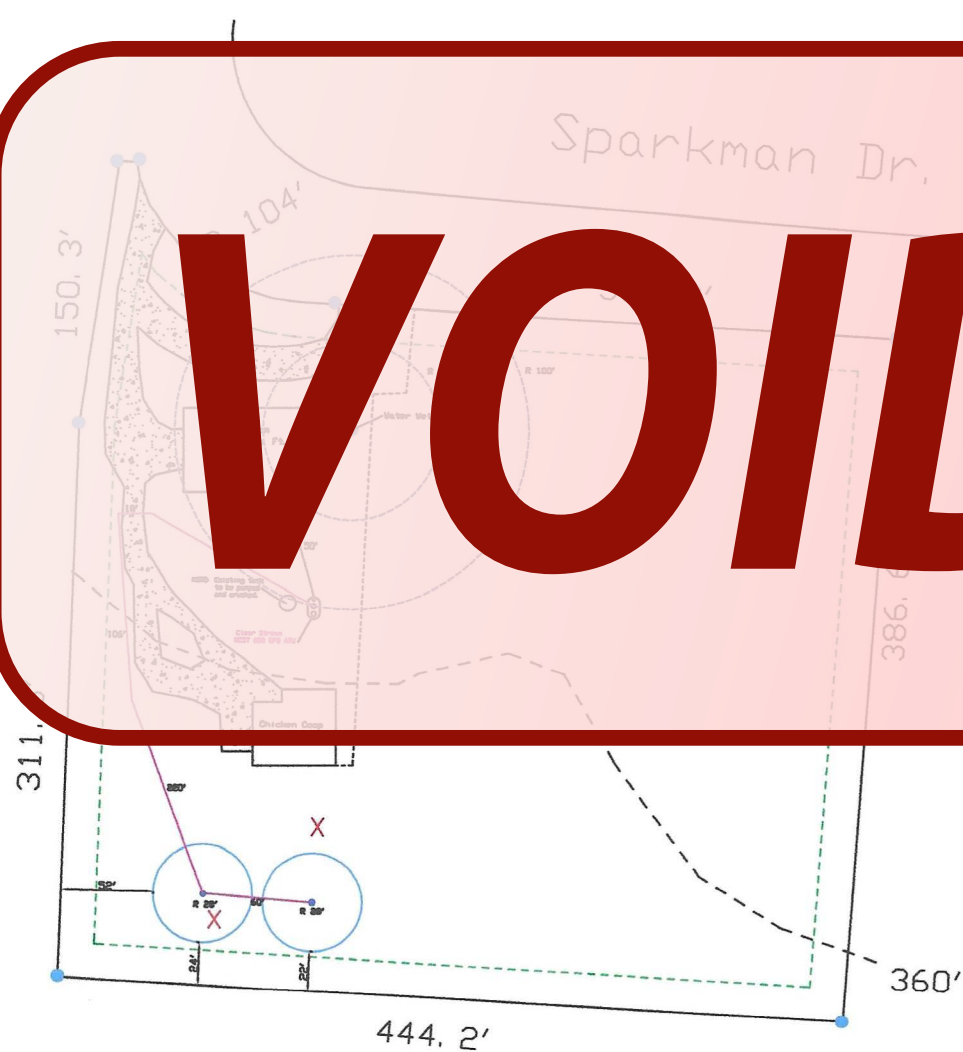
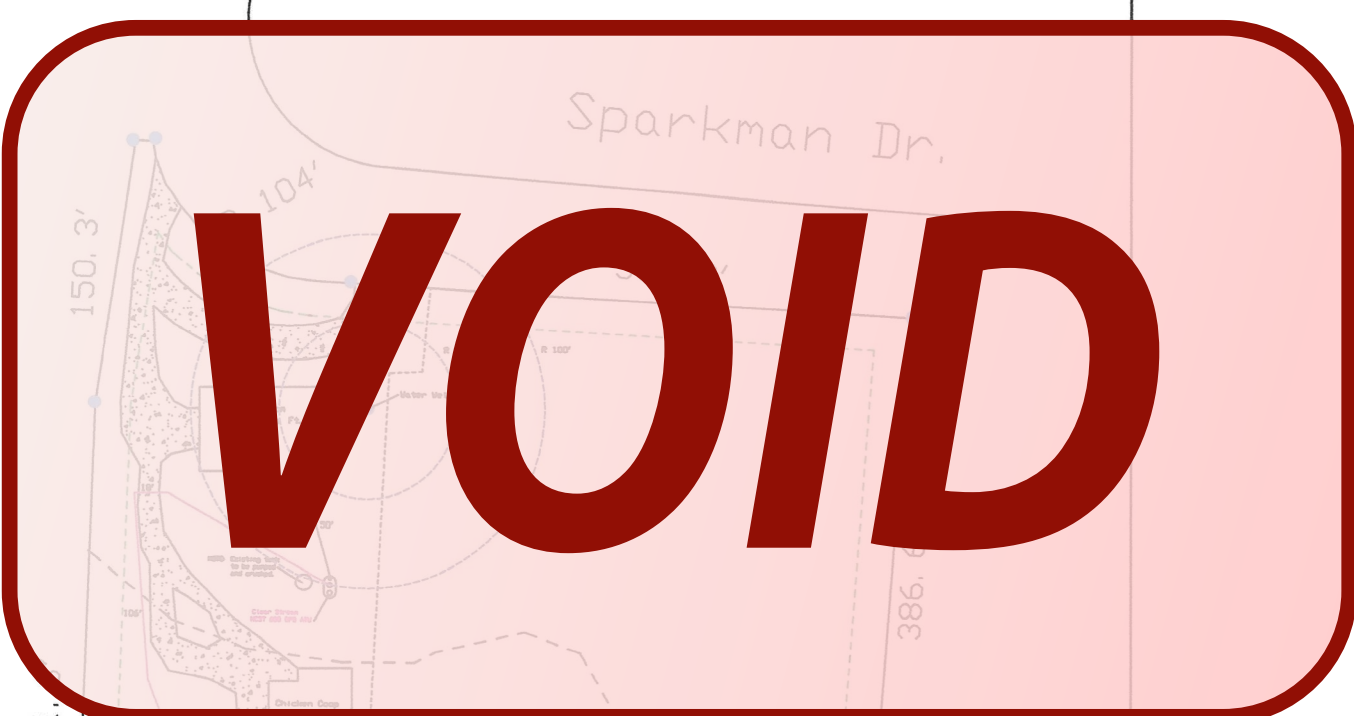
MAP LEGEND

See Next Page for
blown up view of design.

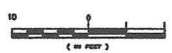
	20' ossf set back
	2 way Clean Out
	property corners
	spray head
	Test holes
	Water well
	Fence

Clearstream NC3 600 GPD ATU

Spray Area = 4,923 Sq Ft



M. Howatdost Jr.



1" = 108'

DATE: 4-17-2006
JOB NO. 0404170P
DRAWN BY: MAJD
TITLE: OSSF Design
SHEET:

OSSF Design for 500760-SILVER HILLS1 Lot 153,154,155
aka 1016 Sparkman Dr. Boerne TX 78006
Pearson Dabney



Higher Ratings LLC








9131 Alpine Trail
SAN ANTONIO, TEXAS 78250
TEL. 210-389-8228

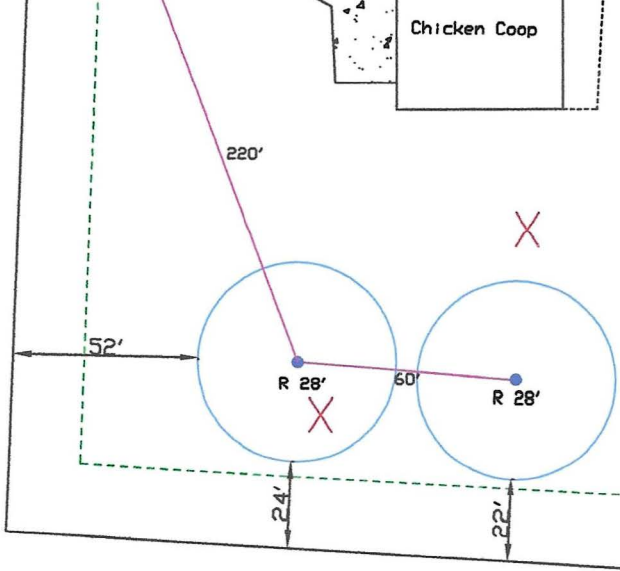
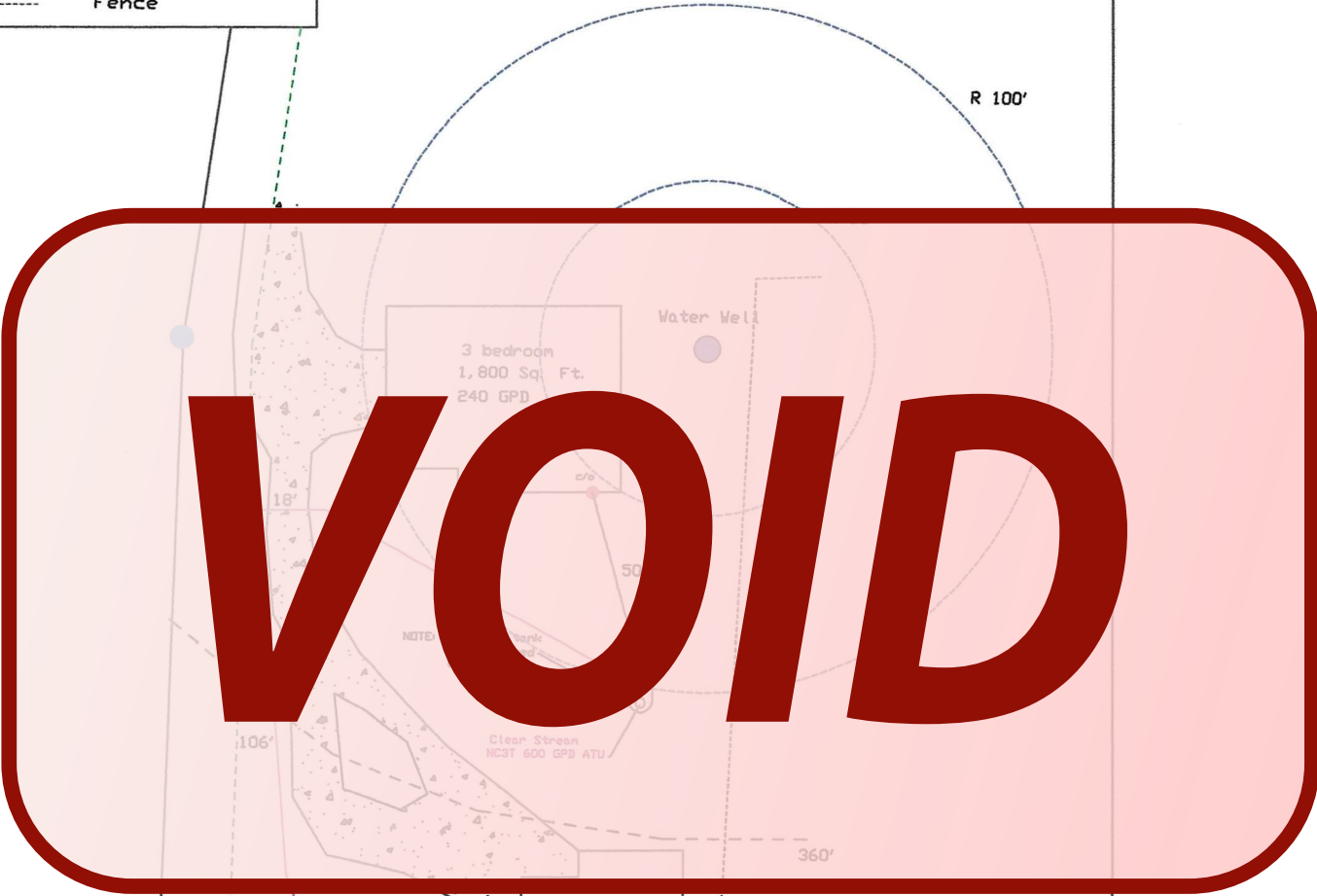
MAP LEGEND

Blown up view of design.

Clearstream NC3 600 GPD ATU

Spray Area = 4,923 Sq Ft

-  20' ossf set back
-  2 way Clean Out
-  property corners
-  spray head
-  Test holes
-  Water well
-  Fence



[Handwritten signature]

N



1" = 53'

DATE: 4-17-2006
 JOB NO. 240417SP
 DRAWN BY: MAJD
 TITLE: OSSF Design
 SHEET: 1/1

OSSF Design for 500760-SILVER HILLS¹ Lot 153,154,155
 aka 1016 Sparkman Dr. Boerne TX 78006
 Pearson Dabney



Higher Ratings LLC

9131 Alpine Trail
 SAN ANTONIO, TEXAS 78250
 TEL. 210-360-6226



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Dated Effective as of: **June 28, 2023**

Grantor: **Patricia R. Dabney**

Grantor's Mailing Address: 130 Schoolhouse Rd
Driftwood, TX 78619

Grantee: **Pearson Dabney and Margaret E. Dabney**

Grantee's Mailing Address: **1016 Sparkman Drive**
Boerne, Texas 78006

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

Lots 153, 154, and 155, in SILVER HILLS SUBDIVISION, UNIT 1, in the County of Comal and State of Texas, according to map or plat thereof recorded in Volume 2, Page 34, of the map and plat records of Comal County, Texas.

Reservations from Conveyance: **None**

Exceptions to Conveyance and Warranty:

All ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations effecting the Property that are shown in the Real Property Records of **Comal** County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

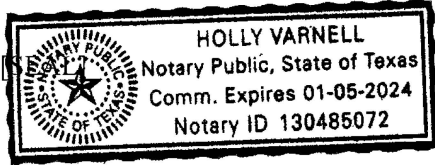
When the context requires, singular nouns and pronouns include the plural.

[Signature page follows]

Patricia Dabney

STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 10TH day of July, 2023 by Patricia R. Dabney.



Holly Varnell
Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:
Pearson Dabney and Margaret E. Dabney
1016 Sparkman Drive
Boerne, Texas 78006

↓ PINNACLE BANK
502 S. KOENIGHEIM
SAN ANGELO, TX 76903

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/07/2023 11:22:11 AM
TAMMY 2 Page(s)
202306025048



Bobbie Koepf

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WARRANTY DEED

Dated Effective as of: **June 28, 2023**

Grantor: **Patricia R. Dabney**

Grantor's Mailing Address:

130 Schoolhouse Rd
Driftwood, TX 78019

Grantee: **Pearson Dabney and Margaret E. Dabney**

Grantee's Mailing Address: **1016 Sparkman Drive
Boerne, Texas 78006**

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

Lots 153, 154, and 155, in SILVER HILLS SUBDIVISION, UNIT 1, in the County of Comal and State of Texas, according to map or plat thereof recorded in Volume 2, Page 34, of the map and plat records of Comal County, Texas.

Reservations from Conveyance: **None**

Exceptions to Conveyance and Warranty:

All ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations effecting the Property that are shown in the Real Property Records of **Comal** County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

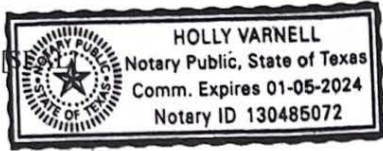
When the context requires, singular nouns and pronouns include the plural.

[Signature page follows]

Patricia Dabney

STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 10TH day of July, 2023 by Patricia R. Dabney.



Holly Varnell
Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:
Pearson Dabney and Margaret E. Dabney
1016 Sparkman Drive
Boerne, Texas 78006