



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: 118284
Issued This Date: 02/10/2025
This permit is hereby given to: COURTNEY & MURRAY HOLDEN

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

30127 SHERRI LEA
BULVERDE, TX 78163

Subdivision: DAWN VIEW ACRES
Unit: 1
Lot: 7R
Block: 0
Acreage: 22.7300

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

--	--

Date Received

Initials

118284

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

01/14/2025

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)



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 December 20, 2024

Permit Number 118284

1. APPLICANT / AGENT INFORMATION

Owner Name COURTNEY & MURRAY HOLDEN
Mailing Address 30127 SHERRI LEA
City, State, Zip BULVERDE TEXAS 78163
Phone # 210-559-1383
Email murrayholden123@gmail.com

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

2. LOCATION

Subdivision Name DAWN VIEW ACRES Unit TRACT 1 Lot 7R Block
Survey Name / Abstract Number Acreage
Address 30127 SHERRI LEA City BULVERDE State TX Zip 78163

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOUSE & EXISTING DETACHED LIVING

Number of Bedrooms 4+3

Indicate Sq Ft of Living Area 4267+1296

☐ 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: \$ 800,000 (Structure Only)

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

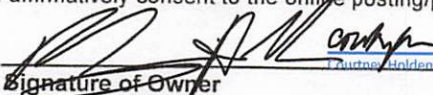
☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

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

1/6/25
Date



COMAL COUNTY
ENGINEER'S OFFICE

ON-SITE SEWAGE FACILITY APPLICATION

DAWN VIEW ACRES, TRACT 1, LOT 7R

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

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

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

Tank Size(s) (Gallons) EXISTING CLEARSTREAM 1000 NCD & 1000 PUMP (#106374) Absorption/Application Area (Sq Ft) 8482

Gallons Per Day (As Per TCEQ Table 111) 480

(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.)

Is there at least one acre per single family dwelling as per 285.40(c)(1)? ☒ Yes ☐ No

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

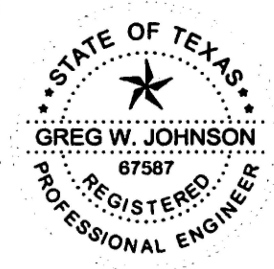
(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

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 UP has been approved by the appropriate reg

Is this property within an incorporated city? ☐ Yes ☒ 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]
Signature of Designer

December 23, 2024
Date

AFFIDAVIT



201706038712 08/18/2017 11:55:03 AM 1/1

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.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) 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.

II

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):

UNIT/PHASE/SECTION BLOCK 7R LOT DAWN VIEW ACRES SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by (insert owner's full name): COURTNEY & MURRAY HOLDEN

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 25 DAY OF July, 20 17

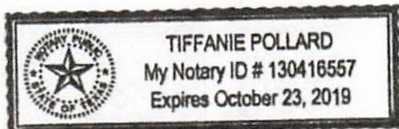
Owner(s) signature(s)

Owner (s) Printed name (s)

Murray Holden
JULY, 20 17

Notary Public Signature

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF



(Notary Seal Here)

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/18/2017 11:55:03 AM
TERRI 1 Page(s)
201706038712



RECEIVED

AUG 18 2017

COUNTY ENGINEER

**THE COUNTY OF COMAL
STATE OF TEXAS**

CERTIFICATION OF SINGLE FAMILY DWELLING

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of **COMAL COUNTY, TEXAS.**

I

COURTNEY & MURRAY

Before me this day appeared HOLDEN, being the owners of the referenced property at 30127 SHERRI LEA. They further state that the Residence and any additional living space on this property will be occupied only by a single family.

An OSSF requiring a Certification of Single Family Dwelling, will be installed on the property described as:

 UNIT BLOCK 7R LOT DAWN VIEW ACRES, TRACT 1 SUBDIVISION

IF NOT IN SUBDIVISION: ACREAGE SURVEY

The property is owned by COURTNEY HOLDEN & MURRAY HOLDEN

WITNESS MY HAND ON THIS 6 OF DAY OF January, 2025.

Courtney Holden (Jan 7, 2025 15:18 CST)

OWNER (SIGNATURE)

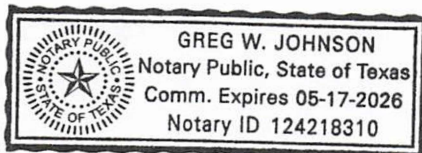
OWNER (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6 DAY OF January, 2025 BY

COURTNEY HOLDEN
OWNER NAME (PRINTED)

MURRAY HOLDEN
OWNER NAME (PRINTED)

[Signature]
Notary Public Signature



(Notary Seal)

Centex Hydro-Flo, Inc. & "Bulverde
Electro Septic Tech"

Aerobic Testing & Reporting Contract

P.O. Box 372

Bulverde, TX 78163 830-438-7329

Carl A Scheel Maint provider # MP0000014

Justin Scheel Maint provider # MP0002046

Date Generated

10/16/2024

Contract #

22051

Contract To:

Courtney & Murray Holden
1299 E. Common Avenue
New Braunfels, TX 78130

30127 SHERRI LEA
BULVERDE, TX 78163

Septic System Location

Murray & Courtney Holden
30127 Sherri Lea
Bulverde, TX 78163
Dawn View Acres Sbdv:
Lot 7R

Permit #	Authorized Agent	Due Date	Contract Date	Aerobic Manufacturer
106374	Comal County	September 02, 2025	10/16/24 - 10/16/25	Clearstream
ITEM	DESCRIPTION			AMOUNT
Reporting 1 ...	We agree to provide Testing & Reporting service on the existing Aerobic system for its proper working condition by making regularly scheduled inspections one (1) each four (4) months including inspection of the mechanical, electrical, and other operation and an effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination for odors. Notice: The Owner shall provide unhindered access to the property (padlock key or combination is acceptable) in order to perform the duties of this contract. If there are any pets that could potentially present a safety issue, it is the homeowners responsibility to notify us & make the necessary arrangements for safe entry. Any extra trips to preform the duties of this contract caused by a lack of or miscommunication will be done and the home owner shall be responsible for the cost of an extra service call. In the event repairs are deemed necessary for the proper operation of the Aerobic system and/or its components, attempts of notification for the need of repairs will be made prior to work being performed. Extra service trips will be billed accordingly. By your signature or funding this contract, you agree & approve the necessary repairs. I understand that the services herein are provided only for compensation. By accepting services I am representing that I have sufficient funds available to pay for the services here in and I agree to provide full payment upon the completion of these services. Any attempt to seek out or use another maintenance provider for repairs will be considered a breach of this contract. The owner/tenant is responsible for maintaining chlorine in the system for the purpose of disinfection. Problems are to be reported to the office phone number above. Response time will be within 48 hours. A report of function & repairs will be completed & sent to the "TCEQ Authorized Agent" after each inspection. Notice: Alterations to this septic permit include but are 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 or sprinkler system - Adding a structure or pool near to the system components. Any alteration may require a new permit. It is the responsibility of the owner to apply for a new permit if applicable. Inspectors & Inspections are under the authority and responsibility of Carl A. Scheel "TCEQ" License # MP0000014 or Justin Scheel License # MP0002046 This agreement will remain in effect One Year as noted in the contract dates above or less if the property owner or service company gives written thirty (30) days notice of their desire to terminate said agreement. By funding this contract you agree to its terms. No refunds!			265.00
45 Day Disc	Discount offered for signed contracts & payments received with a postmark on or before the "DUE DATE" of this invoice. If mailed after the due date which is 45 days before the contract date, please remit full amount! Make checks payable to "BEST".			-25.00
DAVID  Total				\$240.00

Sign here ----->

Payments/Credits

\$0.00

Balance Due

\$240.00

PAID
10-18-24
012

**ON-SITE SEWERAGE FACILITY
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: December 20, 2024

Site Location: DAWN VIEW ACRES, TRACT 1, LOT 7R

Proposed Excavation Depth: N/A

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.

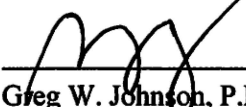
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	III	CLAY LOAM	N/A	NONE OBSERVED	LIMESTONE @ 10"	BROWN
1						
2						
3						
4						
5						

SOIL BORING NUMBER <u> </u> SURFACE EVALUATION						
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

12/20/24

Date

FIRM #2585

Olvera,Brandon

From: Greg Johnson <gregjohnsonpe@yahoo.com>
Sent: Sunday, February 9, 2025 6:04 AM
To: Olvera,Brandon
Cc: murrayholden123@gmail.com; Carl Scheel
Subject: Re: 118284.pdf
Attachments: 118284.pdf

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Brandon:

The permit is for a remodel and the maintenance submitted is the existing contract in effect for October 16, 2024-October 16, 2025.

The sleeved effluent line under the driveway to the spray heads should be inspected by inspector.

Thanks,

Greg

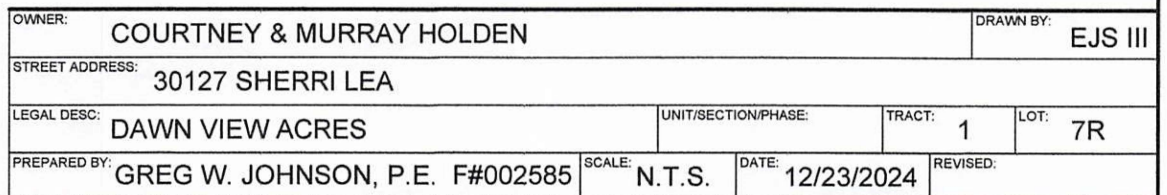
Send for Greg W. Johnson, P.E.,R.S.)

170 Hollow Oak

New Braunfels, TX 78132

Office/Fax (830) 905-2778

Email: gregjohnsonpe@yahoo.com

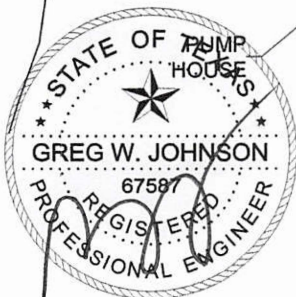
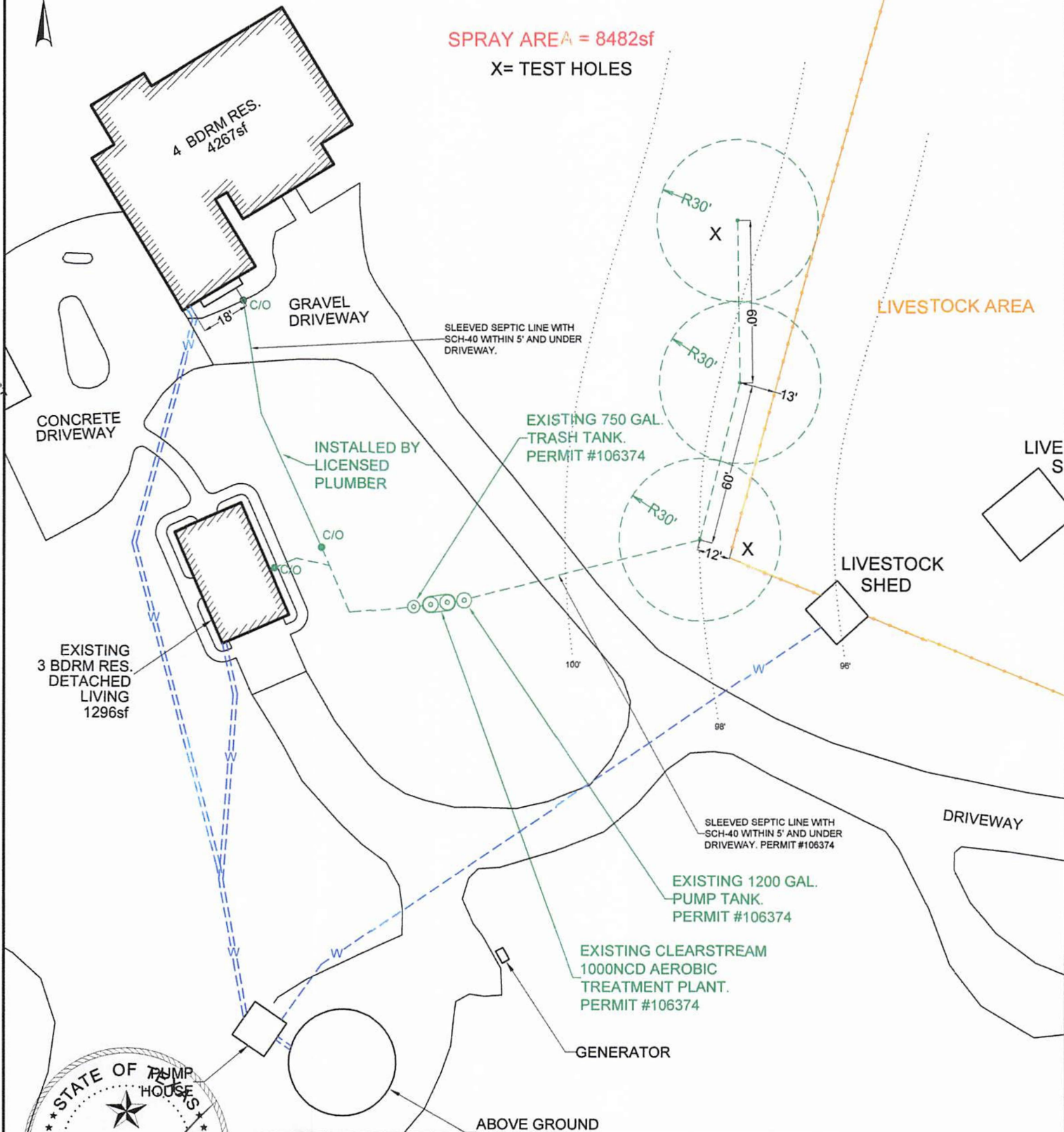




LOT 7R

SPRAY AREA = 8482sf

X= TEST HOLES

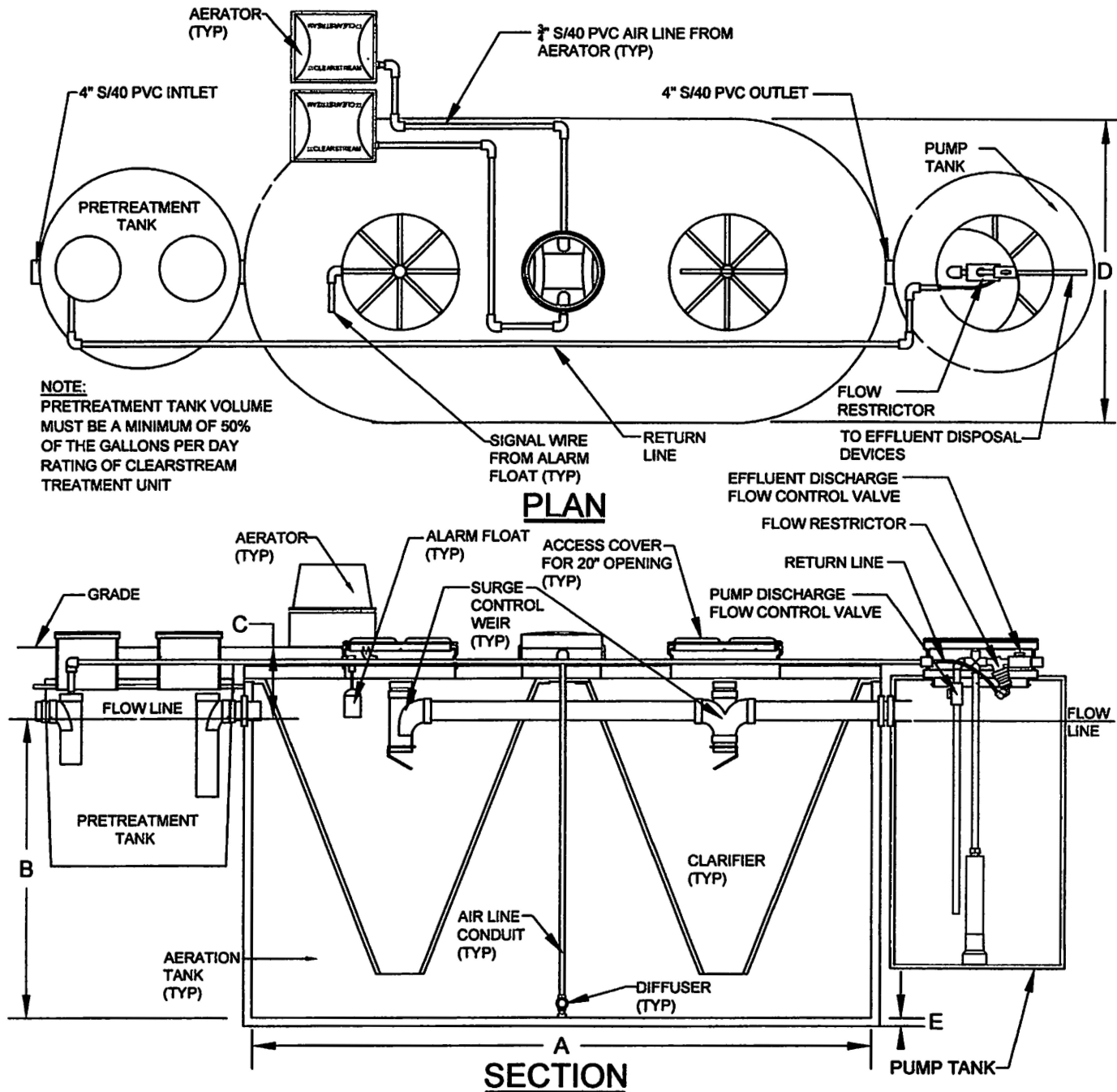


OWNER: COURTNEY & MURRAY HOLDEN		DRAWN BY: EJS III	
STREET ADDRESS: 30127 SHERRI LEA			
LEGAL DESC: DAWN VIEW ACRES	UNIT/SECTION/PHASE:	TRACT: 1	LOT: 7R
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 12/23/2024	REVISED:

DESIGN DRAWINGS

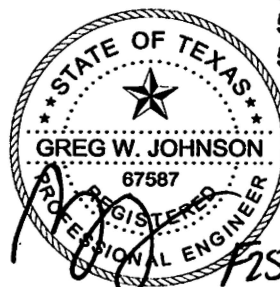
NOTE:
AERATORS MAY BE INSTALLED NO
MORE THAN 100' FROM AERATION
TANKS

NOTE:
PUMP TANK VOLUME MUST BE
A MINIMUM OF 100 GALLONS



MODEL	A	B	C	D	E
1000DDC	10'-6 1/2"	4'-7"	1'-6"	6'-2"	3"
1200DDC	12'-4"	4'-7"	1'-6"	6'-2"	3"
1500DDC	12'-4"	5'-5"	1'-6"	6'-10"	3"

U. S. Patent Numbers:
5,221,470
5,770,081
5,785,854



F2585
12/23/20

TANK NOTES:

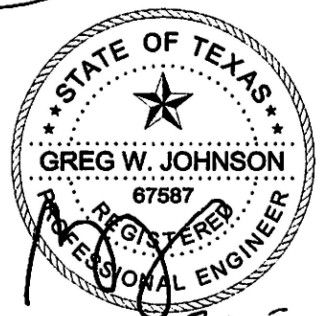
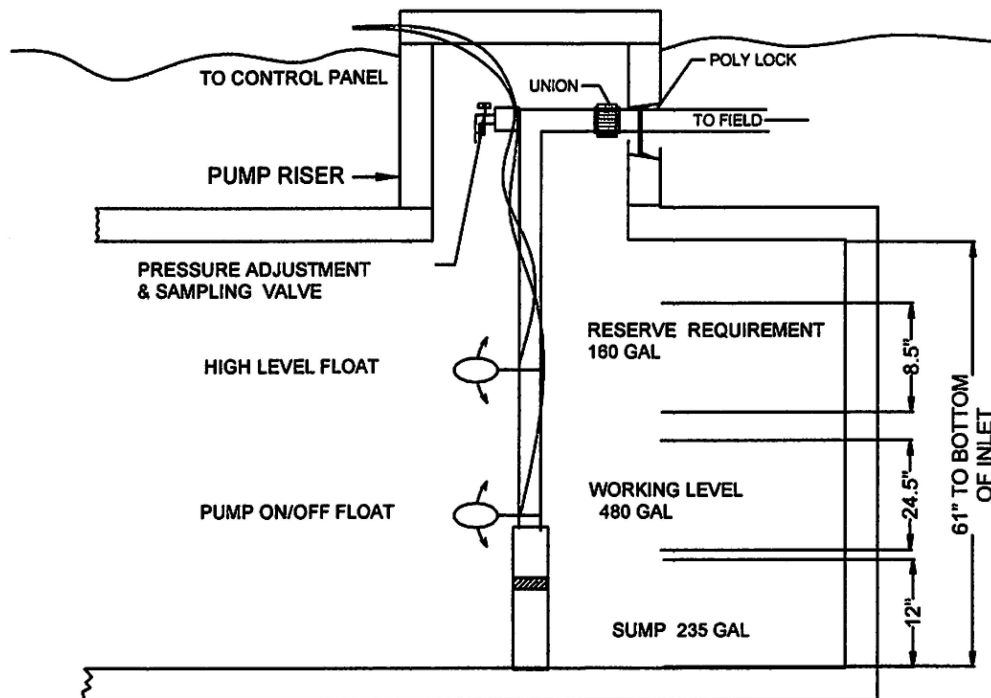
Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

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

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



**TYPICAL PUMP TANK CONFIGURATION
CLEARSTREAM 1200 GAL PUMP TANK**

OPERATION

1. The pump must be submerged at all times during normal operation. Do not run pump dry.
2. Make sure that the float switches are set so that the pump stops before the pump runs dry or breaks suction. If necessary, adjust float switches to achieve this.
3. The motor bearings are lubricated internally. No maintenance is required or possible on the pump.

Table 1: Recommended Fusing Data
60 Hz/1 Phase 2-Wire Cable

Model	HP	Voltz/Hz/ Phase	Max Load Amps	Locked Rotor Amps	Fuse Size Standard/ Dual Element
P10D	1/2	115/60/1	11.0	30.0	15
P20D	1/2	115/60/1	9.5	30.0	15
P30D	1/2	115/60/1	9.5	30.0	15



Figure 1: Insert a piece of 3" PVC pipe in the bottom of the motor to raise the pump in the tank.

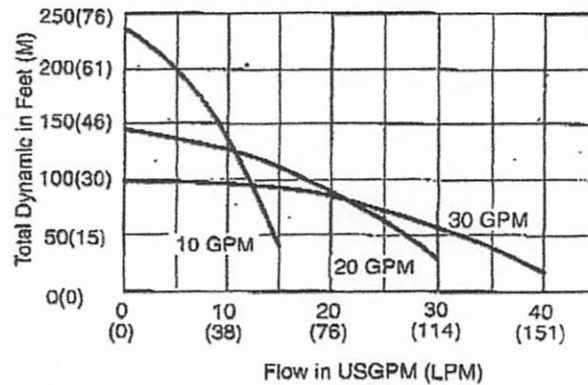


Figure 2: Performance in Feet of Head at Gallons Per Minute (GPM).

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN
K-2 Plus

*

RECEIVED
JAN 08 2016
CITY OF BULVERDE



201606012117 03/24/2016 08:38:57 AM 1/5

CITY OF BULVERDE

AMENDMENT TO PLAT

OWNER: Courtney and Murray Holden

OWNER'S ADDRESS (Including County): 30217 Sherri Lea

Bulverde, TX 78163 County of Comal

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT AND UNIT NUMBER, if any:

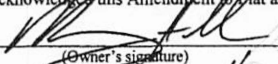
Dawn View Acres Subdivision

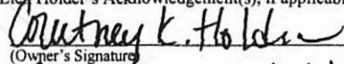
COMAL COUNTY MAP AND PLAT RECORDS VOLUME 5, PAGE 363

LOT(S) OR TRACT(S) INVOLVED: 7&8 and all of 0.492 acre tract out of Gustav Vogel survey No.470 Abstract No. 496

RESULTING LOT NUMBER(S): 7R

The signatures affixed below will certify that the owner of the described property does hereby amend the plat of the property so as to thereby replat one or more lots fronting on an existing street. The property owner acknowledges that this Amendment to Plat will not dissolve or alter any existing easements or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner or beneficiary of easements or other property interest affected by this process shall be the responsibility of the property owner. The owner also certifies that any and all lien holders have acknowledged this Amendment to Plat as per the attached Lien Holder's Acknowledgement(s), if applicable.


(Owner's signature)
MURRAY HOLDEN
(Printed Name)


(Owner's signature)
Courtney K. Holden
(Printed Name)

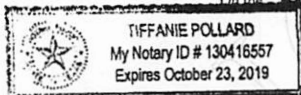
STATE OF TEXAS §
CITY OF BULVERDE

SWORN TO AND SUBSCRIBED before me by

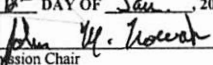
Murray Holden Courtney Holden

On the 6 day of JANUARY 2016

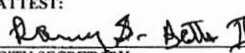

NOTARY PUBLIC



APPROVED BY Planning & Zoning Commission
THE 14 DAY OF Jan, 2016


Commission Chair

ATTEST:


CITY SECRETARY

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/24/2016 08:38:57 AM
CASHFOUR 5 Page(s)
201606012117



Bobbie Koepp

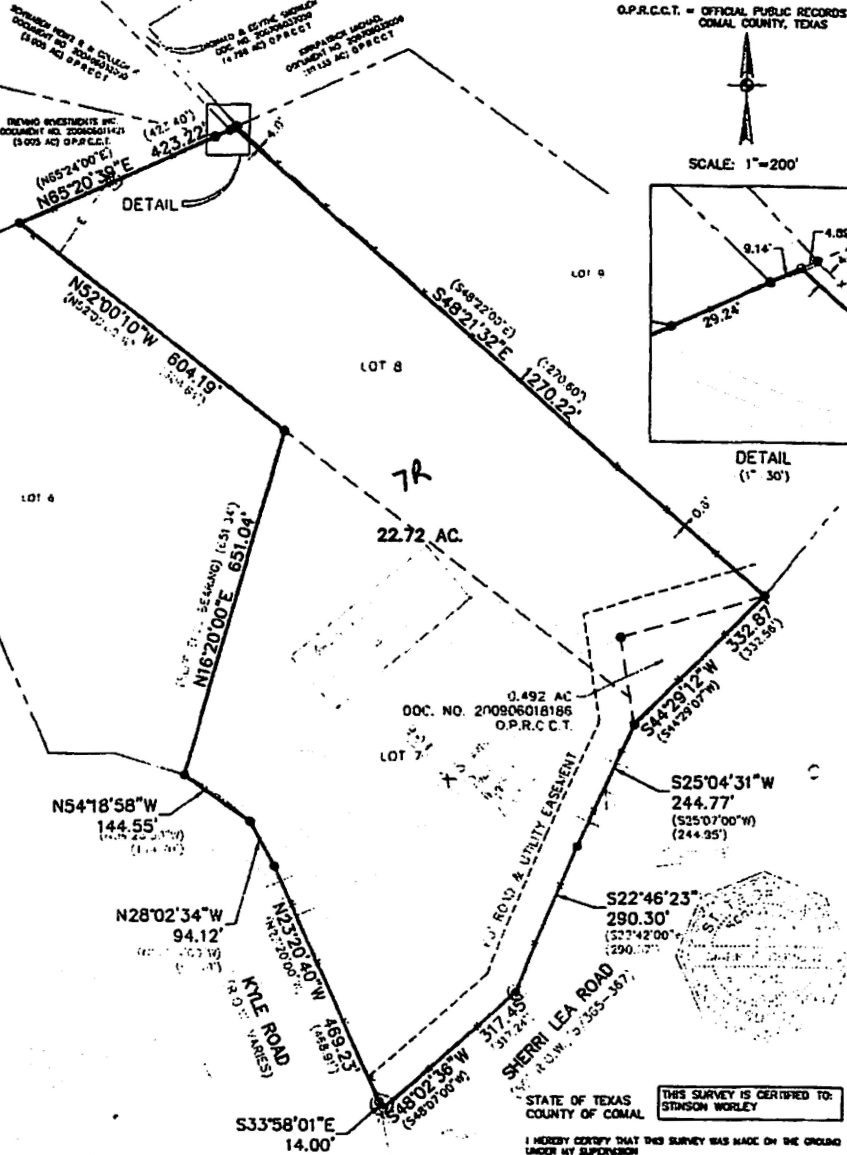
30360 Cougar Bend Bulverde Texas 78163
830.438.3612 / 830.980.8832 metro / 830.438.4339 fax
www.ci.bulverde.tx.us

BEING A 22.72 ACRE TRACT BEING ALL OF LOTS 7 & 8, DAWN VIEW
ACRES SUBDIVISION, RECORDED IN VOL 5, PG. 363, MAP AND PLAT
RECORDS, COMAL COUNTY, TEXAS.

REFERENCE RESTRICTIONS RECORDED IN VOLUME 5, PAGE, 363, MAP AND PLAT RECORDS, COMAL COUNTY,
TEXAS.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD,
SUCH AS EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT
THIS PROPERTY.

LEGEND:

- O = SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "HMT"
- = END 1/2" IRON PIN
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = PLAT CALLS
- ⊕ = POWER POLE
- = OVERHEAD ELECTRIC
- = FENCE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS



HMT
ENGINEERING & SURVEYING

410 N. SEGUN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNG.COM
PH: (830) 625-6335

STATE OF TEXAS
COUNTY OF COMAL
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND
UNDER MY SUPERVISION
THIS 11TH DAY OF SEPTEMBER 2013
STINSON WORLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342 13-748



COMAL COUNTY

ENGINEER'S OFFICE

RE: ***30127 Sherri Lea***
Dawn View Acres Tract 1
Lot 7R

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:

- ✓ Maintenance Contract needs to indicate the start date as
Date License to Operate is Issued
- ✓ Site Plan:
 - a. The existing distribution- I am not seeing the existing line sleeved or noted to be sleeved in the inspector notes.
- 3. Revise accordingly and resubmit.

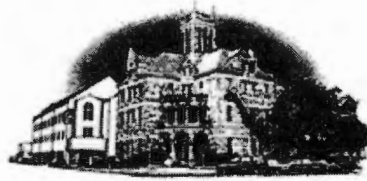
If you have any questions, you can email me or call the office.

Thank You,

| **Brandon Olvera** | **Designated Representative OS0034792** |

| Comal County | www.cceo.org | f: 830-608-2078 | e: olverb@co.comal.tx.us |

CCEO
COPY



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 11/17/2017

Permit Number: 106374

Location Description: 30127 SHERRI LEA
BULVERDE, TX 78163

Subdivision: Dawn View Acres
Unit:
Lot: 7R
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Courtney & Murray Holden

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 facility has not been remodeled and is functioning properly.

Licensing Authority
Comal County Environmental Health


ENVIRONMENTAL HEALTH INSPECTOR

OS0032485


ENVIRONMENTAL HEALTH COORDINATOR

OS0007722

OWNER: COURTNEY & MURRAY HOLDEN		DRAWN BY: EJS III	
STREET ADDRESS: 30127 SHERRI LEA			
LEGAL DESC: DAWN VIEW ACRES		UNIT/SECTION/PHASE:	BLOCK:
			LOT: 7R
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 7/21/2017	REVISED: 11/16/2017



REVISED

8:25 am, Nov 17, 2017

LOT 7R

**CCEO
COPY**

SPRAY AREA = 8482sf

X= TEST HOLES

NOTE:

ANY FUTURE CONSTRUCTION THAT
REQUIRES TYING INTO THE SEPTIC
WILL NEED A NEW PERMIT.

3 BDRM RES.
1296sf

C/O C/O

CLEARSTREAM
1000NCD AEROBIC
TREATMENT PLANT

1200 GAL.
PUMP TANK

750 GAL.
TRASH TANK

DRIVEWAY

PROPOSED
WELL

350'

235'



OWNER: COURTNEY & MURRAY HOLDEN		DRAWN BY: EJS III	
STREET ADDRESS: 30127 SHERRI LEA			
LEGAL DESC: DAWN VIEW ACRES	UNIT/SECTION/PHASE:	BLOCK:	LOT: 7R
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=50'	DATE: 7/21/2017	REVISED: 11/16/2017

ATC-NEW BRAUNFELS
4014008913



201306042799 10/09/2013 09:07:40 AM 1/3

3/TC 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 WITH VENDOR'S LIEN

Date: October 4, 2013

Grantor: CONNIE PETERSON WORLEY, as Trustee of the Worley Credit Trust and as Independent Executrix of the Estate of Stinson Ezell Worley, Deceased

Grantor's Mailing Address:
(including county)

Grantee: COURTNEY HOLDEN and husband, MURRAY HOLDEN

Grantee's Mailing Address: 30217 Sherri Lea
(including county) Bulverde, Comal County, TX 78163

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of Two Hundred Twenty Seven Thousand Two Hundred and no/100 DOLLARS (\$227,200.00) executed by Grantee payable to the order of RANDOLPH-BROOKS FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of RANDOLPH-BROOKS FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to MORTON W. BAIRD II, Trustee.

Property (including any improvements):

Tract 1: Lots 7 and 8, DAWN VIEW ACRES SUBDIVISION, an Addition to the City of Bulverde, Comal County, Texas according to the map or plat thereof recorded in Volume 5, Pages 363 of the Map and Plat Records of Comal County, Texas. Tract 2: A tract of land containing 0.492 acres of land situated in the Gustav Vogel Survey No. 470, Abstract No. 646, Comal County, Texas and also being part of a 284.549 acre tract of land described in Volume 291, Page 174, Deed Records, Comal County, Texas; said 0.492 acres of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

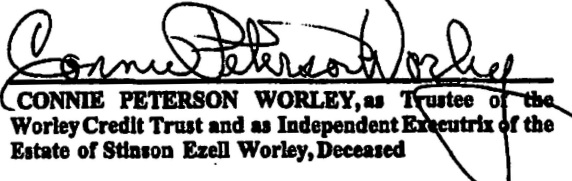
This conveyance is made subject to any easements, conditions, mandatory homeowners assessments, and/or restrictions of record affecting the title to the hereinbefore described property

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 conveyance and 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.

RANDOLPH-BROOKS FEDERAL CREDIT UNION, 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 above. The vendor's lien and superior title to the property are retained for the benefit of RANDOLPH-BROOKS FEDERAL CREDIT UNION and are transferred to that party.

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


CONNIE PETERSON WORLEY, as Trustee of the
Worley Credit Trust and as Independent Executrix of the
Estate of Stinson Ezell Worley, Deceased

THE STATE OF TEXAS
COUNTY OF Comal

(Acknowledgment)

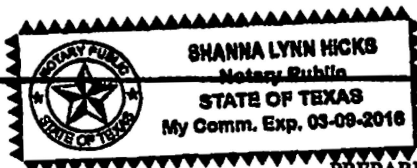
This instrument was acknowledged before me on the 4th day of October, 2013,

by CONNIE PETERSON WORLEY, as Trustee of the Worley Credit Trust and as Independent Executrix of the Estate of Stinson Ezell Worley, Deceased


Notary Public, State of Texas

Shanna L. Hicks
Notary's Name (printed)

3/9/16
Notary's commission expires



AFTER RECORDING RETURN TO:

COURTNEY HOLDEN
30217 Sherri Lea
Bulverde TX 78163

PREPARED IN THE LAW OFFICE OF:

MORTON W. BAIRD II
242 W. Sunset Suite 201
San Antonio, Texas 78209

After Recording
Alamo Title Company
494 South Seguin St., Ste 100
New Braunfels, TX 78130

EXHIBIT A

Being a 0.492 acre tract of land situated in the Gustav Vogel Survey No. 470, Abstract No. 646, Comal County, Texas, and also being part of a 284.549 acre tract of land described in Volume 291, Page 174, of the Deed Records of Comal County, Texas, as more particularly described as:

Beginning at a 1/2" iron pin found in the Northwest line of Sherri Lea as shown on plat of Misty Hills Unit One and recorded in Volume 5, page 385-387 of the Map and Plat Records of Comal County, Texas for the Easterly corner of Lot 8, the South corner of lot 9. Dawn View Acres Subdivision recorded in Volume 5, page 383, of the Map and Plat Records of Comal County, Texas for the Northeast corner and Point of Beginning of this herein described 0.492 acre tract of land:

Thence along the Northwest line of said Sherri Lea S 44°29'07"W, a distance of 332.56 feet to a 1/2" iron pin found for an angle point of said Sherri Lea said point also being an Easterly corner of Lot 7, of said Dawn View Acres Subdivision for the Southerly corner of this herein described 0.492 of an acre tract of land:

Thence departing the Northwest line of said Sherri Lea. N08°05'26" W. a distance of 162.40 feet to a 1/2" iron pin found for an interior corner of lot 8, of said Dawn View Acres Subdivision for the Northwesterly corner of this herein described tract:

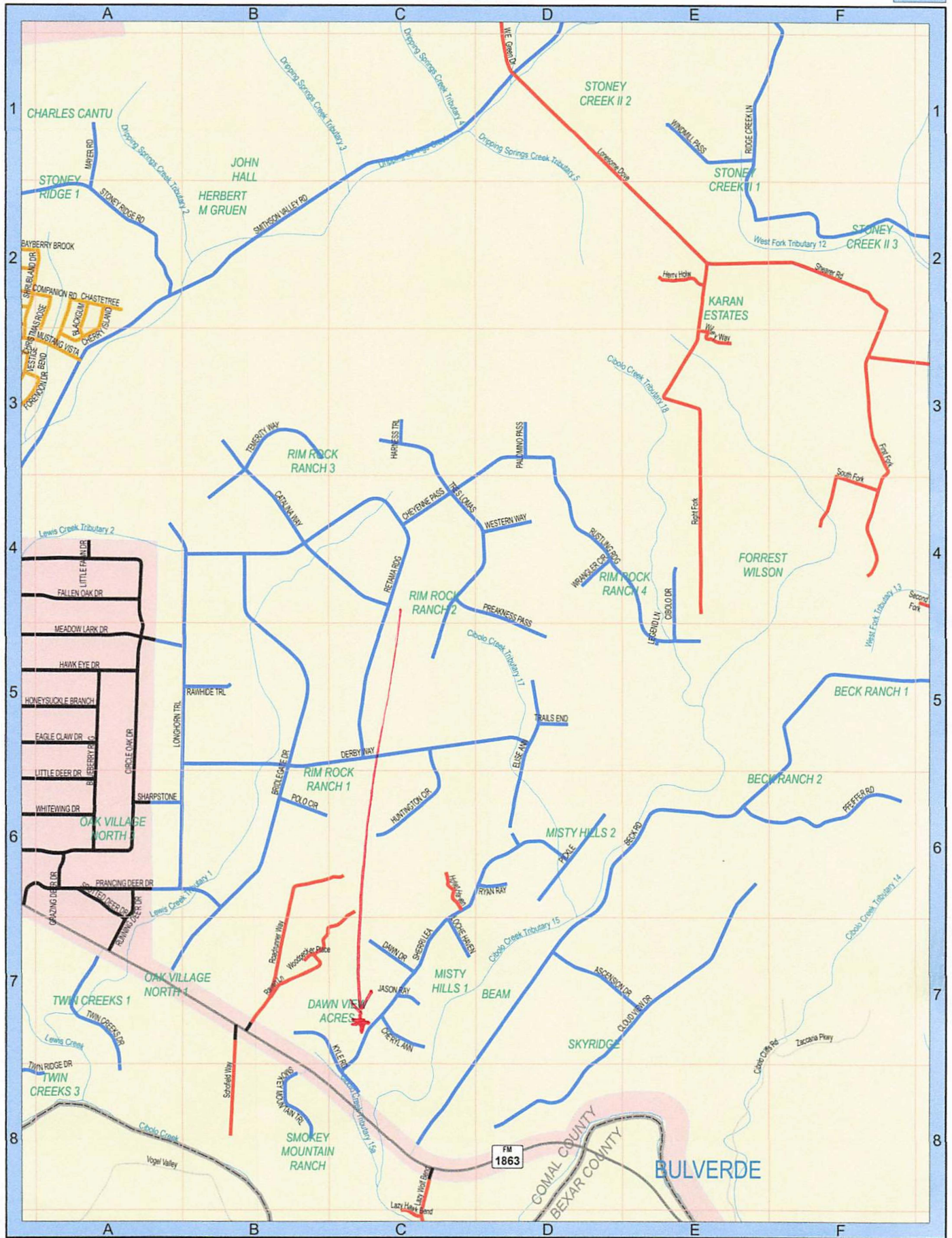
Thence continuing with the Southerly line of Lot 8. N73°21'36" E a distance of 267.07 feet to the Point of Beginning containing 0.492 acres of land.

Bearings are referenced to Dawn View Acres Subdivision Lot 8. N73°21'36"E.

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
10/09/2013 09:07:40 AM
LAURA 3 Page(s)
201306042799



Joy Streater



SEE PAGE 55

