

DATE 1/31/90LICENSE NO. 71025

Comal County

OFFICE OF ENVIRONMENTAL HEALTH

LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY

OWNER Barney & Louise CalvertPROPERTY LOCATION Bear Creek EstatesSTREET 100 Bear Creek Drive UNIT - BLOCK - LOT 1

THIS LICENSE IS AUTHORIZATION FOR THE OWNER TO OPERATE AND MAINTAIN A PRIVATE FACILITY AT THE LOCATION DESCRIBED IN ACCORDANCE TO THE RULES OF COMAL COUNTY, TEXAS, FOR PRIVATE SEWAGE FACILITIES (RULES).

THE LICENSE GRANTS PERMISSION TO OPERATE THE FACILITY. IT DOES NOT GUARANTEE SUCCESSFUL OPERATION OR SATISFACTORY SERVICE. 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 A NUISANCE, OR TO PROTECT THE PUBLIC HEALTH.

THIS LICENSE TO OPERATE ISSUED UNDER THE AUTHORITY OF THESE RULES IS FOR AN INDEFINITE PERIOD. IT SHALL BE TRANSFERRED TO A SUCCEEDING OWNER. THE LICENSE SHALL BE TRANSFERRED UPON THE REQUEST OF THE NEW OWNER, PROVIDED THE FACILITY HAS NOT BEEN SUBSTANTIALLY MODIFIED.

THE FACILITY IS LICENSED FOR:

X SINGLE FAMILY RESIDENCE WITH 2 BEDROOMS AND 14 x 80 SQUARE FEET.
 INSTITUTION () Less than 500 gallons per day
 INSTITUTION () Greater than 500 gallons per day
 OTHER ALTERNATIVE SYSTEMS

THE FACILITY CONSISTS OF:

1000 Gallon Tank Switching Valve Yes X No
Drainfield Size 255 Sq. Ft. X Trench Bed
Special Conditions:

M. M. Wallace
Inspector

M. M. Wallace
Sanitarian

DATE: 1-13-70

— ALTERNATIVE SYSTEMS PER ENGINEER OR SANITARIAN DESIGN

APPROVED MINIMUM SIZES:

SPECIAL CONDITIONS

Pink - FILE



* * COMAL COUNTY * * *



APPLICATION FOR A PERMIT TO CONSTRUCT A PRIVATE SEWAGE FACILITY AND LICENSE TO OPERATE

DATE: 1-15-90 * VALID FOR SIX MONTHS PERMIT NO.: 71025
PROPERTY OWNERS NAME Barney & Jamie Calvert PHONE NO. HOME 620-5950

2115 San Jacinto

PHONE NO. WORK

Paradise, Texas

ZIP CODE 77052

DESCRIPTION OF PROPERTY: SUBDIVISION: Bear Creek Estates

STREET NAME 100 Bear Creek Dr. UNIT --- LOT 1 BLK ---

IF NOT IN A SUBDIVISION, GIVE NAME OF FM ROAD ACREAGE

SURVEY NAME AND NUMBER: ABSTRACT NUMBER

DEED RECORD VOLUME PAGE DATE

LOCATION/DIRECTIONS/MAP TO PROPERTY IS ATTACHED yes PROOF OF OWNERSHIP ATTACHED yes

PROPERTY LOCATED OVER EDWARDS RECHARGE ZONE? IF SO, WERE (4) PERC HOLES DUG?

TYPE OF DEVELOPMENT:

SINGLE FAMILY RESIDENCE 2 DESIGNATED BDRMS 14 X 80 ⁽¹¹²⁰⁾ TOTAL SQ. FT. LIVING AREA

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON LIVING AREA 750 GALLONS (DUEL TANK)

SQ. FT. DRAINFIELDS 250 SQ. FT. TRENCHES

TYPE OF INSTITUTION IF COMMERCIAL, TYPE OF BUSINESS

NUMBER OF OCCUPANTS ESTIMATED GALLONS PER DAY

INSTITUTIONS (GENERATING MORE THAN 500 GALLONS PER DAY

SOURCE OF WATER: PUBLIC ☒ PRIVATE WELL

IS AN ORGANIZED DISPOSAL SYSTEM WITHIN 300 FEET OF THE PROPOSED SYSTEM? no

ALL SYSTEMS MUST BE DESIGNED BY A PERCOLATION ENGINEER OR REGISTERED SANITARIAN

PERCOLATION TEST RESULTS AND DESIGN ARE ATTACHED yes

APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT COMPLETED yes

INSTALLERS NAME: Keith Weidner

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. AUTHORIZATION IS HEREBY GIVEN TO THE LICENSING AUTHORITY AND AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF LOT EVALUATION AND INSPECTION OF PRIVATE SEWAGE FACILITIES.

[Signature] (SIGNATURE OF OWNER OR DESIGNATED AGENT)

IF SIGNED BY AGENT - GIVE ADDRESS AND PHONE NO.

INSPECTOR FOR COMAL COUNTY M. M. Wallace DATE OF FINAL INSPECTION 1-31-90

DATE RECORDED IN BLUE BOOK AND ON SUMMARY SHEET 2/6/90

DATE LICENSE TO OPERATE MAILED TO OWNER 2/6/90

(IF INSTALLATION IS DIFFERENT FROM DESIGN THE INSPECTOR HAS MADE CHANGES ON THE DESIGN IN RED)

SIZES AS OF FINAL INSPECTION:

1000 gall TANK

1 @ 85' long x 3' TRENCH

FIELD

ZONE C [Signature]

DATE: 10-30-89

NAME BARNEY CALVERT-OWNER

MAILING ADDRESS: _____

TELEPHONE NO: 620-5950

71025

STRUCTURE OCCUPANCY RESIDENCE

JOB SITE: 100 BEAR CREEK DR. BEAR CREEK ESTATES
Street Address Subdivision

UNIT NO. _____ BLK NO. _____ LOT NO. 1
4.96 AC.

<u>OVER EDWARDS RECNG. YES</u>	Test Hole #1	Test Hole #2	Test Hole #3	Test Hole #4	
SIZE DIA.	<u>7"</u>	<u>7"</u>	<u>7"</u>	<u>8"</u>	
DEPTH	<u>20"</u>	<u>23"</u>	<u>23"</u>	<u>22"</u>	
TIME SATURATED	<u>2:04</u>	<u>2:16</u>	<u>2:25</u>	<u>2:34</u>	<u>10-30-89</u>
24 Hr. Condition	<u>EMPTY</u>				<u>10-31-89</u>
Time filled to 12"	<u>12:06</u>	<u>12:07</u>	<u>12:08</u>	<u>12:09</u>	<u>10-31-89</u>
1st 30 Min. Absorp.	<u>6 3/4"</u>	<u>5 1/6"</u>	<u>6 1/2"</u>	<u>7 3/4"</u>	
2nd 30 Min. Absorp.	<u>6 1/8"</u>	<u>4 3/4"</u>	<u>5 7/8"</u>	<u>7 1/6"</u>	

Min/In 4.898 6.316 5.106 4.034
Avg. Min./in. = $\frac{20.354}{4} = 5.0885$ (USE 5) = 250 SQ. FT. = 84 LIN. FT. X 3' WIDE
Ra 1.000 _____

Bedrooms In House 2 (MOBILE HOME)

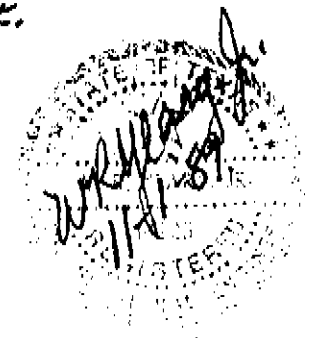
Q - Commercial _____

CALCULATIONS: WITH AVG. MIN/IN. = 5, TRENCH BOTTOM AREA REQUIRED = 250 SQ. FT.
MAKE TRENCHES ESSENTIALLY AS SHOWN ON SHEET 2 OF 2. DO NOT USE
EXCAVATED MATERIAL FOR BACKFILL OVER DRAINFIELD GRAVEL. USE SAND
& SANDY LOAM.

INSTALL 750 GAL. COMPARTMENTED SEPTIC TANK.

SKETCH OF LOCATION OF HOLES:

SEE SHEET 2 OF 2



SHEET 1 OF 2

89150

— — — — —

LOT 1
4.96 AC.

SCALE 1"=20'

200' To WATER Well

LOCATION OF TEST HOLES

A-1=61'	B-1=64'-6"
A-2=73'	B-2=75'
A-3=88'	B-3=91'-6"
A-4=99'-6"	B-4=100'-3"

SOIL CONDITIONS - ALL HOLES
6" TO 8" BLK SOIL INTO WHITE
TO TAN GRANULAR ROCK.

went to one trench to get proper fall from tank

GRAVEL DRIVEWAY

SLOPE DOWN
+ 3' IN 50'

~~1ST DRIVEWAY FROM S.H. 41~~

F.M. 2722

SHEET 2 OF 2

89150

USLIFE TITLE COMPANY of Comal County

71025

April 1, 1985

Barney Howard Calvert
Flora Louise Calvert
2115 San Jacinto
Pasadena, Texas 77502

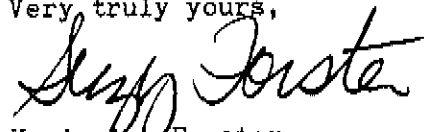
Re: BEAR CREEK ESTATES
Lt. 1, BearCrkEst.
Comal County
GF5083-19

In connection with the purchase of the above captioned property, we are enclosing the following:

Owner Title Policy OP245521
Original Recorded Warranty Deed

We have a special complete file covering your property. For prompt, efficient and courteous handling of future title service, please feel free to call us.

Very truly yours,



Maria Ann Forster
Escrow Officer

Owner Policy of Title Insurance

71025
OP 245521

USLIFE Title Insurance Company of Dallas, DALLAS, TEXAS, a Texas Corporation, HEREINAFTER CALLED THE COMPANY, for value does hereby guarantee to the Insured (as herein defined) that as of the date hereof, the Insured has good and indefeasible title to the estate or interest in the land described or referred to in this policy.

The Company shall not be liable in a greater amount than the actual monetary loss of the Insured, and in no event shall the Company be liable for more than the amount shown in Schedule A hereof, and shall, except as hereinafter stated, at its own cost defend the Insured in every action or proceeding on any claim against, or right to the estate or interest in the land, or any part thereof, adverse to the title to the estate or interest in the land as hereby guaranteed, but the Company shall not be required to defend against any claims based upon matters in any manner excepted under this policy by the exceptions in Schedule B hereof or excluded by Paragraph 2, "Exclusions from Coverage of this Policy," of the Conditions and Stipulations hereof. The party or parties entitled to such defense shall within a reasonable time after the commencement of such action or proceeding, and in ample time for defense therein, give the Company written notice of the pendency of the action or proceeding, and authority to defend. The Company shall not be liable until such adverse interest, claim, or right shall have been held valid by a court of last resort to which either litigant may apply, and if such adverse interest, claim, or right so established shall be for less than the whole of the estate or interest in the land, then the liability of the Company shall be only such part of the whole liability limited above as shall bear the same ratio to the whole liability that the adverse interest, claim, or right established may bear to the whole estate or interest in the land, such ratio to be based on respective values determinable as of the date of this policy. In the absence of notice as aforesaid, the Company is relieved from all liability with respect to any such interest, claim or right; provided, however, that failure to notify shall not prejudice the rights of the Insured if such Insured shall not be a party to such action or proceeding, nor be served with process therein, nor have any knowledge thereof, nor in any case, unless the Company shall be actually prejudiced by such failure.

Upon sale of the estate or interest in the land, this policy automatically thereupon shall become a warrantor's policy and the Insured shall for a period of twenty-five years from the date hereof remain fully protected according to the terms hereof, by reason of the payment of any loss he, they or it may sustain on account of any warranty of title contained in the transfer or conveyance executed by the Insured conveying the estate or interest in the land. The Company shall be liable under said warranty only by reason of defects, liens or encumbrances existing prior to or at the date hereof and not excluded either by the exceptions or by the Conditions and Stipulations hereof, such liability not to exceed the amount of this policy.

IN WITNESS HEREOF, the USLIFE Title Insurance Company of Dallas has caused this policy to be executed by its President under the seal of the Company, but this policy is to be valid only when it bears an authorized countersignature, as of the date set forth in Schedule A.



Robert W. Brown

President & Chief Executive Officer

Wm J. Remmey

Attest: Secretary

USLIFE TITLE COMPANY OF COMAL COUNTY

71025

1-1-76. Revised to include grantee's address (att. 0020, 1000, 1-1-76) FILED TO 11 3 40

258951

ROSIE ROSENBERG
COUNTY CLERK COMAL COUNTY

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
MARGARET WIGGS
\$5.00
WVB S 8 1982
VOL 0438 PAGE 217

That ROBERT M. THOMPSON, owning, occupying and claiming other property
as my homestead,

of the County of Nueces and State of Texas for and in
consideration of the sum of TEN AND NO/100-----

DOLLARS

and other valuable consideration to the undersigned paid by the grantee s herein named, the receipt of
which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

BARNEY HOWARD CALVERT and wife, FLORA LOUISE CALVERT,

of the County of Harris and State of Texas, all of

the following described real property in Comal County, Texas, to-wit:

Lot Number One (1), BEAR CREEK ESTATES, Comal County, Texas, according
to plat recorded in Volume 2, page 88, Map and Plat Records of Comal County,
Texas.

This conveyance is made and accepted subject to any and all conditions and
restrictions, if any, relating to the hereinabove described property, to the
extent, and only to the extent, that the same may still be in force and effect,
shown of record in the office of the County Clerk of Comal County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantee s, their heirs and assigns
forever; and I do hereby bind myself, my heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s, their
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 1st day of March, A.D. 1985.

x Robert M. Thompson
ROBERT M. THOMPSON

258951

Mailing address of each grantee:

Name: BARNEY HOWARD CALVERT
Address: 211 W. Harris
Pasadena, Texas 77506

Name: FLORA LOUISE CALVERT
Address: 211 W. Harris
Pasadena, Texas 77506

71025

(Acknowledgment)

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on the
by ROBERT M. THOMPSON.

11th day of March, 1985
Notary Public, State of Texas
Notary's name (printed): Shirley Thomas
Notary's commission expires: 6-27-87

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by

day of , 19

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by
of
a corporation, on behalf of said corporation.

day of , 19

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

\$5.00 TA 5083
AFTER RECORDING RETURN TO:
USLIFE TITLE COMPANY
494 S. Seguin Street, Suite 101
New Braunfels, Texas 78130

PREPARED IN THE LAW OFFICE OF:
C. N. CLAY TOWNSEND
711 N. Walnut, Suite E
New Braunfels, Texas 78130

COMPARED.

INDEXED

USLIFE TITLE COMPANY OF COMAL COUNTY
494 S. Seguin Suite 101
New Braunfels, Texas 78130

