

DATE 12/22/92LICENSE NO. 72368

Comal County

SANITARIAN'S OFFICE

LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY

OWNER BARNEY CALVERTPROPERTY LOCATION DEAR CREEK ESTATESSTREET DEAR CREEK DR. @ FM 2722 UNIT 1 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:

XX SINGLE FAMILY RESIDENCE WITH 3 BEDROOMS AND 2100 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 XX NoDrainfield Size 580 Sq. Ft. XX Trench BedSpecial Conditions:
Inspector
Sanitarian

PERMIT INFORMATION SHEET

DATE OF APPLICATION	DATE PERMIT TO CONSTRUCT ISSUED	PERMIT NUMBER	DATE OF PRELIM. [✓]	DATE OF FIRST INSPECTION	DATE OF SECOND INSPECTION	DATE OF THIRD INSPECTION
11-3-92	11-4-92	72368	11-3-92	12-21-92	12-21-92	12-22-92

LOCATION: _____

CONVENTIONAL OR ALTERNATIVE: _____

DESIGNED BY: Tex Heary

WAS ROCK FOUND? Yes Stamp hole only

METHOD USED TO REMOVE ROCK: Hammer

INSPECTORS CHECK LIST FOR COMAL COUNTY - TRENCH SYSTEM

FIRST INSPECTION:

- trenches are looped (on level terrain)
- trenches are not to exceed 75' without feeder line
- trench depth is 18" to 36"
- trench bottom is level within one inch
- trench width is 12" to 36"
- distance between parallel trenches is 3 times trench width of 5 feet
- trench walls are not smeared as to be racked
- no obvious signs of groundwater seepage
- set back from private and public water wells are observed by 150' radius
- a 4" pad of sand, sandy loam, or approved material under tank
- no problem exist with adjacent property owners water well or septic system
- surface improvements distance is observed at 15'
- 50' from slopes or breaks in terrain more than 30% is kept
- square footage is the required amount as designed by R.S., P.E. or installer
- installation is as designed or give reason for difference in writing

SECOND INSPECTION:

- trenches have graded gravel, broken brick, washed rock crushed stone or similar aggregate 3/4" to 2" in size
- bulkhead trench system should have a minimum of 16" drop from bottom of outlet to bottom of first trench
- tank is 5' from foundation
- dual tanks or dual compartment used
- gallon of tank meets number of bedrooms in structure
- structure is built and hooked up to septic system
- 12" of gravel is used throughout the system
- sandy loam is on site and excavated material is removed or used on landscaping
- at least 12" drop from bottom of outlet to bottom of trench
- a clean out plug must be provided within 3' of the building with 90° turn in alignment, both horizontal and vertical, then at every 50' of tightline
- effluent pump tanks will have a minimum capacity of 500 gallons
- sewer pipe from house to tank and from tank to field shall be SDR 35, or ASTM 3034 or 2000#Crush (as approved by the State Health Dept.)
- covering of several layers of newspaper, one layer of butcher, hay 1" to 2" thick or geotextile filter fabric for decomposable
- pipe from house to tank minimum inside diameter not less than 3"
- 10" port shall be provided to each flow line device
- distribution pipe shall consist of plastic perforated pipe 4" corrugated polyethylene, or equivalent materials with SDR rating
- tanks have proper construction - 3" thickness for tank lids
- slope of house plumbing to tank inlet no less than 1/4" per foot
- slope of pipe from tank to disposal area at least 1/8" per foot

THIRD INSPECTION:

- system is covered with sandy loam and mounded

INSPECTOR _____

*1 saw house plans
Mrs. Calvert brought
in to office - 3 bed.
new*

*** COMAL COUNTY ***

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

DATE 11/3/92 PERMIT NO.: 72368
 PROPERTY OWNER'S NAME BARNEY CALVERT PHONE NO. (HM) 620-5950
 ADDRESS 100 BEAR CREEK DR. PHONE NO. (WK) _____
NEW BRAUNFELS, TX. 78132

 _____ ZIP CODE _____

DESCRIPTION OF PROPERTY: SUBDIVISION BEAR CREEK ESTATES
 STREET NAME: BEAR CREEK DR. @ FM 2722 UNIT 1 LOT 1 BLK _____
 IF NOT IN A SUBDIVISION, GIVE NAME OF ROAD/HWY. _____ ACREAGE _____
 LOCATION/DIRECTIONS/MAP TO PROPERTY IS ATTACHED _____ PROOF OF OWNERSHIP ATTACHED YES
 PROPERTY LOCATED OVER EDWARDS RECHARGE ZONE? YES IF YES, WERE (4) PERC HOLES DUG? YES

TYPE OF DEVELOPMENT:
XX SINGLE FAMILY RESIDENCE 3 DESIGNATED BDRMS 2100 TOTAL SQ. FT. LIVING AREA
 _____ COMMERCIAL TYPE OF BUSINESS/INSTITUTION _____
 NUMBER OF OCCUPANTS _____ ESTIMATED GALLONS USED PER DAY _____
 BUSINESS/INSTITUTION GENERATING MORE THAN 500 GALLONS PER DAY _____
 SOURCE OF WATER: PUBLIC _____ PRIVATE XX
 IS AN ORGANIZED DISPOSAL SYSTEM WITHIN 300 FEET OF THE PROPOSED SYSTEM? NO

PERCOLATION TEST RESULTS AND DESIGN WERE COMPLETED BY: W.R. TEX YEARY
 SIZE OF SEPTIC SYSTEM REQUIRED BASED ON LIVING AREA: TANK SIZE 1000 GALLONS (DUEL TANK)
 SIZE OF DRAINFIELD (BEDS) _____ SQ. FT. TRENCHES 580 SQ. FT.

INSTALLER'S NAME: T & W SEPTIC SYSTEMS

 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/SOIL EVALUATION AND INSPECTION OF PRIVATE SEWERAGE FACILITIES.
 I ALSO UNDERSTAND THAT A PERMIT TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN
 ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

ALL FEES ARE NON-REFUNDABLE

P. [Signature]
 SIGNATURE OF OWNER OR DESIGNATED AGENT IF SIGNED BY AGENT GIVE ADDRESS AND PHONE

 INSPECTOR FOR COMAL COUNTY M. M. Hallace DATE OF FINAL INSPECTION 1-20-93
 DATE RECORDED IN BLUE BOOK AND ON SUMMARY SHEET 11/14/93
 DATE LICENSE TO OPERATE WAS MAILED TO OWNER _____
 (IF INSTALLATION IS DIFFERENT FROM DESIGN THE INSPECTOR HAS MADE A DESIGN OF ACTUAL INSTALLATION)
 SIZES AS OF FINAL INSPECTION:
1000 DUEL TANK _____ DRAINFIELD (BEDS)
580 # TOTAL SQ. FT. TRENCHES _____ CHECK IF DIVERTER VALVE REQUIRED

PERCOLATION TEST RESULTS

72368

Job No. 92070 Date: 10-28-92
 Dug & Wet DATE 10-25-92 Perc Test DATE 10-26-92
 By: J.R. & W.R.Y. By: W.R.Y.
 Owner's Name BARNEY CALVERT Installer _____
 Mail Address 100 BEAR CREEK DR. Address _____
NEW BRAUNFELS, TX. 78132
 Phone 620-5950 Phone _____
 Job Location BEAR CREEK DR @ FA. 2722 S/D BEAR CREEK ESTATES
 Unit No. 1 Blk. No. _____ Lot No. 1 or Acreage 4.993
 Over Edwards Aquifer Recharge Zone yes ☒ no _____
 Bedrooms in Residence 2 (DESIGN 4) and/or 2100 sq. ft. living area
 Approx. Land Slope in Drainfield Area 1.2 FT. IN 20 FT.
 Type Soils #1, 3 & 4 - BLACK SOIL MIXED WITH SOME MEDIUM ROCK TO 10" INTO TIGHT GRANULAR WHITE ROCK. #2 - BLACK SOIL MIXED WITH BREAKABLE LIGHT GRAY SOAPSTONE TYPE ROCK.

Test Hole

	#1	#2	#3	#4
Size or Dia.	<u>10"</u>	<u>10"</u>	<u>8"</u>	<u>9"</u>
Depth	<u>21"</u>	<u>19"</u>	<u>20"</u>	<u>18"</u>
Time Saturated	<u>3:23</u>	<u>5:44</u>	<u>6:07</u>	<u>6:25</u>
24 Hr. Condition	<u>EMPTY</u>	<u>EMPTY</u>	<u>EMPTY</u>	<u>EMPTY</u>
Filled to 12"	<u>3:02</u>	<u>3:05</u>	<u>3:07</u>	<u>3:09</u>
1st 30 min. Absorp.	<u>9 1/4"</u>	<u>8 5/8"</u>	<u>6 3/8"</u>	<u>9 1/2"</u>
2nd 30 min. Absorp.	<u>7 1/4"</u>	<u>6" "</u>	<u>5 1/8"</u>	<u>7 3/8"</u>
Min./In Absorp.	<u>4.138</u>	<u>5.000</u>	<u>5.854</u>	<u>3.934</u>
Avg. Min/In.	<u>12.926</u> <u>4</u> = <u>4.732</u> (USE 5) = <u>580</u> ^{sq. ft.} = <u>260</u> LIN. FT. X 3 FT. WIDE.			
	<u>780</u> sq. ft. Trench bottom area sq. ft. land area required.			
	<u>+250</u> 1000 Gal. compartmented septic tank required.			

~~non single-family residence. Trench bottom area~~

Calculations: MAKE TRENCHES ESSENTIALLY AS SHOWN ON SHEET 2 OF 3, FOLLOWING CONTOURS AS NEARLY AS POSSIBLE AND SAVING SUCH TREES AS OWNER MAY SPECIFY.

~~May use excavated material for backfill over drainfield gravel. If no rock layer than 2"~~

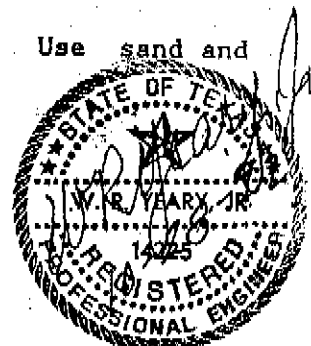
DO NOT use excavated material for backfill over drainfield gravel. Use sand and sandy loam.

Location of Test Holes:

SEE SHEET 3 OF 3

NOTES:

NO IMPERVIOUS STRATA WAS ENCOUNTERED.
NO UNDERGROUND WATER WAS EVIDENT.



SHEET 1 OF 3

DATE PAID

Job No. 92070

72368

BEAR CREEK DRIVE 60' R.O.W.

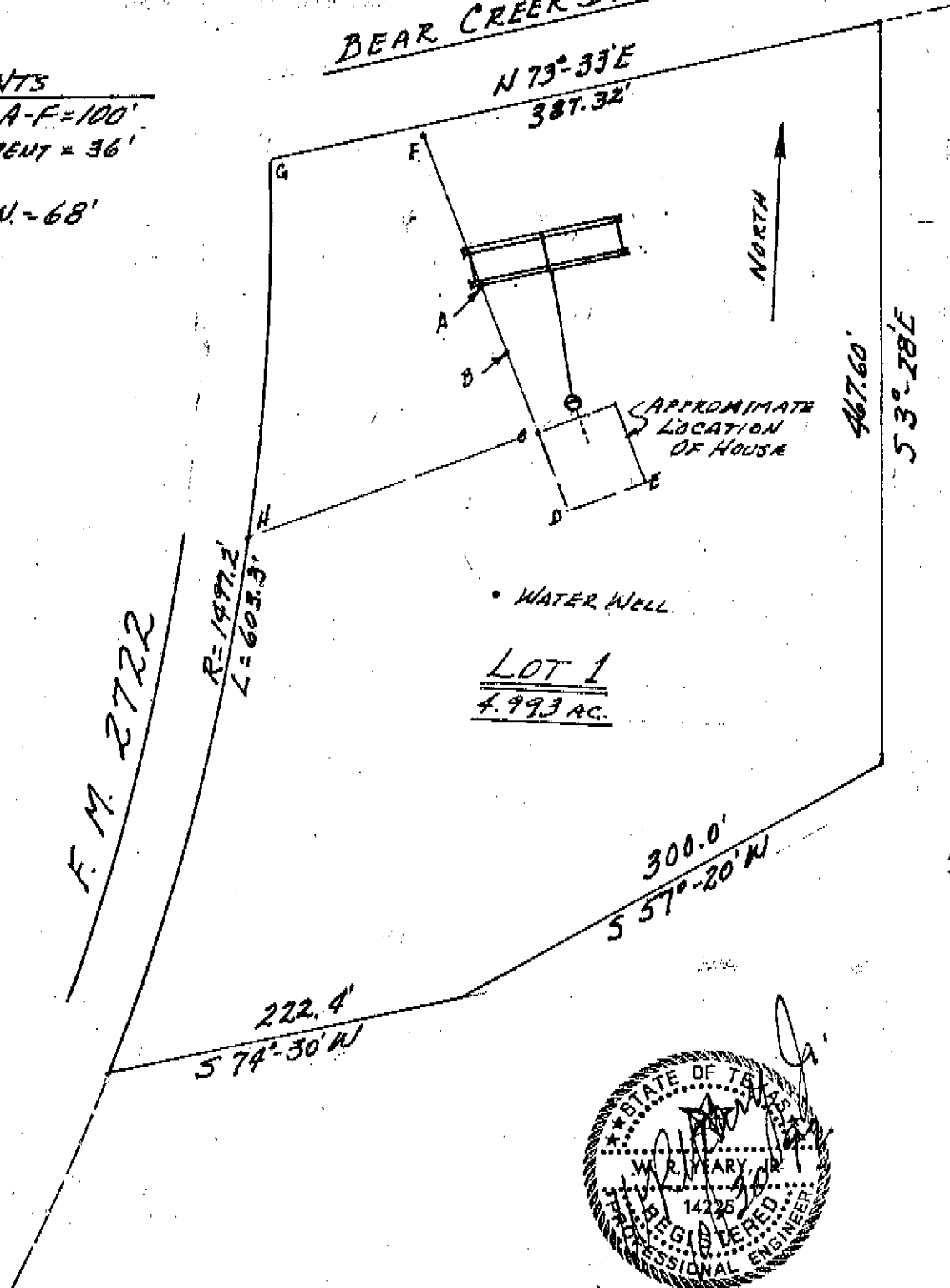
VARIOUS MEASUREMENTS

A-B = 44' A-C = 100' A-F = 100'

F-G = 96' F- $\frac{1}{2}$ PAVEMENT = 36'

C-D = 52' D-E = 50'

C-W.W. = 107' D-W.W. = 68'

C-H = \pm 200'SHEET 2 OF 3SCALE 1" = 100'92070

BEAR CREEK DR. 60' R.O.W.
 N 73°-33'E
 387.32'

72368

LOT 1
 4.993 AC.

NORTH

SLOPE DOWN
 1/2" IN 20'

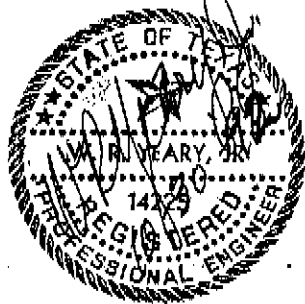
LOCATION OF TEST HOLES

A-1 = 20'-3"	B-1 = 40'-0"
A-2 = 69'-0"	B-2 = 78'-0"
A-3 = 60'-0"	B-3 = 83'-0"
A-4 = 31'-0"	B-4 = 66'-9"

SHEET 3 OF 3

SCALE 1" = 20'

92070



APPROXIMATE
 LOCATION
 OF HOUSE

1250
 GAL

1/4" 6 C.O.

B

C

D

#47

#33

#27

#17

2" RISE IN

BULKHEADS

140'

60'

60'

F

8

5

3

120'

1985 MAR 18 PM 3:46

72368

258951

ROSIE ROSENBERY
COUNTY CLERK COMAL COUNTY

WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

MVB 5 8 1982

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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.

Robert M. Thompson
ROBERT M. THOMPSON

00324-1512

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

(Acknowledgment)

STATE OF TEXAS
COUNTY OF NUECES }

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

11th day of March

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

day of

, 19

by
of
a

corporation, on behalf of said corporation.

Notary Public, State of Texas

Notary's name (printed):

Notary's commission expires:

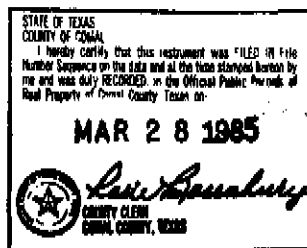
\$5.00 TA 5083
AFTER RECORDING RETURN TO:
USLIFE TITLE COMPANY
494 S. Seguin Street, Suite 101
New Braunfels, Texas 78130

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

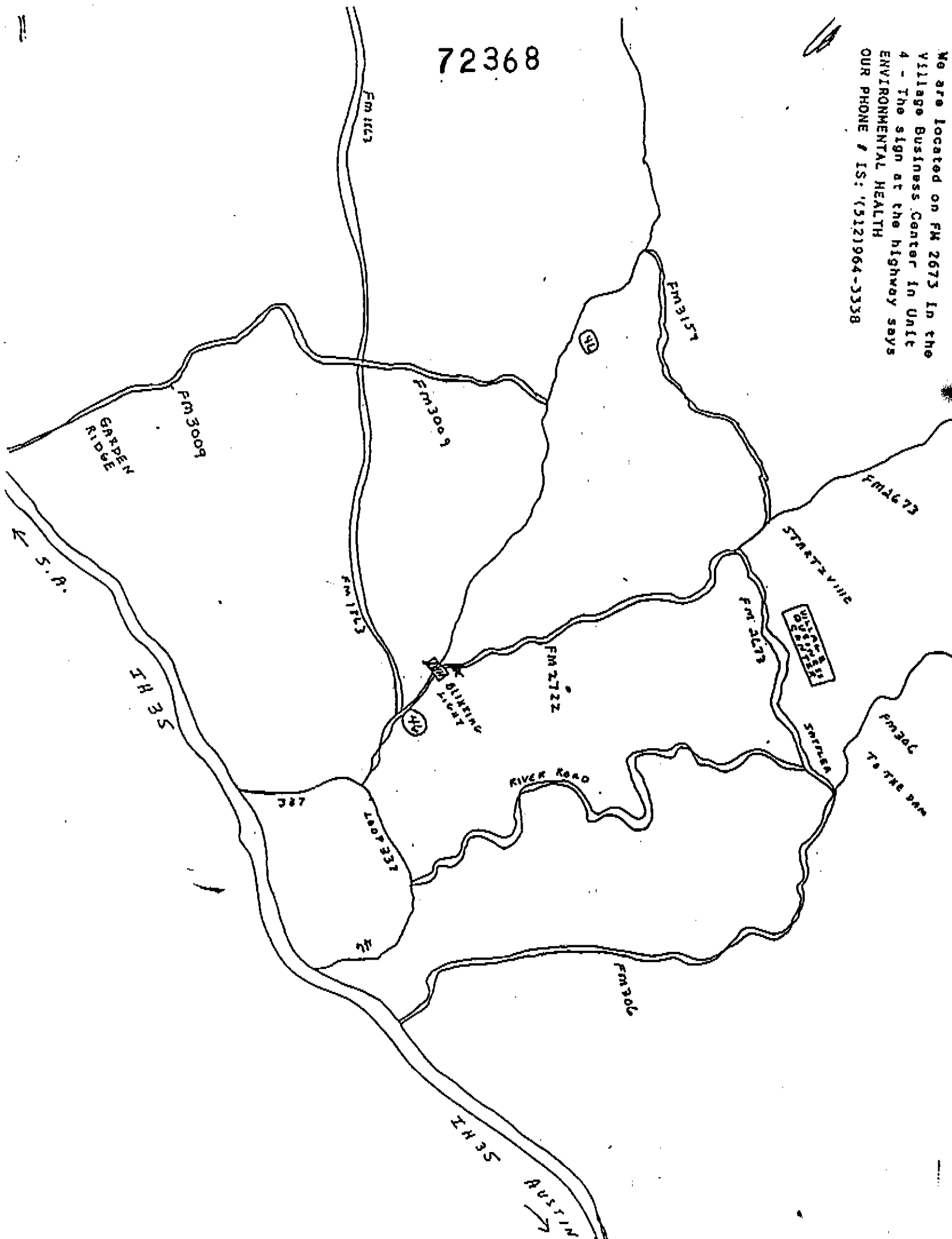
COMPARED.

INDEXED

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



Me are located on FM 2673 in the Village Business Center in Unit 4 - The sign at the highway says ENVIRONMENTAL HEALTH
OUR PHONE # IS: (512)964-3338



COMAL COUNTY FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

PERMIT NO.

72368

APPLICANT: HARNEY CALVERT PHONE #: 620-5950 DATE: 11/3/92

MAILING ADDRESS: 100 BEAR CREEK DR.
NEW BRAUNFELS, TX. 78132

PROPERTY LOCATION: (Attach Vicinity Map) BEAR CREEK ESTATES UNIT 1 LOT 1
BEAR CREEK DR. @ FM 2722

NATURE OF PROPOSED CONSTRUCTION:

RESIDENTIAL: XX

NON-RESIDENTIAL: _____

OTHER: (SPECIFY) _____

PLACEMENT OF FILL: _____

ALTERATION OF NATURAL WATERWAY

OR WATER COURSE: _____

DESCRIPTION OF PROPOSED CONSTRUCTION:

COST: \$ 50,000

NEW CONSTRUCTION: XX

SUBSTANTIAL IMPROVEMENT TO EXISTING

HOUSE: XX

STRUCTURE: _____

MOBILE HOME: _____

NON-RESIDENTIAL: _____

OTHER: (SPECIFY) _____

COMMERCIAL: _____

Are proposed buildings located in a Special Flood Hazard Area? _____

Applicant will provide Plans and Specifications of the proposed construction.

Is a WATER POLLUTION ABATEMENT PLAN required? YES _____ NO _____

EXEMPTION CERTIFICATE

The above named applicant has applied for a development permit.

The application has been reviewed by the County Administrator and it is his determination that the proposed development is not within an identified flood plain of Comal County.

This certificate exempts the applicant from development standards required by Comal County Flood Plain Management Regulations. Work is hereby authorized to proceed on the above.

The County Administrator has reviewed the plans and specifications of the proposed development and desires to make the following recommendations for development or design alterations:

WARNING:

The flood hazard boundary maps and other flood data used by the County Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate shall not create liability on the part of Comal County in the event flooding or flood damage does occur.

Harney Calvert
ACKNOWLEDGEMENT OF WARNING BY APPLICANT AGENT

COUNTY ADMINISTRATOR

DATE: 11/3/92

DATE: _____

COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH

PERMIT TO CONSTRUCT

MINIMUM REQUIRED SIZES FOR SYSTEM

CALL 964-3338 TO SCHEDULE INSPECTIONS

VALID FOR ONE YEAR

DATE: 11/4/92

XX SINGLE FAMILY RESIDENCE

INSTITUTION LESS THAN 500 GALLONS PER DAY

INSTITUTION GREATER THAN 500 GALLONS PER DAY PER ENGINEER OR SANITARIAN DESIGN

ALTERNATIVE SYSTEMS PER ENGINEER OR SANITARIAN DESIGN

PERMIT # 72368 OWNER BARNEY CALVERT LOT 1 UNIT 1

SUBDIVISION BEAR CREEK ESTATES STREET BEAR CREEK DR. @ FM 2722

APPROVED MINIMUM SIZES:

1000 GALLON TANK SQ. FT. DRAINFIELDS OR 580 SQ. FT. TRENCH (18" - 36" WIDE)

SPECIAL CONDITIONS

White - ORIGINAL Pink - FILE