

281 421

FIELD NOTE DESCRIPTION
OF
A SURVEY OF 3.31 ACRES OF LAND
OUT OF THE
A. REZZELLE SURVEY
HAYS COUNTY, TEXAS

BEING A PORTION OF THAT TRACT OF 508.45 ACRES OF LAND CONVEYED TO HOWARD PAPE, ET UX, BY WILMA H. CRAWFORD, ET VIR, BY DEED DATED FEBRUARY 9, 1963, AND RECORDED IN VOLUME 194, PAGE 527, HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a corner fence post for the Northwest corner of the tract herein described, same being the Southwest corner of that tract of 40.37 acres of land conveyed to D.C. Busch by Howard Pape, et ux, by deed dated May 13, 1971, and recorded in Volume 243, Page 244, Hays County Deed Records, and being on the East line of Ranch Road #12, as monumented and used upon the ground;

THENCE leaving the said Ranch Road #12, with fence, and the South line of the said Busch tract, S 88° 15' E, 580.22 feet to an iron stake set at a cross fence for the Northeast corner of the tract herein described;

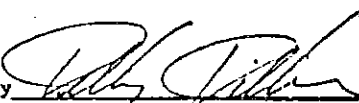
THENCE leaving the said Busch tract, with said cross fence, S 3° 50' W, 291.84 feet to an iron stake set at corner fence post for the Southeast corner of the tract herein described, being on the North line of a 50 foot County Road;

THENCE with the North line of said County Road, N 86° 36' W, 430.90 feet to an iron stake set for the Southwest corner of the tract herein described being at the intersection of the North line of said County Road with the aforementioned East line of Ranch Road #12;

THENCE leaving the North line of the said County Road, with the said East line of Ranch Road #12, the following courses numbered (1) and (2):

- (1) N 25° 00' W, 237.64 feet to a concrete monument found at the POINT OF CURVATURE of a curve to the right,
- (2) 74.16 feet along the arc of the said curve to the right, having a radius of 1873.50 feet and a subchord which bears N 23° 50' W, 74.16 feet to the PLACE OF BEGINNING containing 3.31 acres of land. Surveyed August, 1977.

By



Kelly Kilber, P.E.
Hays County Surveyor

HOWARD PAPE
EO 77-13429
FB 79 PG 6
NO PLAN
TR #1

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF HAYS

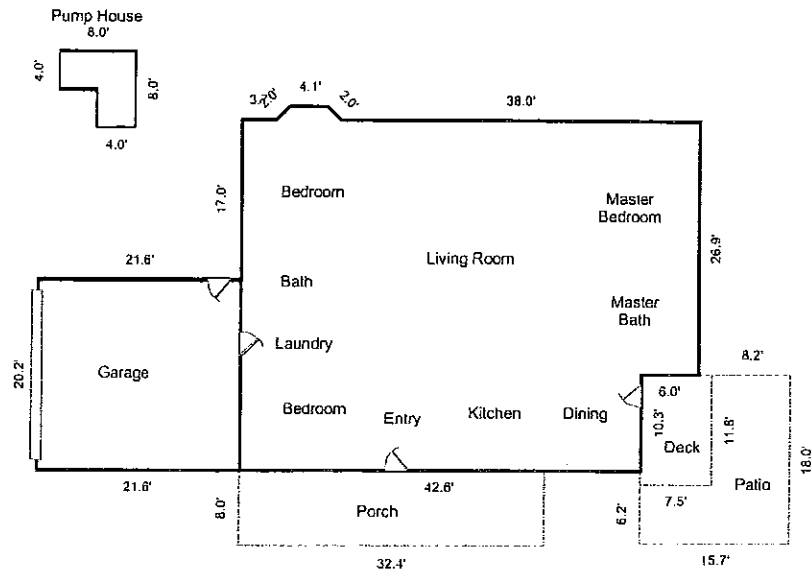
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED, in the Volume and Page of the named RECORDS of Hays County, Texas, as stamped hereon by me



January 13, 1982
Lyle B. Clayton
COUNTY CLERK
HAYS COUNTY, TEXAS

Building Sketch

Lender/Client	Omega Mortgage Company				
Property Address	105 Skyline Drive				
City	Wimberley	County	Hays	State	TX
Borrower	Vernon L. & Debbie S. Ward				
				Zip Code	78676



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1753.82	1753.82
P/P	Porch	259.20	
	Deck	88.50	
	Patio	194.10	541.80
GAR	Garage	436.32	436.32
OTH	Pump House	48.00	48.00
TOTAL LIVABLE (rounded)			1754

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	6.9 x	26.9	185.61
	1.4 x	4.1	5.74
0.5 x	1.4 x	1.4	0.98
0.5 x	1.4 x	1.4	0.98
	26.9 x	38.0	1022.20
	3.7 x	26.9	99.53
	10.3 x	42.6	438.78
7 Calculations Total (rounded)			1754



Hays County Environmental Health

401 Broadway Drive
San Marcos, Texas 78666
512/353-4351 FAX 512/353-4955

TO WHOM IT MAY CONCERN:

PROPERTY LOCATION: RR 12 & Co Rd 176 DATE: 1-12-94

SUBDIVISION: 3.31 acres Vernon Ward Residence LOT:

SEPTIC SYSTEM: NEW x or EXISTING BLOCK:

RESIDENCE OCCUPIED: YES or NO x SECTION:

A visual walk over inspection was made on the above referenced property. The septic system appears to be functioning properly. In the event this system fails to operate properly the Hays County Health Department will make recommendations for its correction.

NOTE: This certification does not extend to the materials, workmanship, or fabrication of the private sewage facility so as to express or imply to the owner or installer of the facility any warranty be or rights against Hays County or any of its agencies, as to the quality or durability of the facility, nor compliance with the owner's individual specifications and requirements but solely relates to the facility meeting the requirements of Hays County in effect as of this date.

NOTE: This approval simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

NOTE: This approval remains in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of Hays County.

The specified backfill should not be altered or covered in anyway except for sodded grass or grass seeded cover to promote evaporation. All plumbing in the house should be kept in good repair to minimize flooding of the drainfield.

Debra A. Ward 1-14-94
Debra A. Ward 1-14-94

Thomas Pope, R.S.
Signature of Sanitarian

Thomas Pope, R.S. #1977
Sanitarian Reg. #

HAYS COUNTY HEALTH DEPARTMENT
401 BROADWAY DRIVE
SAN MARCOS, TX 78666

LICENSE TO OPERATE AN ON-SITE SEWERAGE FACILITY

This is to certify that this on-site sewerage facility:

Owner: VERNON L. WARD

Address: RR 12 & Co Rd 176

Permit No. 2297

Wimberley, TX 78676

Subdivision: n/a

Land area/Acreage: 3.21ac

Lot: Block: Sec:

xx Residential- Living area: 1787 sq.ft. No. of Bedrooms 3

 Institutional- Type Building area sq.ft.

Daily water usage by design: gals.

meets the basic minimum regulatory requirements established
by this department.

LICENSE TO OPERATE this facility is hereby granted to
the owner. This license simply grants permission to operate
this facility; it does not guarantee its successful
operation. Routine maintenance and proper functioning are
the sole responsibility of the owner.

KEEP THIS LICENSE with other house papers. You may need
it when selling your house or if a malfunction occurs.

THIS LICENSE REMAINS in effect until such time as there
is evidence that: this facility is not operating properly,
is altered, an increase in the volume of or change in the
nature of the wastewater being treated, a threat to the
health of the people of Hays County or any other reason which
the licensing authority determines to be a reason to revoke
or suspend.

NOTE: The specified backfill should not be altered or
covered in anyway except for sodded grass or grass seeded
cover to promote transpiration. All plumbing in the house
should be kept in good repair to minimize flooding of the
drainfield. During periods of heavy rainfall, the owner
should minimize water usage to assure proper functioning of
system. The septic tank needs to be pumped every 2 to 3
years to prevent solids build-up and clogging.

DATE OF FINAL INSPECTION: 12-6-93 Issued this date: 1-10-94

Thomas Pope
SANITARIAN

THOMAS POPE, R.S.

REG. #1977

Allen G. Walsh
DIRECTOR

R.S. #2407



Hays County Environmental Health
401 Broadway Drive
San Marcos, Texas 78666
512/353-4351 FAX 512/353-4955

To Whom It May Concern:

Date: 1-12-94

Property Location: RR 12 & Co Rd 176

Subdivision: 3.31 acres Vernon Ward Residence

Lot: Block: Section:

Type of Water System:

Public: Individual: x Other:

A sample has been taken of the water from this water supply system and was found to be free of any coliform bacteria. At this time, this water system is free from any fecal contamination.

Thomas Pope, R.S.
Sanitarian Signature

Thomas Pope, R.S. #1977
Sanitarian Reg. #

Simon L. Ward 1-14-94
Delora L. Ward 1-14-94

HAYS COUNTY HEALTH DEPARTMENT

PERMIT TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

OWNER'S NAME: WARD VERNON L.
(Last) (First) (M.I.)

SITE ADDRESS: PR. 12 + CR. 176 Windsorley, TX 78676
(Number) (Street) (P.O. Box & City) (ZIP)

LEGAL DESCRIPTION:

Lot _____ Block _____ Subdivision _____ Section _____

IF OTHER THAN

SUBDIVISION: 3.31 ac. _____
(Acreage) (Survey) (Volume/Page)

BUILDER OR AGENT'S NAME BIGGS, Raymond 847-9846
(Last) (First) (Phone #)

INSTALLER'S NAME CARRUTHERS T. J. LICENSE NO. _____
(Last) (First)

TYPE OF STRUCTURE:

INSTITUTIONAL _____ (type) RESIDENTIAL 5 bedrooms 1757 sq ft
(no. of bedrooms)

PERCOLATION TEST RESULTS: PERFORMED BY: D.R. Gonzalez
APPROX. 1 in. FALL IN 6-15 MINUTES. DATE OF PERC 11-12-93

AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT A PRIVATE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY WITH THE FOLLOWING SPECIFICATIONS:

CONVENTIONAL

Required tank capacity 1000 gallons. Two (2) compartment. Pump tank capacity X.

Drainfield: Must be one of the following and only checked squares can be used.

- ☒ 1. Lateral line system: 143.4 linear ft. X 3 width = 550 sq ft absorption
☒ 2. Soil absorption beds: 2 @ 20 length X 25 width = 1000 sq ft absorption
☐ 3. Evapotranspiration bed(s): _____ # of beds X _____ sq ft = _____ sq ft absorption

ALTERNATIVE

Engineers's name _____ Reg. No. _____
(Last) (First) (M.I.)

Date plans approved _____. Refer to the Engineer's plans and the Licensing Authority's approval letter for system specifications.

SPECIAL REQUIREMENTS

COUNTY
REQUIREMENTS

Lot must contain land area of 1 acre on Edwards Recharge Zone.
Other areas must meet land area requirements per County Wide Order (6-21-84).
Septic tank must be 5 ft. and drainfield must be 15 ft. from foundation.
Septic system must be 10 ft. from any property line.
Septic system must be 150 ft. from any water well.
Septic system must be 75 ft. from any river, creek, or stream.

NOTE: The On-Site Sewage Facility must meet all of the Rules for Hays County For Private Sewage Facilities. If unforeseen and/or adverse conditions are encountered (including but not limited to excessive rock, seepage, or high water table) stop construction and contact the Licensing Authority. A revised construction permit may be issued.

SIGNED D.R. Gonzalez S.T.T. DATE: 11-12-93 PERMIT # 2297
(Sanitarian)

****THIS PERMIT EXPIRES ONE (1) YEAR FROM DATE OF ISSUANCE.**

FORM # 10/87

THIS PERMIT IS
NON-TRANSFERABLE

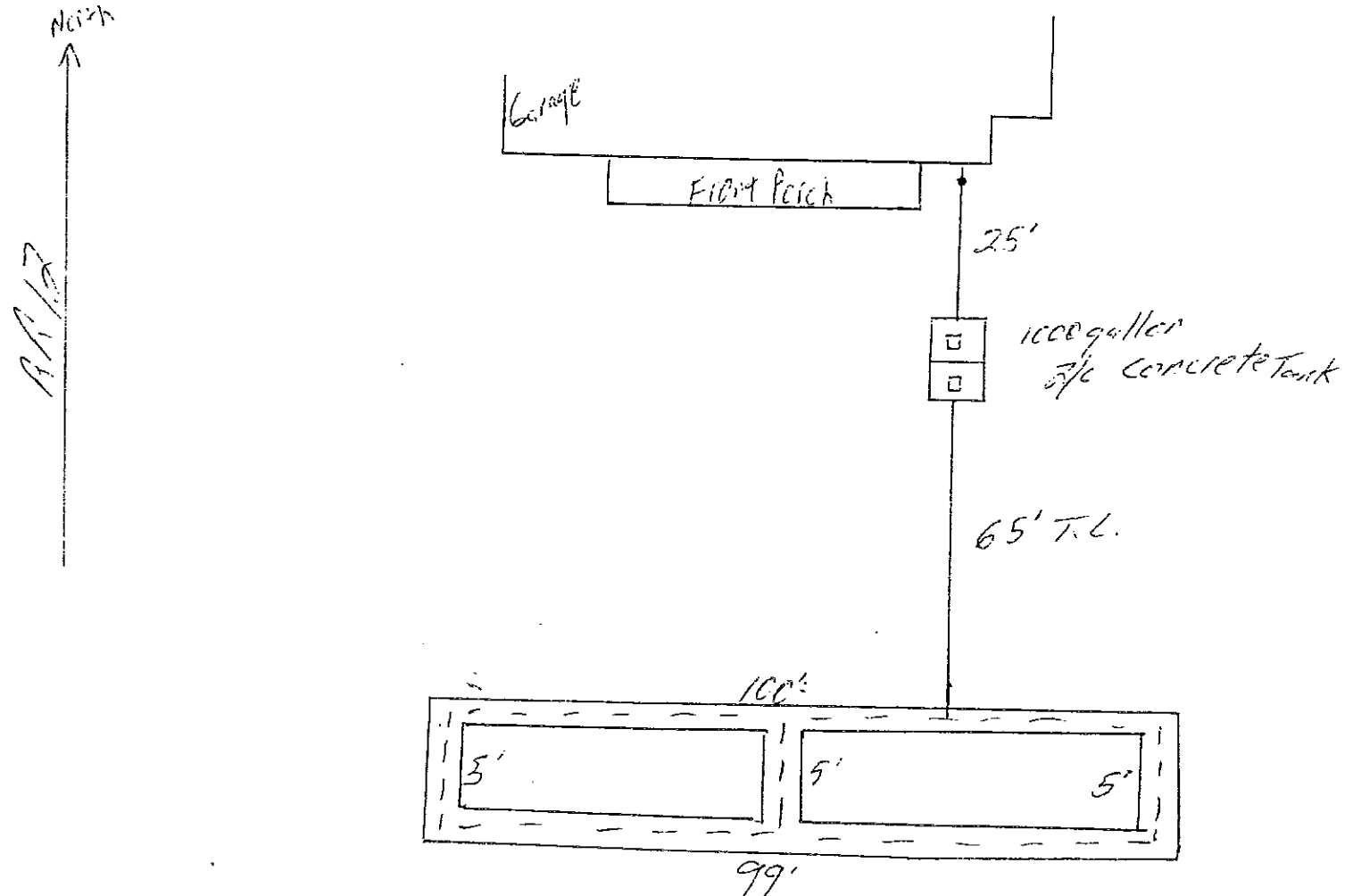
INSPECTION DATA

OWNER Warren Ward
 SITE ADDRESS Co Rd 176 & RR 12
 SUBDIVISION _____

DATE OF SITE EVALUATION - PERCOLATION TEST

1st INSPECTION DATE 12-3-93 2nd INSPECTION DATE 12-6-93
 TANK SIZE 1000 gallon AMOUNT OF GRAVEL IN INCHES 12"
 DRAINFIELD DIMENSIONS 3' wide trenches BACKFILL MATERIAL Sandy loam
 FALL FROM OUTLET TO FIELD 4' HAY / FILTER FABRIC Hay
 DISTANCE FROM HOUSE TO TANK 25' SAND WICKS Hay

DRAWING:



County Road 176

COMMENTS

INSTALLED BY Tom Carothers
 INSPECTED BY Tom Page RS and Jim Carothers 1st

WATER WELL

DRILLED APPROX. 1976

297' DEEP

GALVANIZED PIPE REPLACED W/ PVC 1994

PUMP REPLACED IN 1991

MOTOR REPLACED IN 1994

WATER SOFTNER IN LINE JUST AFTER
PRESSURE TANK