

Wilson County Health & Public Safety Office

800 10th Street, Bldg. B
Floresville, TX 78114
Phone: (830) 393-8503
Fax: (830) 393-6031

License to Operate: ON-SITE SEWAGE FACILITY Permit #: S-01-11-22

Location: 3200 FM 1922, Floresville TX 78114

Block: Lot:

Owner: Monreal, Guadalupe & Maria

Permit Date: 1/18/2022

Phone: (210) 417-2402

The above site meets or exceeds the basic requirements established by the Agency.

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 important 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 and may constitute a threat to the health of the people of this Agency.

Danny Talley Jr, Conventional /11.25ac, Sswater /3bds-3bth, 3100sqft /300gpd, 1250galconcAPC(2) /TAA: 215x5; 1505sqft; 20-24"depth; type3soil /Danny Talley Jr. MO



Agency Official

1/28/2022
Date

SITE PROFILE

Page 1
1/28/2022

OSSF Permit #: S-01-11-22

TYPES OF PERMITS: ☒ OSSF permit

PROPERTY ADDRESS: 3200 FM 1922, Floresville TX 78114

NAME OF OWNER: Guadalupe & Maria Monreal

MAILING ADDRESS:

Work Phone:

Cell:

Home Phone: (210) 417-2402

Fax:

Septic Type: Residential

Reason: New

3100 Sq Ft

3 Bedrooms

Household: 1

Purchased: 1/12/2022

Revision: 1/18/2022

License Date: 1/28/2022

Field: 1505

Plans: 1/6/201

Final Inspection: 1/28/2022

Printed: 1/28/2022

215 5 20 24

Authorization: 1/18/2022

Approved By: Michelle Overstreet

Installed: 1/28/2022

Kitchens: 1 Bathrooms: 3

Other Information:

☐ Rainwater Collection

☐ City limits

☐ Public Sewer

☐ ETJ

Culvert:

☐ Well

☒ Water saving fixtures

☒ Public Water

☐ Recharge zone

☐ Meter / Timer Required

WaterSupply Company: SS Water Supply

Record Set:

Volume:

Page:

Wilson

Lot/Tract:

Block:

Lot size: 11.25ac

Precinct/Zone:

Affidavit File Date:

Survey:

Grid/Section:

Subdivision:

Reference:

Evaluator's Information:

Site Evaluator: Danny Talley Jr

Type of soil: 3

Soil Date: 12/18/2021

300 GPD

System Information:

Manufacturer: Ecological Tanks

Distributor: American Precast

Designer: Danny Talley Jr

Installer: Danny Talley Jr

Treatment Type: Conventional

Disinfectant:

Flood Plain Permit:

Disposal: Conventional

Drainfield: 215 x 5 x 20 - 24

Flood Plain Status:

Flood Plain Date:

Flood Plain Certificate:

Flood Plain Complete:

Expiration Date:

	Brand / Model	Serial Number	Date
System:			
Aerator:			
Discharge:			
Chlorinator:			

Service and Maintenance Information

Service Provider:

Date Maintenance Contract Started:

Insp./year: 3

Date Maintenance Contract Expires:

Location of System: GPS Latitude: 29.1742

GPS Longitude: -98.0427

Map Code:

Legal Description:

DannyTalleyJr, Conventional /11.25ac, Sswater /3bds-3bth, 3100sqft /300gpd, 1250galconcAPC(2) /TAA: 215x5; 1505sqft; 20-24"depth; type3soil /DannyTalleyJr. MO

Needed / Comments

<input type="checkbox"/> Address	<input type="checkbox"/> Affidavit	<input type="checkbox"/> Deed	<input type="checkbox"/> Water	<input type="checkbox"/>
<input type="checkbox"/> Abstract Card	<input type="checkbox"/> Maintenance Contract	<input type="checkbox"/> Driveway	<input type="checkbox"/> Floor Plan	

Comments:

Wilson County Health & Public Safety Office

800 10th Street, Bldg. B
Floresville, TX 78114
Phone: (830) 393-8503
Fax: (830) 393-6031

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

Permit #: S-01-11-22

Location: 3200 FM 1922, Floresville TX 78114

Block: Lot:

Owner: Monreal, Guadalupe & Maria

Permit Date: 1/18/2022

Phone: (210) 417-2402

This serves to notify all persons that the on-site sewage facility application, related technical data, and the appropriate fee have been received by the Wilson County Health Department from the property owner. The application has been reviewed for technical and administrative consideration against standards set forth by the Wilson County Health Department. Approval is hereby granted for the construction as shown on the submitted plans.

ANY MODIFICATIONS TO SUBMITTED PLANS REQUIRE APPROVAL BY THE WILSON COUNTY HEALTH DEPARTMENT.

You or your installer must contact the Wilson County Health Department 24 hours prior to completion to arrange the required facility inspection. The authorization to construct is valid for twelve months from the date of issue. If a final inspection has not been preformed within one year of issue, a new application and fee will be required.

COMMENTS:

8-14" cover

GPS 29.1742

-98.0427


Application Reviewer

1/18/2022
Date

Danny Talley Jr, Conventional /11.25ac, Sswater /3bds-3bth, 3100sqft /300gpd, 1250galconcAPC(2) /TAA: 215x5; 1505sqft; 20-24"depth; type3soil /Danny Talley Jr. MO


Agency Official

1/18/2022
Date

WILSON COUNTY, TEXAS
PERMIT REQUIREMENTS

Cuadalupe & MARIA Monreal
Name of Property Owner

210-417-2402
Phone Number

luciamonreal@yahoo.com
Email Address

Cuadalupe & MARIA Monreal
Name of Homeowner

210-417-2402
Phone Number

Prefer to receive approved
development permit by:
☐ Mail or ☐ Email

3200 Fm 1922 Fbrestville Tx 78214
Property Owner's Mailing Address

3200 Pm 1922 Fbrestville tx 78214
9-1-1 Address / Installation Address (Physical address of property)

Name of Subdivision Section No. Block No. Lot No.

Recorded Deed Vol. _____ Pg. _____

APPLICATION PERMIT CHECKLIST
REQUIRED INFORMATION

FOR USE BY COUNTY
LEAVE THIS AREA BLANK

<input checked="" type="checkbox"/> 911 Address Verification	<u>T Burleson</u> 911 Addressing	<u>1-6-22</u> Date
<input checked="" type="checkbox"/> Development Permit	<u>10014</u> Permit No.	<u>149178</u> Receipt No.
<input checked="" type="checkbox"/> Septic Permit On-Site Sewage Facilities "OSSF"	<u>5-1-11-22</u> Permit No.	<u>77071</u> Receipt No.
		<u>8/16/2021</u> Date
		<u>1/6/2021</u> Date

The authorization to construct is valid for twelve months from the date of issue. If a final inspection has not been performed within one year of issue, a new application and fee will be required.

n/a Driveway Permit
(County Roadways) Permit No. Receipt No. Date

APPLICANT ACKNOWLEDGEMENT OF PERMIT REQUIREMENTS

[Signature] Signature of [Applicant] / Owner Date 12.16.21

[Signature] Signature of Home Owner Date 12.16.21

Installer: _____

Address: _____ Phone No. _____

Builder: _____

Address: _____ Phone No. _____

Driveway: _____

Address: _____ Phone No. _____



Wilson County Health & Public Safety
800 10th Street Building B
Floresville, Texas 78114
830-393-8503

5-1-11-22
Wilson County Use Only
OSSF Permit # _____

APPLICATION FOR ON-SITE SEWAGE FACILITY
TCEQ Region 13

- ☒ New system
☐ Replacement
☐ Repair/Alteration

1. PROPERTY OWNER(S) NAME: Monreal Guadalupe MAZIA
(Last) (First) (Middle)
2. CURRENT MAILING ADDRESS: 3200 Fm 1922 Floresville Tx 78213
3. HOME PHONE NO.: (210) 417-2402 OTHER or FAX NO.: ()
4. 911 SITE ADDRESS: 3200 Fm 1922 Floresville Tx 78213
5. PROPERTY LEGAL DESCRIPTION: _____
Acreage: 11.25 Plat Date: _____ Subdivision name (if applicable): _____
PLEASE ATTACH VERIFICATION OF LEGAL DESCRIPTION SUCH AS A COPY OF: DEED, PLAT MAP, SURVEY, OR OTHER DOCUMENTATION CONTAINING LEGAL DESCRIPTION
6. DIRECTIONS TO SITE: See attached map
7. SOURCE OF WATER: Private Well NO Public Water Supply SS WATER
(Name of Supplier)
8. SINGLE FAMILY RESIDENCE: No. of Bedrooms: 3 No. of Bathrooms: 3 Living Area (ft²): 3100
9. COMMERCIAL/INSTITUTIONAL (other than single-family residence) TYPE: _____
BUSINESS / INSTITUTION NAME: _____
RESPONSIBLE OFFICIAL: _____ NO. OF EMPLOYEES/UNITS: _____
10. SITE EVALUATOR: Danny Tally Jr LICENSE NO. 050035489
PHONE NO.: (210) 870-5561 OTHER or FAX NO.: ()
MAILING ADDRESS: 92310th St Ste 101-267 CITY: Hopewell STATE: TX ZIP: 78114
11. INSTALLER: Danny Tally Jr LICENSE NO. 050035019
PHONE NO.: (210) 570-5561 OTHER or FAX NO.: ()
MAILING ADDRESS: 92310th St Ste 101-267 CITY: Hopewell STATE: TX ZIP: 78114

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Wilson County Health & Public Safety to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

SIGNATURE OF OWNER: M

DATE: 12/14/21



Wilson County Health & Public Safety
800 10th Street Building B
Floresville, Texas 78114
830-393-8503

5-1-11-22

Wilson County Use Only
OSSF Permit # _____

TCEQ Region 13

ON-SITE SEWAGE FACILITY
TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED per Wilson County Ordinance

Designer: Danny Talley Jr License Number: 050035489

License Type: Site Evaluation Address: 923 10th St Ste 101-207

Phone: (202) 870-5561 Fax: () Email: dtj @ dnt-septic-construction.com

I. TYPE AND SIZE OF PIPING FROM: (EXAMPLE: 4" SCH 40 PVC)

Stub out to treatment tank: 3" to 4" Sch 40

Treatment tank to disposal system: 4" Sdr 35 Sewer Pipe

II. DAILY WASTEWATER USAGE RATE: Q= 240 (gallons/day)

Water Saving Devices: ☒ Yes ☐ No

III. TREATMENT UNIT(S):

Septic Tank

Aerobic Unit

A. Tank Dimensions: 77" x 102" x 52" Liquid Depth (bottom of tank to outlet): 43"

Size Proposed: 1000 (gal) Manufacturer: American Precast

Material/Model #: Concrete

Pretreatment Tank: Yes / No SIZE: _____ (gal)

Pump/Lift Tank: Yes / No SIZE: _____ (gal)

B. OTHER Yes ☒ No ☐ If yes, please attach description.

IV. DISPOSAL SYSTEM:

Disposal Type: Caution Area Trench: length 170 x 5' width

Area Proposed: 1204 square feet Area required: 1200 square feet

V. ADDITIONAL INFORMATION:

NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.

A. Soil/Site evaluation

B. Planning materials (If Applicable)

DO NOT BEGIN CONSTRUCTION PRIOR TO OBTAINING AUTHORIZATION TO CONSTRUCT.
UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

SIGNATURE OF DESIGNER: [Signature] DATE: 12-10-21

If you have questions on how to fill out this form or about the on-site sewage facility program, please contact the Wilson County Health and Public Safety Office at 830-393-8503. Individuals are entitled to request and review the personal information that WC H&PS gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 830-393-8503.



Wilson County Health & Public Safety
800 10th Street Building B
Floresville, Texas 78114
830-393-8503

Wilson County Use Only
OSSF Permit # _____

TCEQ Region 13

ON-SITE SEWAGE FACILITY
TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED per Wilson County Ordinance

Designer: Danny Talley Jr License Number: 0035489
License Type: Site Evaluator Address: 923 10th St Ste 101-203 Floresville
Phone: 261-5561 Fax: () - Email: dtj@amt-septic-construction.com

I. TYPE AND SIZE OF PIPING FROM: (EXAMPLE: 4" SCH 40 PVC)

Stub out to treatment tank: 3" to 4" Sch 40
Treatment tank to disposal system: 4" Sdr 35 Sewer Pipe

II. DAILY WASTEWATER USAGE RATE: Q= 300 (gallons/day)

Water Saving Devices: Yes No

III. TREATMENT UNIT(S):

Septic Tank

Aerobic Unit

A. Tank Dimensions: 77 x 102 x 52"

Liquid Depth (bottom of tank to outlet): 43"

Size Proposed: 1250 (gal)

Manufacturer: American Precast

Material/Model #: Caverade

Pretreatment Tank: Yes / No SIZE: _____ (gal)

Pump/Lift Tank: Yes / No SIZE: _____ (gal)

B. OTHER Yes No If yes, please attach description.

IV. DISPOSAL SYSTEM:

Disposal Type: Conventional Private Trench: length 215' x 5' width

Area Proposed: 1505 square feet Area required: 1500 square feet

V. ADDITIONAL INFORMATION:

NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.

A. Soil/Site evaluation

B. Planning materials (If Applicable)

DO NOT BEGIN CONSTRUCTION PRIOR TO OBTAINING AUTHORIZATION TO CONSTRUCT.
UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

SIGNATURE OF DESIGNER: [Signature]

DATE: 1-13-22

If you have questions on how to fill out this form or about the on-site sewage facility program, please contact the Wilson County Health and Public Safety Office at 830-393-8503. Individuals are entitled to request and review the personal information that WC H&PS gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 830-393-8503.

**WILSON COUNTY
OSSF SOIL EVALUATION**

Date Performed: 12-10-21 Proposed Excavation Depth: 20"-24"
 Property Location: 3200 Am 1922 Textural Class Determined For Drain field: III
 Name of Site Evaluator: Danny Tally Jr Registration Number: 050035489
 Requirements:

At least two (2) soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Location 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 (2) 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 this form. Indicate depths where features appear.

Soil Boring Number <u>1</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	<u>II</u>	<u>SAND</u>	<u>NO</u>	<u>NC</u>	<u>Sand</u>
1					
2	<u>III</u>	<u>Loam</u>	<u>↓</u>	<u>↓</u>	<u>Sandy Clay</u>
3					
4					
5		<u>Heavy Sand Clay</u>	<u>↓</u>	<u>↓</u>	<u>↓</u>

1 3/4" Ribbon May
Sand consistent
Breaks in Ribbon

Soil Boring Number <u>2</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles) Water Table	Restrictive Horizon	Observations
0	<u>II</u>	<u>Sandy Loam</u>	<u>NC</u>	<u>NO</u>	<u>Sand</u>
1					
2	<u>III</u>	<u>↓</u>	<u>↓</u>	<u>↓</u>	<u>Sandy Clay</u>
3					
4					
5		<u>Heavy Sand Clay</u>	<u>↓</u>	<u>↓</u>	<u>↓</u>

ATTACH COPY OF SITE DRAWING

Features of Site Area	
Presence of 100 year flood zone	See Wilson County Development Permit Application
Presence of upper water shed	Yes
Presence of adjacent ponds, streams, water impoundments	Yes
Existing or proposed water well in nearby area	Yes
Organized sewage service available to lot or tract	Yes

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

Danny Tally Jr
 Signature of Site Evaluator

12-10-21
 Date

CARE OF YOUR NEW SEPTIC TANK

Facility owners' responsibilities: a properly designed on-site sewerage facility, properly constructed in a suitable soil can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the owner to maintain and operate the facility in a satisfactory manner. The proper performance of an on-site sewerage facility cannot be guaranteed even though all provisions of these Standards have been met. Inspection and licensing of an on-site sewerage facility by the licensing authority shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal Regulations. On-site sewerage facilities, although approved as meeting minimum Standards, must be upgraded by the owner, at the owner's expense, if the owner's operation of the nuisance conditions are threatened or occur, or if the facility when used does not comply with government regulations.

An on-site sewerage system should not be treated as if it were a city sewer. Economy in the use of water helps prevent overloading of a sewerage system that could lessen its usefulness. Leaky faucets and faulty commode fill-up mechanisms should be carefully guarded against. Garbage grinders can cause a rapid buildup of sludge or scum resulting in a requirement for more frequent cleaning and possible system failure. The excessive use of garbage grinders and grease discarding should be avoided.

Check commodes for leaks that may not be apparent. Add a few drops of food coloring to the tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet flush mechanism needs adjustment or repair.

Do not use the toilet to dispose of cleaning tissues, cigarette butts or other trash. This disposal practice will waste water and also impose an undesired solids load on the treatment system.

Since it is not practical for the average homeowner to inspect his tank and determine the need for cleaning, a regular schedule of cleaning the tank at two (2) to three (3) year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owners of septic tank systems shall engage only persons registered with the Texas Commission on Environmental Quality to transport the septic tank cleanings.



Signature of Property Owner

12.16.21

Date

Signature of Homeowner

Date



WILSON
COUNTY
480230

48493C0325C
eff. 11/26/2010

Zone A

600ft



3D



Special Warranty Deed with Vendor's Lien

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.

Date: August 26, 2020

Grantor: Dos Mavericks, LLC

Grantor's Mailing Address:

P.O. Box 1594
Uvalde, Texas 78802

Grantee: Guadalupe A. Monreal-Valtierra and Maria Lucia Monreal

Grantee's Mailing Address:

626 Wayside Drive
San Antonio, Texas 78213

Consideration: Cash; Promissory Note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \$125,500.00; and other good and valuable consideration; the receipt and sufficiency of which is hereby acknowledged by Grantor and Grantee. The Promissory Note is secured by an express vendor's lien and superior title retained in this deed in favor of Grantor and by a deed of trust of even date from Grantee to Kathryn Kluge, trustee.

Property (including any improvements): Being a severance survey of Tract 7 (11.38 grid acres, more or less), of land lying in Wilson County, Texas, being out of and parts of M. Curvier Survey 130, Abstract No. 73, and M.J. Perez Survey 9, Abstract No. 251, and also being out of and a part of that same certain tract called 314.05 grid acres (parent tract) as described in conveyance document to Dos Mavericks, LLC, recorded in Document Number 92526 of the Wilson County Real Property Records, Wilson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

Reservations from Conveyance:

1. For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, other minerals, and near surface minerals, including, but not limited to building stone, limestone, caliche, surface shale, sand and gravel, near surface lignite, iron, coal, uranium produced, saved and sold from the Property herein conveyed, in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.
2. For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of the right to use, convert, maintain, and capture the flow of wind currents and wind resources over

and across the Property and the right to use, convert, maintain, and capture solar resources over and across the Property.

3. For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of the free, uninterrupted, and perpetual use of, and a separate right to maintain, a thirty foot (30') Utility Easement along the boundary lines of the Property; being that same thirty foot (30') Utility Easement depicted in Exhibit "B" attached hereto and incorporated herein by reference for all purposes.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any governmental entity; and taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes. Additional exceptions to conveyance and warranty include those restrictions and protective covenants set forth in Exhibit "C" attached hereto and made a part hereof for all purposes.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the 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 will become absolute.

Except for Grantor's warranty of title to the Property as set forth in this deed, Grantee, by acceptance of this deed, accepts the Property in its present condition, "AS IS, WHERE IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED". EXCEPT AS EXPRESSLY SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND TO GRANTEE, INCLUDING, WITHOUT LIMITATION: (A) THE PHYSICAL CONDITION OF THE PROPERTY AND ANY IMPROVEMENTS LOCATED THEREON; (B) ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY AND FITNESS FOR A

COPY

PARTICULAR PURPOSE; (C) ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE, SUBSTANCE OR SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R. PART 2261, OR HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1990, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER, AND (D) ANY REPRESENTATION, WARRANTY OR GUARANTEE OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION: (1) THE PROFITABILITY, SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE; (2) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE IMPROVEMENTS, IF ANY, ON THE PROPERTY; (3) THE MANNER OF REPAIR, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY; AND (4) THE AVAILABILITY OF UTILITIES AND ACCESS OF THE PROPERTY TO PUBLIC ROADS.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

{Signature on following page}

Grantor:
Dos Mavericks, LLC

COPY

Page 3 of 4

By: [Signature]
Name: Chad H. Foster, Jr.
Title: Manager

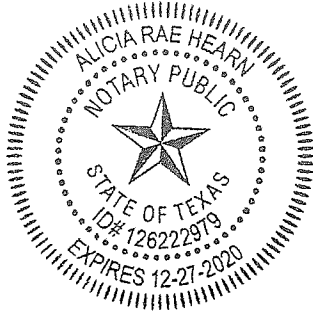
ACKNOWLEDGEMENT

STATE OF TEXAS

§
§
§

COUNTY OF UVALDE

Acknowledged, sworn to, and subscribed before me on this 26th day of August 2020, by Chad H. Foster, Jr. as Manager of Dos Mavericks, LLC as an act of and on behalf of said limited liability company.



Alicia Rae Hearn
Notary Public in and for the State of Texas
Alicia Rae Hearn
(Print Name of Notary Public Here)

EXHIBIT "A"

D. G. Smyth & Company, Inc.

"A Statewide Professional Land Surveying Service Company"

235 N. GETTY STREET, SUITE B

Uvalde, Texas 78801

FIRM # 10008800

Office Tel. (830) 591-0858

smythsurveyors.com

Fax (830) 591-0863

**FIELD NOTES FOR A SEVERANCE SURVEY OF
TRACT 7
(11.38 GRID ACRES, MORE OR LESS)
COMPLETED JULY 21, 2020**

Being a severance survey of Tract 7 (11.38 grid acres, more or less), of land lying in Wilson County, Texas, being out of and parts of M. Curvier Survey 130, Abstract No. 73, and M.J. Perez Survey 9, Abstract No. 251, and also being out of and a part of that same certain tract called 314.05 grid acres (parent tract) as described in conveyance document to Dos Mavericks, LLC, recorded in Document Number 92526 of the Wilson County Real Property Records, Wilson County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING at a set ½" diameter rebar at a point on the southwesterly margin of F.M. 1922, at a point on a northeasterly line of said parent tract, and marking the north corner of the herein described tract;

THENCE: S 21° 04' 26" E, with the southwesterly margin of F.M. 1922 and the herein described tract for a distance of 246.29 feet to a set ½" diameter rebar marking the east corner of the herein described tract;

THENCE: S 63° 03' 02" W, crossing into and across said parent tract, at 1979.15 feet passing a set ½" diameter rebar, continuing on the same course for a total distance of 2031.31 feet to an unmarked corner in the approximate center of Marcelinas Creek, and marking the south corner of the herein described tract;

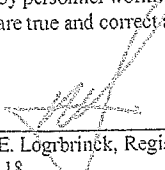
THENCE: Progressing upstream, along and with the approximate center of Marcelinas Creek and the herein described tract for the following two (2) calls which approximate the sinuosity of said center of Marcelinas Creek as of this date:

- 1.) N 32° 57' 13" W, for a distance of 29.19 feet to an unmarked corner marking a deflection point of the herein described tract;
- 2.) N 13° 07' 17" W, for a distance of 222.42 feet to an unmarked corner marking the west corner of the herein described tract;

THENCE: N 63° 03' 02" E, continuing across said parent tract, at 41.45 feet passing a set ½" diameter rebar, continuing on the same course for a total distance of 2006.41 feet to the Place of Beginning and containing 11.38 grid acres, more or less, of land within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on August 4, 2020.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.



Mark E. Logrbrinck, Registered Professional Land Surveyor/
No. 6418
PROJ. NO. 20-0289 Tract 7



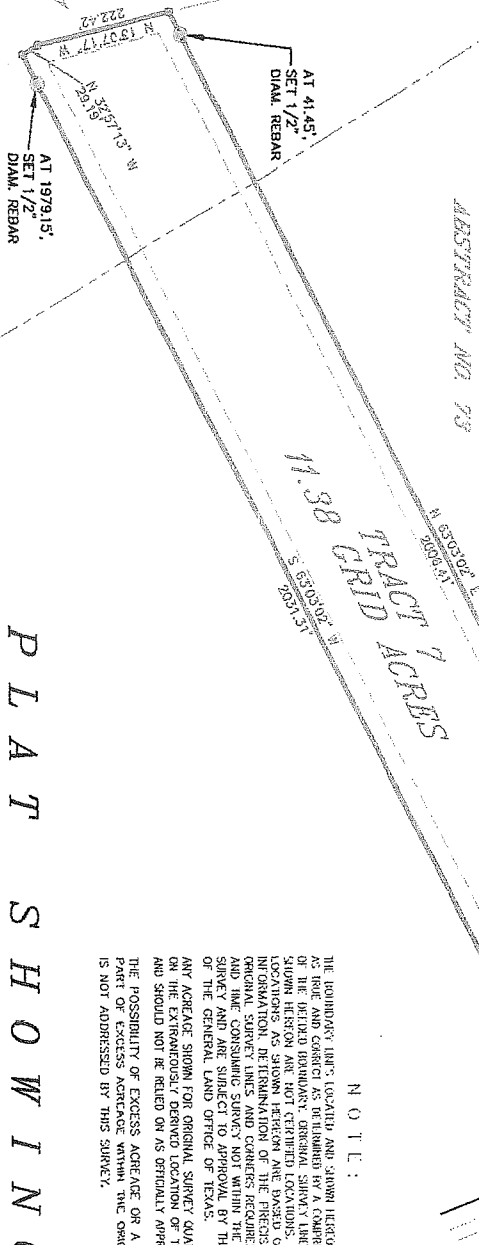
LEGEND

BOUNDARY LINE
 FOUND MONUMENT AS NOTED
 CORRESPONDING SURVEY LINE
 ELECTRIC UTILITY
 ADDENDUMS
 SET 1/2" DIAM. REBAR WITH
 IDENTIFICATION CODE STAMPED "P.S./DATE"
 UNMARKED CORNER
 NO UTILITY ENCUMBRANCE

DOS MAVERICKS, LLC
 314.05 GRID ACRES
 DOC. NO. 92526
 W.C.R.P.R.

M. CURVIER
 SURVEY 130
 ABSTRACT NO. 73

M.J. PEREZ
 SURVEY 9
 ABSTRACT NO. 251



NOTE:

THE BOUNDARY LINE LOCATED AND SHOWN HEREON ARE QUANTIFIED AS BEING AND CORRECT AS DETERMINED BY A COMPREHENSIVE SURVEY OF THE DEEDED BOUNDARY, ORIGINAL SURVEY LINES AND CORNERS SHOWN HEREON ARE NOT CERTIFIED LOCATIONS. THESE ORIGINAL LOCATIONS AS SHOWN HEREON ARE BASED ON EXISTING RECORDS, INFORMATION, DETERMINATION OF THE FUTURE LOCATION OF THE BOUNDARY LINE, AND THE COMMISSIONER'S DETERMINATION OF THE LOCATION OF THE BOUNDARY LINE AND LINE CORNERS. THIS SURVEY IS NOT WITHIN THE SCOPE OF THIS SURVEY AND ARE SUBJECT TO APPROVAL BY THE COMMISSIONER OF THE GENERAL LAND OFFICE OF TEXAS.

ANY ACRES SHOWN FOR ORIGINAL SURVEY QUANTITIES IS BASED ON THE EXTRINSICALLY DERIVED LOCATION OF THESE LINES AND SHOULD NOT BE RELIED ON AS OFFICIALLY APPROVED QUANTITIES. THE POSSIBILITY OF EXCESS ACRES, OR A PROPORTIONAL PART OF EXCESS ACRES WITHIN THE ORIGINAL SURVEY, IS NOT ADDRESSED BY THIS SURVEY.

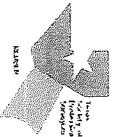
PLAT SHOWING:

Being a Severance Survey of Tract 7 (11.38 grid acres, more or less), of land lying in Wilson County, Texas, being out of and parts of M. Curvier Survey 130, Abstract No. 73, and M.J. Perez Survey 9, Abstract No. 251, and also being out of and a part of that same certain tract called 314.05 grid acres as described in conveyance document to Dos Mavericks, LLC, recorded in Document Number 92526 of the Wilson County Real Property Records, Wilson County, Texas.

This survey was prepared without the benefit of a current title commitment. Easements, restrictions, covenants, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon the receipt of a title insurance commitment or attorney's title opinion.

D. G. Smyth & Co. Inc. P.L.M. #0008800

235 N. GETTY STREET
 SUITE B
 UVALDE, TEXAS 78801
 PHONE 830-591-0858



SCALE:
 1" = 200'



CERTIFICATE

D. G. Smyth & Company, Inc. & Texas Corporation and the president of which is D. G. Smyth, Jr., is a registered professional land surveyor in the State of Texas. This survey was prepared by me, D. G. Smyth, Jr., the Principal Surveyor of this Survey.



STATE OF TEXAS
 COUNTY OF UVALDE

I, D. G. SMYTH, JR., DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR BY SOMEONE UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL LAND SURVEYING ACT, AND IS ALSO ENDORSED WITH MY SIGNATURE AND SEAL. IF THIS PLAT DOES NOT IS A COPY AND MAY HAVE BEEN ALTERED, I ASSUME NO RESPONSIBILITY FOR COPIES OF MY ORIGINAL EXAMINATIONS AND SIGNATURE.

COMPLETED: AUGUST 5, 2020
 REGISTERED: AUGUST 5, 2020

D. G. Smyth & Company, Inc.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 4432

PROJECT NO. 20-0289
 DRAWING NO. 20-0289
 DATE: AUGUST 5, 2020
 CHKD BY:

Exhibit "C"
"Clauses and Covenants" Definitions

1. Prohibited Activities. Prohibited activities are-
 - a. any activity that is otherwise prohibited by this Declaration;
 - b. any illegal activity;
 - c. any nuisance or noxious or offensive activity;
 - d. any dumping of rubbish, trash, or other waste materials;
 - e. any storage of -
 - i. building materials except during the construction or renovation of a residence or a structure;
 - ii. vehicles, except vehicles in a garage or Structure or operable automobiles on a driveway; or
 - iii. unsightly objects unless completely shielded by a Structure;
 - f. the drying of clothes in a manner that is visible from any street;
 - g. the property may not be used as a travel trailer park;
 - h. moving a previously constructed house onto a Lot;
 - i. interfering with a drainage pattern or the natural flow of surface water;
 - j. occupying a structure that does not comply with the construction standards of a residence;
 - k. no pig farms, commercial feed lots, commercial livestock or pet activity are allowed, other than a child's 4H or FFA project;
 - l. no business that would be an annoyance or nuisance to neighborhood;
 - m. no signs or advertising of business on residential lots; and
 - n. no cesspools and no drainage of sewage waste
2. Construction and Maintenance Standards
 - a. Lots
 - i. Consolidation of Lots. An owner of adjoining Lots may consolidate those lots into one site for the construction of a Residence.
 - ii. Property Prohibited. No Lot may be further subdivided.
 - iii. Easements. No easement in a Lot may be granted.
 - iv. Maintenance. Each owner must keep the Lot, all landscaping, the Residence, and Structures in a neat, well-maintained, and attractive condition.
3. Residences and Structures
 - a. Aesthetic Compatibility. All Residences, Structures, and Landscaping must be aesthetically compatible with the Property
 - b. Damaged or Destroyed Residences and Structures. Any Residence or Structure that is damaged must be repaired within 120 days and the Lot restored to a clean, orderly, and attractive condition. Any Residence or Structure that is damaged to the extent that repairs are not practicable must be demolished and removed within 180 days and the Lot restored to a clean and attractive condition.
 - c. Temporary Residences. No camps, tents, shacks, travel trailers, motor homes or any structure of a temporary nature may be used as a permanent residence.
 - d. Property Lines. No residence, building, barn, garage or other outbuilding shall be located nearer than on hundred (100) feet to the front property line and twenty (20) feet to any side and rear property line.

COPY



VG-5697-2020-97654

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 97654

Real Property Recordings

Recorded On: September 08, 2020 10:34 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 97654
Receipt Number: 20200908000028
Recorded Date/Time: September 08, 2020 10:34 AM
User: Georgina L
Station: cclerk01

Record and Return To:

DOS MAVERICKS, LLC

FX 106 N EAST ST.

UVALDE TX 78801

COPY



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX

DMT SEPTIC & CONSTRUCTION LLC
923 10TH ST STE 101
FLORESVILLE, TX 78114-1868

1139

30-8968/3140

1-6-22

DATE

PAY TO THE
ORDER OF

Wilson County
Two hundred & fifty dollars \$ 250.⁰⁰

DOLLARS



RBFCU

rbfcu.org

FREEDOM
CHECK

Septic Permit - Maria Maresca

CK. 1139

77071

COUNTY OF WILSON
FEE OFFICER'S OFFICIAL RECEIPT

STATE OF TEXAS }
COUNTY OF WILSON }

RECEIVED OF



January 6 2021

DMT Septic & Construction \$ 250.⁰⁰

Two hundred fifty & 00/100 DOLLARS

FOR Septic-S-1-11-22 CASE

STYLE OF CASE: STATE OF TEXAS, OR,

3200 AM 1922 VERSUS

TITLE

Emc. Leann Hoxey-Lyn

OFFICER

Butler

DEPUTY

Instructions: This form is to be issued in duplicate, the original to be detached and given to the payee, and the copy to be retained in the book for the use of the county auditor. No erasures are to be made on this form. If an error is made, the receipt is to be voided and the original left in the book.

JOYD

Calculation Sheet

Table II

3100 sq ft 3 Bedroom Home

$$Q = 240_g$$

Class III Soil
w/ Water Saving
Devices

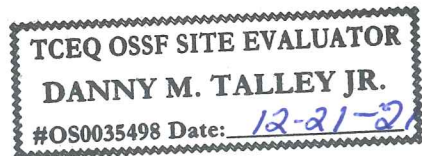
$$A = \frac{Q}{R} = \frac{240}{.2} = 1200 \text{ sq ft}$$

$$L = \frac{A - 2w}{w + 2} = \frac{1200 - 2(5)}{5 + 2} = 170' \text{ of 5' wide Trench}$$

Install 172' of 5' wide Gravel Trench

$$\text{Area Required} = 1200 \text{ sq ft}$$

$$\text{Area Provided} = 172(7) = 1204 \text{ sq ft}$$



revision 1/18/22

Calculation Sheet
for 2 Bed 3 Bath
 $Q = 300 g$

Table III
3100 sgft
w/ water saving
devices

$$A = \frac{Q}{R} = \frac{300}{.2} = 1500 \text{ sgft}$$

$$L = \frac{A - 2W}{W + 2} = \frac{1500 - 2(5)}{5 + 2} = 212.85$$

Install 215' of 5' wide gravel trench

Area Required = 1500 sgft

Area Provided = 215(?) 1505



[Signature]
OS0035498

VOID

3200 FM 1920



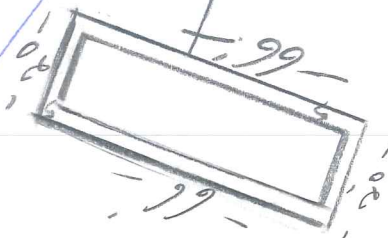
Drive Way

TCEQ OSSF SITE EVALUATOR
DANNY M. TALLEY JR.
#OS0035498 Date:

3 Bed
3 Bath
3100 sq ft
Home

1000g Tank

Install Two Cleanout



- Install 172' of 5' wide gravel Trench
- Install 1000g. two compartment tank
- Between the house and tank, must install A Two Wng Clean Out
- Cover Rock w/ Geo Textile Fabric
- Email or Call Wilson County for Inspection

TCEQ OSSF SITE EVALUATOR
DANNY M. TALLEY JR.
#OS0035498 Date:

revision

1/18/2002

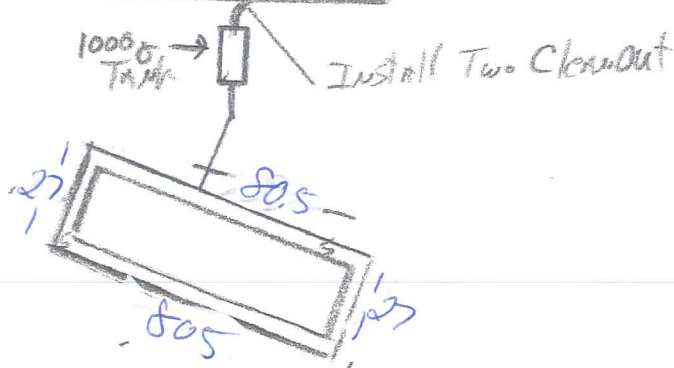
3200 FM 1922



Drive Way

TCEQ OSSF SITE EVALUATOR
DANNY M. TALLEY JR.
#OS0035498 Date:

3 Bed
3 Bath
3100 sq ft
Home



- Install 215' of 5' wide gravel trench
- Install 1250g. two compartment tank
- Between the house and tank, must install A Two Way Clean Out
- Cover Rock w/ Geo Textile fabric
- Email or Call Wilson County for Inspection

TCEQ OSSF SITE EVALUATOR
DANNY M. TALLEY JR.
#OS0035498 Date: 1-19-02