

- B. Discussion and possible action implementing procedures for Sworn Affidavit of Disclosure, Recusal of Elected Official, or Commissioner and Affidavit for an Applicant Requesting Recusal of an Elected Official, or Commissioner, establishing ethical procedures regarding the use of Village legal services, when there is a conflict of interest established, regarding the process and procedures outlined in the Code of Ordinances as pertaining to the review and consideration of said application./Nace
- C. Discussion and possible action for establishing procedures for the Village of Volente regarding the Transparency of all Board Members, Elected Officials, Commissioners and Committee Members Appointed and Volunteers while conducting, discussing or performing any and all Village business and establishing procedures for conduct, social media and strict confidentiality of residential and village information and the transparency of responding to open records request./Nace/Cristian
- D. Discussion and possible action for a request by Ken Beck, on behalf of Thistle Dew Ranch for a Variance in accordance with Village of Volente Code of Ordinances 2009-O-103, Section 9.05.115, (Cut & Fill) to exceed 5' maximum allowed at the location (15502 Mary Street) Lot 1, Thistle Dew Ranch Subdivision, sur 10.23 acres./ Ken Beck Presenting
- E. Discussion and possible action for a request by Ken Beck, on behalf of Thistle Dew Ranch for a Variance in accordance with Village of Volente Code of Ordinances 2004-O-36, Section 33.340, (Slope Limits) no construction or land disturbing activities shall be permitted on natural grades with slopes 25% or steeper at the location (15502 Mary Street) Lot 1, Thistle Dew Ranch Subdivision, sur 10.23 acres./ Ken Beck Presenting
- F. Discussion and possible action acknowledging and approving legal expenses incurred for. /Nace
 - 1. Legal Expenses
 - Jan: \$1335.10
 - Feb: \$2167.39
 - Mar: \$7613.56
 - April: \$3782.10
 - May: \$1113.60
 - June: \$8702.30
 - July: \$8013.94
 - Aug: \$8034.07
 - 2. On AT&T Mobile bill: \$2,341.66 Phones are Returned
- G. Discussion and possible action on adopting Resolution 2020-R- authorizing the Mayor to enter into a professional services agreement with Debbie Gold for Interim City Secretary services./Nace
- H. Discussion and possible action for a council work session establishing the date and time for the review, edit and discussion of the Comprehensive Plan Update./Barrick
- I. Discussion and possible action regarding Public Works/Safety Committees on Travis County Bids, Phase One Signage, Phase Two Signage, Speed Bumps and addressing citizen concerns on Traffic Control, Speeding, Road Racing, Pedestrian Safety, Travis County Sheriff's Patrol and Litter, on all VoV roadways./Wilson/Racht/Nace
- J. Discussion on Integritek IT company, Quote #006191 version 1./Metro.

VILLAGE OF VOLENTE NOTICE OF PUBLIC MEETING AND HEARING

Notice is hereby given that the Village of Volente located VoV City Hall 16100 Wharf Cove, Volente, TX 78641. The Planning and Zoning Commission will hold on Monday August 31, 2020 @ 5:30PM a Special Called Meeting and Public Hearing via Zoom.

Zoom: +1 346 248 7799 **Meeting ID:** 763 391 2006 **Password:** 7B6qDk

[click blue link](#), [click open link](#)

<https://us02web.zoom.us/j/7633912006?pwd=bn1weG5kU0R0WlRQklYdVY0a1R0dz09>

The Village of Volente City Council located VoV City Hall 16100 Wharf Cove, Volente, TX 78641 will hold on Tuesday September 1, 2020 @ 5:30PM a Special Called City Council Meeting and Public Hearing via Zoom. The link and zoom information above will be valid for each of these meetings.

To consider the following:

A request by Ken Beck, Thistle Dew Ranch for a Variance in accordance with Village of Volente Code of Ordinances 2009-O-103, Section 9.05.115, (Cut & Fill) to exceed 5' maximum allowed at the location (15502 Mary Street) Lot 1, Thistle Dew Ranch Subdivision, sur 10.23 acres.

A request By Ken Beck, Thistle Dew Ranch for a Variance in accordance with Village of Volente Code of Ordinances 2004-O-36, Section 33.340 (Slope Limits) no construction or land disturbing activities shall be permitted on natural grades with slopes 25% or steeper at the location (15502 Mary Street) Lot 1, Thistle Dew Ranch Subdivision, sur 10.23 acres.

The virtual meetings will OPEN FOR PARTICIPANT ENTRY approximately 30 MINUTES (4:30PM) PRIOR to the beginning of each meeting.

Planning and Zoning and City Council meetings will begin at 5:30pm on their prospective dates as noted above.

VILLAGE OF VOLENTE

VARIANCE APPLICATION FORM

Date of Submission: 7/24/20

APPLICANT/OWNER INFORMATION

Applicant Kenneth H. Beck

Address 15911 Booth Cir., Volente, Tx 78641

Phone 512-917-5188 Fax _____ Email kbeck@thecypresscreek.com

Applicants Status: (check one) Owner _____ Tenant _____ Contractor _____
Owner must sign the application or submit a notarized letter of authorization

Owner: Thistle Dew Ranch LLC

Address: 15502 MARY ST., Volente, Tx 78641

Phone 512-917-5188 Fax _____ Email same

Ownership: (check one) Individual Partnership Corporation Other _____
If ownership is a trust, partnership, corporation, or other legal entity, the applicant must name the partners or principals on a separate attachment.

PROPERTY DESCRIPTION

Acreage: 10.23 acres

Physical Address: 15502 MARY ST.

Legal Description: (attach map of area also if available)

Lot(s): Lot 1 Block(s): _____

Subdivision: Thistle Dew Ranch Addition: _____
306 subdivision

Existing Use of Property: Zoned SFR

No structures have ever been built on this land.

VILLAGE OF VOLENTE

VARIANCE DESCRIPTION

Applicable Regulation(s): _____

Project Description: Construction of two SFR homes,
a barn, an arena for horses, and necessary driveways.

Variance Sought: 1) to allow limited road construction on slopes > 25%
2) to allow cut and fill > 5'

Justification(s): The entire lot slopes from the top of hill to the
bottom drainage that eventually hits gun holes. This is
to allow fair residential use of the lot.

Special Condition(s): Site plan will show building sites and
road/driveway path have been selected to minimize
any construction on steep slopes

Project Timeline: land was purchased in Jan. 2019. Tree
cutting permit was granted in April 2019. Site devel. will start
immed.

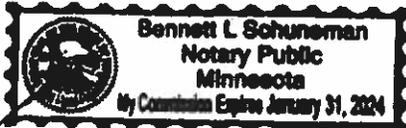
Attachments: Slope map for entire lot. Site plan
and grading plan for entire lot. (TDI-LLC Engineering)
Lot survey (Chuck WALKER surveying)
(e.g., construction drawings, site plan, survey, photographs, list of names and addresses for all property owners within 500 feet of the footprint of the structure for which a variance is sought.)

VILLAGE OF VOLENTE

SWORN AFFIRMATION

SUDCRIBED AND SWORN TO BEFORE ME on July 24, 2020, by

Kenneth Howard Beck, who is the applicant for a variance as described above, and on whose oath certifies that the above statements are true and correct to the best of the applicant's knowledge.



Bennett L. Schuneman State of ~~Texas~~ Minnesota
Notary Public, State of ~~Texas~~ MINN.

My Commission expires: _____

Kenneth H. Beck

If the owner of the subject property is not the applicant, by signing below, the owner authorizes the applicant or his authorized representative to make this application on its behalf and to appear before the Village Council.

Owner

Date

SUBSCRIBED AND SWORN TO BEFORE ME on _____, 20__ by,

_____, who is the owner of the property for which a variance is sought, and on whose oath certifies that the above statements are true and correct to the best of the owners knowledge.

Notary Public, State of Texas

My Commission expires: _____

Bank of America

KENNETH H BECK
JOYCE L BECK
15911 BOOTH CIR
VOLENTE, TX 78641-9679

4513

Aug 27, 2020

Date

35-2/1130 TX
17255

\$1200⁰⁰

Dollars

Photo
Safe
Deposit
Details on back

Bank of America 

CH R/T 111000025

Pay to the order of
Volente of Volente
County of Blumberg & us / c/o

James L Beck

1230000231: 0057700324684513

Sec. 9.05.115 Cut and fill

(a) Land balancing.

(1) All cut and fill land balancing shall be limited to a maximum of five feet (5'), except as modified in subsection (c) below.

(2) Retaining walls shall not exceed one foot (1') above the material being retained within the front setbacks.

(3) Retaining walls over five feet (5') in height shall be detailed in the site development plan. Deferred submittals for retaining walls over five feet (5') are not allowed.

(b) Detention and water quality ponds.

(1) There are no cut or fill limitations for the construction of water quality basins and stormwater detention ponds.

(2) The developer shall provide to the village proof of compliance with state dam safety regulations for all "dams" as defined and as regulated in the Texas Administrative Code, title 30, chapter 299.

(c) Streets and rights-of-way. All cut and fill for the construction of streets and rights-of-way shall be limited to ten feet (10').

(d) Spoils disposal.

(1) No fill shall be placed on any lot prior to the issuance of a site development permit and/or a nonpoint source pollution control permit.

(2) Temporary spoils on sites identified on construction drawings and approved by the village shall be removed prior to the issuance of a certificate of acceptance for the associated construction project. Maximum height of temporary spoils piles shall not exceed ten feet (10'). Spoils that remain on the site at the expiration of the site development permit are subject to removal by the village at the owner's expense.

(3) Prior to removal of spoils from a site, the developer shall notify the village as to the destination of the spoils.

(Ordinance 2004-O-36, sec. 33.341, adopted 10/26/04; Ordinance 2009-O-103 adopted 7/21/09)

Sec. 9.05.114 Slope limits

- (a) No construction or land disturbing activities shall be permitted on natural grades with slopes of twenty-five percent (25%) or steeper.
- (b) No roadways or driveways shall be constructed on natural grades with slopes steeper than fifteen percent (15%) unless approved by both the village council and the Volente volunteer fire department, or its successor.
- (c) All finish or final grading on slopes three to one (3:1) and steeper shall be stabilized by techniques approved by the village.
- (d) Erosion control matting shall be installed on all disturbed areas with a finished grade of four to one (4:1) or steeper.

(Ordinance 2004-O-36, sec. 33.340, adopted 10/26/04; Ordinance 2008-O-94 adopted 6/17/08)

VILLAGE OF VOLENTE

PUBLIC NOTICE OF A VARIANCE APPLICATION WITHIN

200 FEET OF YOUR PROPERTY

VILLAGE OF VOLENTE NOTICE OF PUBLIC MEETING AND HEARING

Notice is hereby given that the Village of Volente located VoV City Hall 16100 Wharf Cove, Volente, TX 78641. The Planning and Zoning Commission will hold on Monday, August 31, 2020 @ 5:30PM a Special Called Meeting and Public Hearing via Zoom.

Zoom: +1 346 248 7799 Meeting ID: 763 391 2006 Password: 7B6qDk (click link, click open link)

<https://us02web.zoom.us/j/7633912006?pwd=bn1weG5kU0R0WllrQkJKYdVY0a1R0dz09>

The Village of Volente City Council located VoV City Hall 16100 Wharf Cove, Volente, TX 78641 will hold on Tuesday September 1, 2020 @ 5:30PM a Special Called City Council Meeting and Public Hearing via Zoom. The link and zoom information above will be valid for each of these meetings.

To consider the following:

A request by Ken Beck, Thistle Dew Ranch for a Variance in accordance with Village of Volente Code of Ordinances 2009-O-103, Section 9.05.115, (Cut & Fill) to exceed 5' maximum allowed at the location (15502 Mary Street) Lot 1, Thistle Dew Ranch Subdivision, sur 10.23 acres.

A request By Ken Beck, Thistle Dew Ranch for a Variance in accordance with Village of Volente Code of Ordinances 2004-O-36, Section 33.340 (Slope Limits) no construction or land disturbing activities shall be permitted on natural grades with slopes 25% or steeper at the location (15502 Mary Street) Lot 1, Thistle Dew Ranch Subdivision, sur 10.23 acres.

The virtual meetings will OPEN FOR PARTICIPANT ENTRY approximately 30 MINUTES (5:00PM) PRIOR to the beginning of each meeting.

Planning and Zoning and City Council meetings will begin at 5:30pm on their prospective dates as noted above.

VILLAGE OF VOLENTE NOTICE OF PUBLIC MEETING AND HEARING

Notice is hereby given that the Village of Volente located VoV City Hall 16100 Wharf Cove, Volente, TX 78641. The Planning and Zoning Commission will hold on Monday, August 31, 2020 @ 5:30PM a Special Called Meeting and Public Hearing via Zoom.

Zoom: +1 346 248 7799 Meeting ID: 763 391 2006 Password: 7B6qDk
(click link, click open link)

<https://us02web.zoom.us/j/7633912006?pwd=bm1weG5kU0R0WllrQkJKYdVY0a1R0dz09>

The Village of Volente City Council located VoV City Hall 16100 Wharf Cove, Volente, TX 78641 will hold on Tuesday September 1, 2020 @ 5:30PM a Special Called City Council Meeting and Public Hearing via Zoom. The link and zoom information above will be valid for each of these meetings.

To consider the following:

A request by Ken Beck, Thistle Dew Ranch for a Variance in accordance with Village of Volente Code of Ordinances 2009-O-103, Section 9.05.115, (Cut & Fill) to exceed 5' maximum allowed at the location (15502 Mary Street) Lot 1, Thistle Dew Ranch Subdivision, sur 10.23 acres.

A request By Ken Beck, Thistle Dew Ranch for a Variance in accordance with Village of Volente Code of Ordinances 2004-O-36, Section 33.340 (Slope Limits) no construction or land disturbing activities shall be permitted on natural grades with slopes 25% or steeper at the location (15502 Mary Street) Lot 1, Thistle Dew Ranch Subdivision, sur 10.23 acres.

The virtual meetings will OPEN FOR PARTICIPANT ENTRY approximately 30 MINUTES (5:00PM) PRIOR to the beginning of each meeting.

Planning and Zoning and City Council meetings will begin at 5:30pm on their prospective dates as noted above.

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage \$3.55
 Certified Fee \$2.85
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.95

Postmark Here
 0613 18
 AUG 17 2020

Sent To: *George Family Partnership Trust*
 Street, Apt. No., or PO Box No. *P.O. Box 310*
 City, State, ZIP+4 *BASTROP TX 78602-0310*

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage \$3.55
 Certified Fee \$2.85
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.95

Postmark Here
 0613 18
 AUG 17 2020

Sent To: *TAN Venawine*
 Street, Apt. No., or PO Box No. *15600 Fm 2769*
 City, State, ZIP+4 *Wolente TX 78641-9101*

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 (Domestic Mail Only)

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$3.55
 Return Receipt (hardcopy) \$2.85
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$6.95

Postmark Here
 0613 18
 AUG 17 2020

Sent To: *LAURA DUVE JACKSON*
 Street, Apt. No., or PO Box No. *PO BOX 130883*
 City, State, ZIP+4 *HOUSTON TX 77219-0883*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage \$3.55
 Certified Fee \$2.85
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Total Postage & Fees \$6.95

Postmark Here
 0613 18
 AUG 17 2020

Sent To: *Penota Investments LLC*
 Street, Apt. No., or PO Box No. *9311 N. Fm 620 #254*
 City, State, ZIP+4 *AUSTIN TX 78726*

PS Form 3800, August 2006 See Reverse for Instructions

Product	Qty	Unit Price	Price
First-Class Mail® 1 Letter	1		\$0.55
Austin, TX 78726			
Weight: 0 Lb 0.90 Oz			
Estimated Delivery Date			
Thursday 08/20/2020			
Certified			\$3.55
USPS Certified Mail #			
70140150000209873005			
Return Receipt			\$2.85
USPS Return Receipt #			
959C940251269092771461			
Total			\$6.95
First-Class Mail® 1 Letter	1		\$0.55
Houston, TX 77219			
Weight: 0 Lb 0.90 Oz			
Estimated Delivery Date			
Thursday 08/20/2020			
Certified			\$3.55
USPS Certified Mail #			
7015164000087922604			
Return Receipt			\$2.85
USPS Return Receipt #			
959C940251269092771492			
Total			\$6.95
First-Class Mail® 1 Letter	1		\$0.55
Bastrop, TX 78602			
Weight: 0 Lb 0.90 Oz			
Estimated Delivery Date			
Thursday 08/20/2020			
Certified			\$3.55
USPS Certified Mail #			
70140150000209872978			
Return Receipt			\$2.85
USPS Return Receipt #			
959C940251269092771386			
Total			\$6.95
First-Class Mail® 1 Letter	1		\$0.55
Leander, TX 78641			
Weight: 0 Lb 0.90 Oz			
Estimated Delivery Date			
Thursday 08/20/2020			
Certified			\$3.55
USPS Certified Mail #			
70140150000209872992			
Return Receipt			\$2.85
USPS Return Receipt #			
959C940251269092771478			
Total			\$6.95
Grand Total:			\$27.80

06/17/2020 10:20 AM
 7014 0150 0002 0987 2978
 7014 0150 0002 0987 2992
 7014 0150 0002 0987 3005
 7014 0150 0002 0987 2604

Public Hearing Notification Properties – 15502 Mary St, Volente

1. Property ID 170926
 - a. Laura Dyke Jackson, P.O. Box 130883, Houston, TX 77219-0883
2. Property ID 565921
 - a. L2ENTHC, LLC, 710 Lorena Ridge Ln, SugarLand, TX 77479-5812
 - b. This may now belong to Travis County as part of the BCP, but the record has not been updated
3. Property 172943
 - a. Libby M Davis Family Trust, 1543² FM 2769, Volente, TX 78641-9150
4. Properties 71320, 71321, 71322
 - a. George Family Partnership Trust, P.O. Box 310, Bastrop, TX 78602-0310
5. Property ID 172980
 - a. Jan Yenawine, 15600 FM 2769, Volente, TX 78641-9101
6. Property ID 172981
 - a. Brian Frank George, Exempt Family Trust, P.O. Box 310, Bastrop, TX 78602-0310

*Notices mailed on December 17, 2018

Denala Investments LLC
2311 N. FM 620 #254
Austin TX 78766



February 1, 2019

Tom Schmitt
15502 Mary Street
Volente, TX 78641

Village of Volente
11601 Wharf Cove
Volente, TX 78641

Re: Application for Conditional Use Permit for 15502 Mary Street

After review by Planning and Zoning on January 8, 2019, and review and vote by Village Council on January 15, 2019, this Conditional Use Permit is granted to Tom Schmitt, owner of the property at 15502 Mary Street, Volente, TX 78641 with the following provisions:

1. **Permission is granted for up to 8 (eight) horses and or donkeys to be kept on this property.**
2. **This Conditional Use Permit will TRANSFER "as is" with the purchase of this property by, Thistle Dew Ranch LLC, owned by Gwen and Dean Collmann, and Ken and Joyce Beck.**
3. **During the development and construction permitting process, plans must be submitted and approved for effective mitigation and control of run-off from the property into the drainage draw that merges with the Gun Hollow draw at the edge of Highway 2769, Gun Hollow draw having been designated as "Waters of of the U.S."**

Regards,

Mayor Pro Team Wilder, Village of Volente

cc: Thistle Dew Ranch LLC
Gwen and Dean Collmann
Ken and Joyce Beck



VILLAGE
OF
VOLENTE

May 22, 2020

Thistle Dew Ranch
15502 Mary Street
Village of Volente

**Re: Site Plan Review
15502 Mary Street**

Dear Mr. Beck:

The comments are based on the site plan submittal dated: May 5, 2020.

- Per Sec. 9.05.356 Street and alley improvements, the developer shall be required to design and construct a reasonable portion of the roadway adjacent to the development. Please review this section of the code and contact the City or this reviewer to discuss.
- The construction of all public improvements, whether publicly owned or privately owned, shall comply with the technical construction requirements of the latest editions of the City of Austin Transportation Criteria Manual.
- Please clearly define how the roadway will tie to the existing roadway and how the roadway will terminate. There are no grades shown at either location.
- Please provide a cross-section of the proposed drive located in the ROW.
- Please establish grades for the retaining walls shown on the grading plan. Note: A wall greater than 4-feet from the footing must be designed by a structural engineer. Also, cut and fill greater than 5-feet requires a variance.
- Please show how the grading for the driveway will tie to existing grades, please note: erosion control matting shall be installed on all disturbed areas with a finished grade of four to one (4:1) or steeper.
- The water quality plan states a 3-foot wide and 8-foot deep infiltration stone level spreader. Please provide grading along the level spreader to more clearly define the intent of the design or add another detail to the plan. Walls greater than 4-feet will need to be designed by a structural engineer.
- Per Sec. 9.05.066 all areas within the limits of construction of slope greater than 15% or where fill in excess of four feet will be utilized. Include engineer's report on foundation design, retaining wall design, and geotechnical analysis and requirements for assuring fill appropriateness and stability.
- The P2 drainage area time of concentration (TOC) line makes two 90 degree turns, however the grading plan doesn't reflect any grading changes, please update the TOC and drainage calcs to reflect an accurate flow pattern and flowrate.



VILLAGE
OF
VOLENTE

- Please add a rock berm at the concentrated flow through the site. It appears approximately 30 acres flow through and adjacent to the arena area. Add the following E&S Details: tree protection, rock berm and stabilized construction entrance to the plans.
- Please define the driveway material and type as dip style or if culverts are proposed from the Mary Street ROW. Add the driveway detail to the plans.
- Please show the location of the mailbox.

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by the Village of Volente.

If you have any questions or need any additional information please feel free to call or email me at 512.297.8651 or marc.dickey@gmail.com.

Thank you,

A handwritten signature in black ink, appearing to read 'Marc Dickey'.

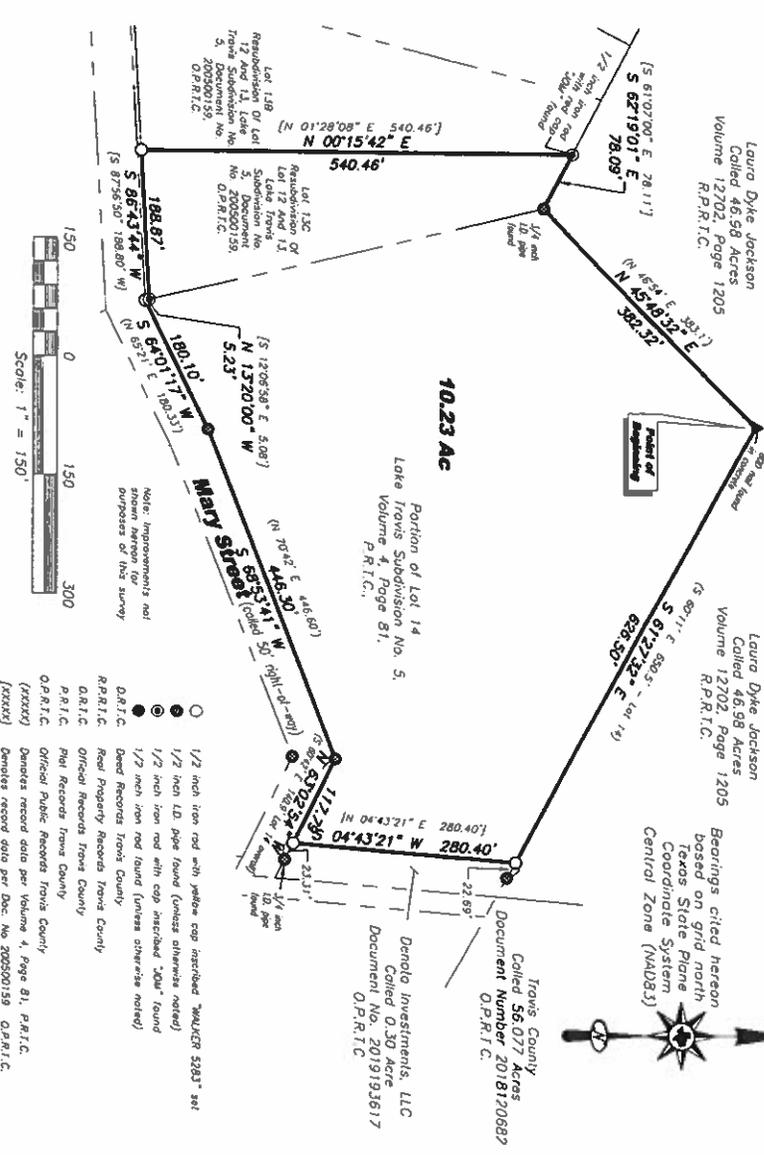
Marc Dickey

Boundary Survey Thistle Dew Ranch

Laura Dyke Jackson
Called 46.98 Acres
Volume 12702, Page 1205
R.P.R.T.C.

Laura Dyke Jackson
Called 46.98 Acres
Volume 12702, Page 1205
R.P.R.T.C.

Bearings cited hereon
based on grid north
Texas State Plane
Coordinate System
Central Zone (NAD83)



- 1/2 inch iron rod with yellow cap inscribed "WALKER 5254" set
- 1/2 inch LD pipe found (unless otherwise noted)
- 1/2 inch iron rod with cap inscribed "DW" found
- 1/2 inch iron rod found (unless otherwise noted)
- R.P.R.T.C. Real Property Records Travis County
- O.R.T.C. Official Records Travis County
- O.P.R.T.C. Official Public Records Travis County
- [xxxxx] Denotes record date per Volume 4, Page 81, P.R.T.C.
- [xxxxx] Denotes record date per Doc. No. 200500139 O.P.R.T.C.
- [xxxxx] Denotes record date per Doc. No. 2019193617 O.P.R.T.C.

Acknowledged on the 24 day of January 2020

Jana Jace
Jana Jace, Mayor of the
Village of Volente

RECEIVED: NANETTE'S AKINLEYE DAK. 1/24/2020

0231 Rev. 1\SERVER\PROG\DTG\000-529.doc (LAW-59115000) REV. 08/11/2009 11:11:20 2009/12/20 2009 12/20

Each and every On-Site Sewage Facility installed within this subdivision must be permitted, inspected and approved for operation under those terms, standards and requirements of the Texas Commission on Environmental Quality and Lower Colorado River Authority as are in effect at the time such applications for permits are made. These lots may require professionally designed wastewater disposal systems due to topographical, geological and wetland considerations.

LGRA OSSF Representative
0500 300570
1/24/2020
date

KJB Investments II, LLC, doing business as Thistle Dew Ranch LLC, is the owner of the 10.23 acre Lot shown hereon consisting of: (1) Lot 13C, Resubdivision of Lot 12 and 13, Lake Travis Subdivision No. 5, according to the map or plat thereof, recorded in Document No. 200500139, Official Public Records, Travis County, Texas; and (2) a portion of Lot 14, Lake Travis Subdivision No. 5, as recorded in Volume 4, Page 81, Plat Records of Travis County, Texas, said tracts described in Volume recorded under Document Nos. 2019139477 and 2019015982, Official Public Records Travis County, Texas.

Kenneth A. Bode
Kenneth A. Bode
1/23/20
date

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this 23 day of January, 2020, personally appeared, Kenneth A. Bode, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under My Hand and Seal of Office this the 23 day of January 2020 A.D.

Nanette S. Akinleye
Nanette S. Akinleye
March 21, 2023
My Commission Expires



re-subdivided lot (Lot 13C) combined with a portion of another previously platted lot (Lot 14). Per TBPETS Board Rule §65.3(a)(2), the tract of land as described hereon may be subject to statutory requirements that pertain to and affect the development of said tract. This Boundary Survey, as requested by the client, is not intended to be used in violation of said statutory requirements. Easements and restrictions not shown hereon may apply. This document represents a survey made on the ground of the property described hereon. Surveyed under the direction and supervision of the undersigned:

Bret A. Butts
Bret A. Butts
date of field survey
RPLS 6254



Sheet 3 of 3
(field notes attached)



WALKER
TEXAS SURVEYORS

P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 258-3361
TBPETS Firm #10103800

Job #540001



P. O. Box 324
 Cedar Park, Texas 78630-0324
 (512) 259-3361 Phone
 TBPELS Firm Number 10103800

PERIMETER DESCRIPTION OF A 10.23 ACRE TRACT OF LAND CONSISTING OF THE FOLLOWING TWO TRACTS: (1) ALL OF LOT 13C, RESUBDIVISION OF LOT 12 AND 13, LAKE TRAVIS SUBDIVISION NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200500159, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; AND (2) A PORTION OF LOT 14, LAKE TRAVIS SUBDIVISION NO. 5, AS RECORDED IN VOLUME 4, PAGE 81, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 80D nail found in concrete for the most northerly corner of said Lot 14 and this tract, same being an interior corner in the called southeasterly line of that certain tract described as 46.98 acres in a Partition Deed to Laura Dyke Jackson dated May 29, 1996 and recorded in Volume 12702, Page 1205 of the Real Property Records of Travis County, Texas;

THENCE: S 61°27'32" E 626.50 feet (record call: S 60°11' E 650.5 feet overall for Lot 14 – Vol. 4, Pg.81) with the northeasterly line of said Lot 14, and with the called southeasterly line of said 46.98 acre Jackson tract to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set for the northeast corner of this tract, same being the northwest corner of that certain tract described as 0.30 acres in a Special Warranty Deed to Denota Investments, LLC dated December 10, 2019 and recorded as Document Number 2019193617 of said official public records; for reference a 1/2 inch iron pipe found for the northeast corner of said Lot 14 bears S 61°27'32" E 22.69 feet;

THENCE: S 04°43'21" W 280.40 feet (record call: N 04°43'21" E 280.40 feet – Doc. No. 2019193617) into and across said Lot 14, with the west line of said 0.30 acre Denota tract to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set in the north line of Mary Street (roadway not built) for the southwest corner of said 0.30 acre Denota tract, and for the southeast corner of this tract; for reference a 3/4 inch iron pipe found for the southeast corner of said Lot 14 bears S 63°02'54" E 23.31 feet;

THENCE: with the north line of said Mary Street, and with the south line of said Lot 14 and this tract the following three (3) courses:

1. N 63°02'54" W 117.79 feet (record call: S 60°42' E 140.9 feet overall for Lot 14 – Vol. 4, Pg. 81) to a 1/2 inch iron pipe found,
2. S 68°53'41" W 446.30 feet (record call: N 70°42' E 446.60 feet – Vol. 4, Pg. 81) to a 1/2 inch iron pipe found,
3. S 64°01'17" W 180.10 feet (record call: N 65°21' E 180.33 feet – Vol. 4, Pg. 81) to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set for the southwest corner of said Lot 14, same being the southeast corner of a called 5' right-of-way dedication as depicted on said Resubdivision of Lot 12 and 13 (200500159);

THENCE: N 13°20'00" W 5.23 feet (record call: S 12°06'58" E 5.08 feet – Doc. No. 200500159) with the west line of said Lot 14, and with the east line of said 5' right-of-way dedication to a 1/2 inch iron rod with red cap inscribed "JOM" found for the southeast corner of said Lot 13C;

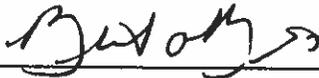
THENCE: S 86°43'44" W 188.87 feet (record call: S 87°56'50" W 188.80 feet – Doc. No. 200500159) with the south line of said Lot 13C, same being the north line of said 5' right-of-way dedication to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set for the southwest corner of said Lot 13C, for the southwest corner of this tract, and for the southeast corner of Lot 13B of said Resubdivision (200500159);

THENCE: N 00°15'42" E 540.46 feet (record call: N 01°28'08" E 540.46 feet – Doc. No. 200500159) with the west line of said Lot 13C and this tract to a 1/2 inch iron rod with red cap inscribed "JOM" found in the called southeasterly line of said 46.98 acre Jackson tract, for the northwest corner of said Lot 13C and this tract;

THENCE: with the called southeasterly line of said 46.98 acre Jackson tract, and with the northwest line of this tract the following two (2) courses:

1. S 62°19'01" E 78.09 feet (record call: S 61°07'00" E 78.11 feet – Doc. No. 200500159) with the north line of said Lot 13C to a 3/4 inch iron pipe found for the most westerly corner of said Lot 14, for the northeast corner of said Lot 13C, and for a southerly corner of said 46.98 acre Jackson tract,
2. N 45°48'32" E 382.32 feet (record call: N 46°54' E 383.1 feet – Vol. 4, Pg. 81) with the northwest line of said Lot 14 to the Point of Beginning.

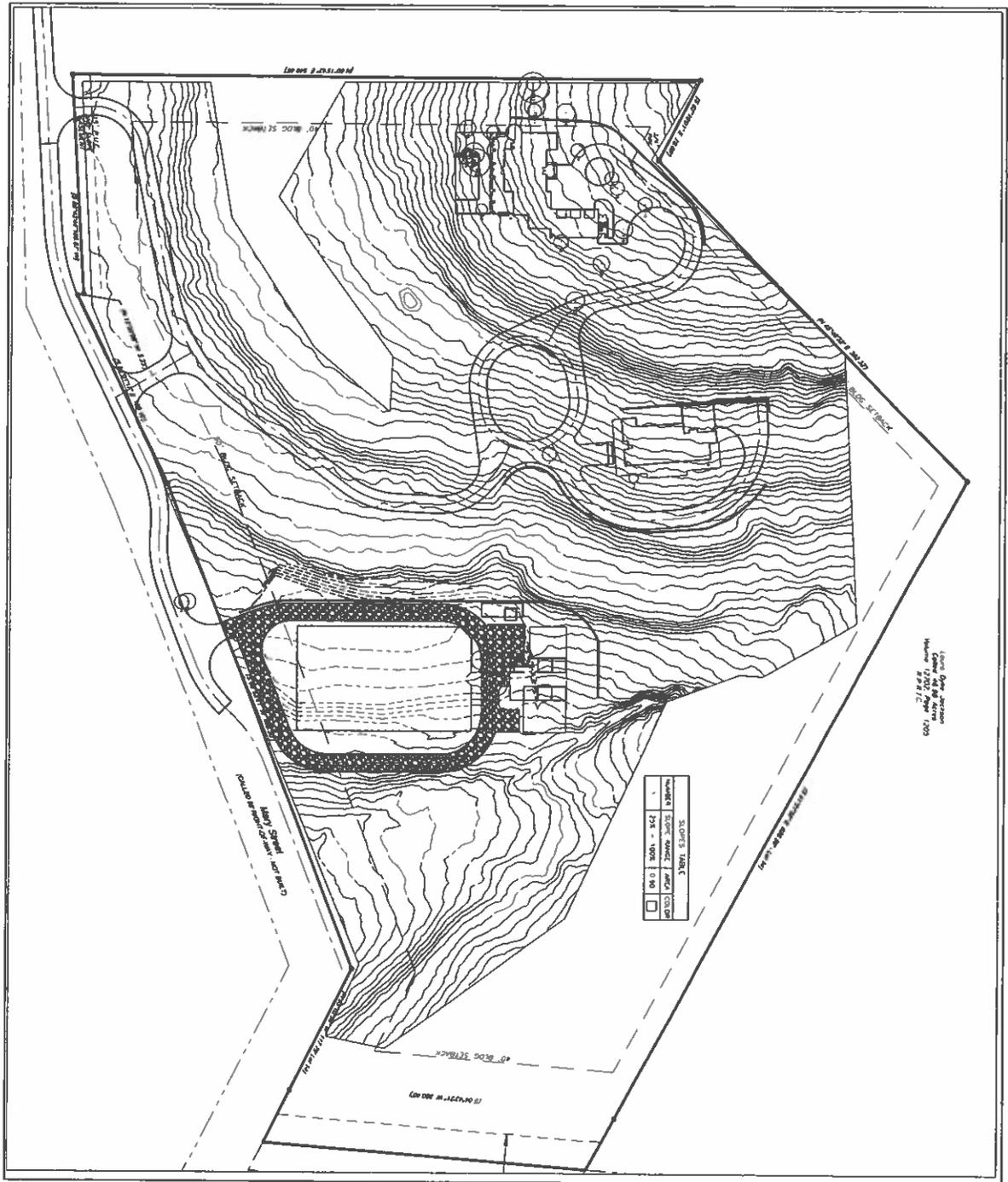
Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83). Per TBPELS Board Rule §663.8(2), the tract of land as described hereon may be subject to statutory requirements that pertain to and affect the development of said tract. This Boundary Survey, as requested by the client, is not intended to be used in violation of said statutory requirements. Easements and restrictions not shown hereon may apply. This document represents a survey made on the ground of the property described hereon. Surveyed under the direction and supervision of the undersigned:



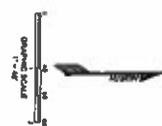
Brett A. Butts
R.P.L.S. Number 6254

Date of Field Survey: September 27, 2019





North Arrow
 Scale: 1" = 100'
 Date: 7/27/2020



SHEET
 1
 1 of 1

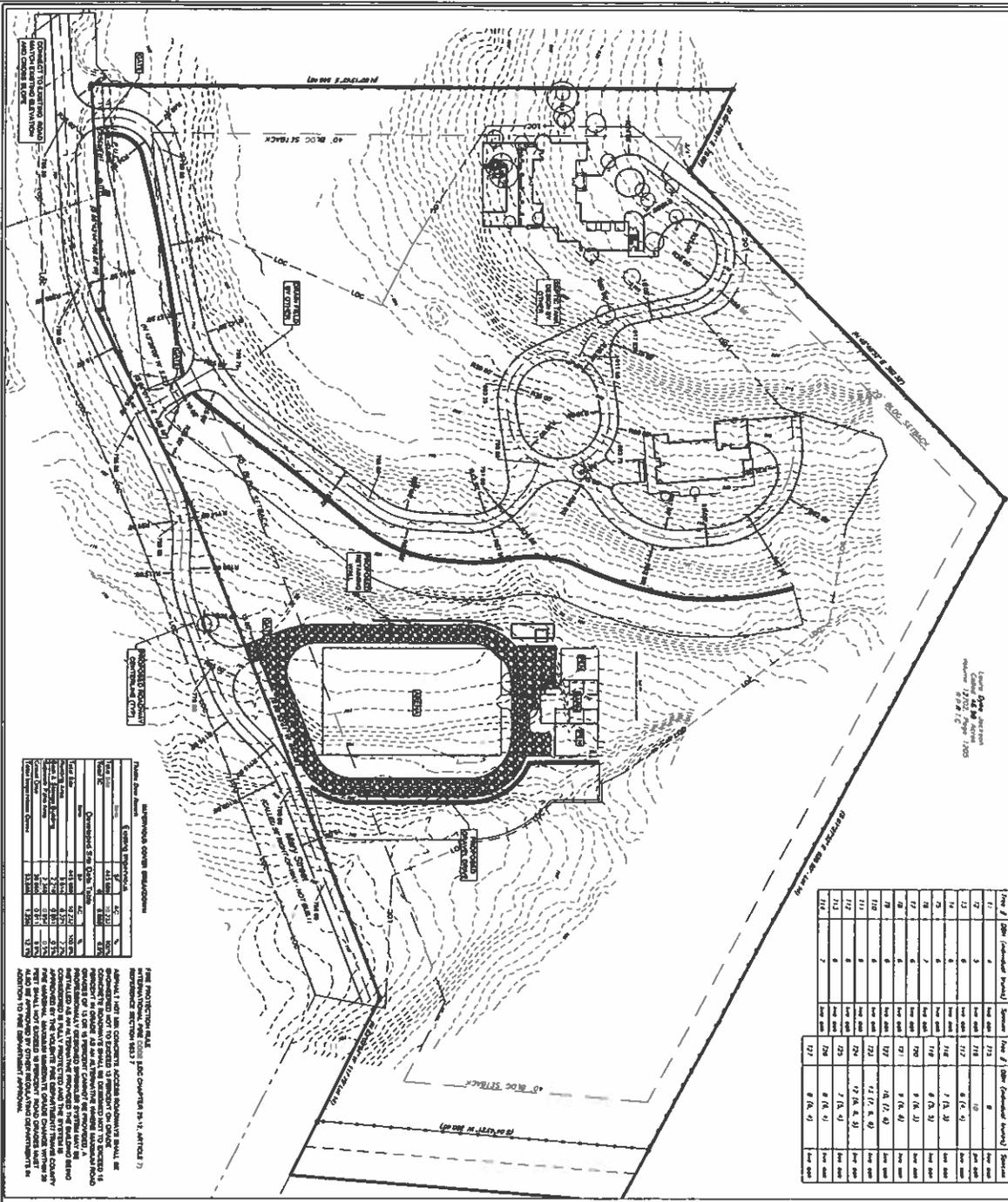
SLOPE MAP	
ISSUE DATE	PROJECT #
7/27/2020	302-170

THISTLE DEW RANCH
 15502 MARY STREET
 VOLENTE, TEXAS 78641
 THISTLE DEW RANCH, LLC



TDI*
ENGINEERING

TDI Engineering, LLC
 2000 Old Fredericksburg Road, Suite 200
 Austin, TX 78746
 512-351-3300 • www.tdi-llc.net
 CIVIL & STRUCTURAL
 ENGINEERING
 AUSTIN • HOUSTON
 *THINK DESIGN innovate, integrate, implement...



UTLITIES AND ERECTION DATA

ITEM	DESCRIPTION	DATE	BY
1	CONTRACT UTILITIES (WATER, SEWER, GAS, TELEPHONE, CABLE, ETC.)	5/14/2020	JL
2	CONTRACT ERECTION (FOUNDATIONS, WALLS, ROOFS, ETC.)	5/14/2020	JL
3	CONTRACT FINISHES (PAINT, TILE, CARPET, ETC.)	5/14/2020	JL
4	CONTRACT MECHANICAL (HVAC, PLUMBING, ELECTRICAL, ETC.)	5/14/2020	JL
5	CONTRACT LANDSCAPING (PLANTING, IRRIGATION, ETC.)	5/14/2020	JL

THE SCHEDULE

ITEM #	DESCRIPTION	START DATE	END DATE	STATUS
1	FOUNDATION	5/14/2020	5/14/2020	COMPLETE
2	WALLS	5/14/2020	5/14/2020	COMPLETE
3	ROOF	5/14/2020	5/14/2020	COMPLETE
4	MECHANICAL	5/14/2020	5/14/2020	COMPLETE
5	ELECTRICAL	5/14/2020	5/14/2020	COMPLETE
6	PLUMBING	5/14/2020	5/14/2020	COMPLETE
7	PAINT	5/14/2020	5/14/2020	COMPLETE
8	TILE	5/14/2020	5/14/2020	COMPLETE
9	CARPET	5/14/2020	5/14/2020	COMPLETE
10	LANDSCAPING	5/14/2020	5/14/2020	COMPLETE

THE PROVISIONS OF
 THE SCHEDULE SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.
 THE SCHEDULE SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.
 THE SCHEDULE SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE GRADING AND DRAINAGE SYSTEMS.
6. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE SECURITY.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEANLINESS.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE SAFETY.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE ACCESS.

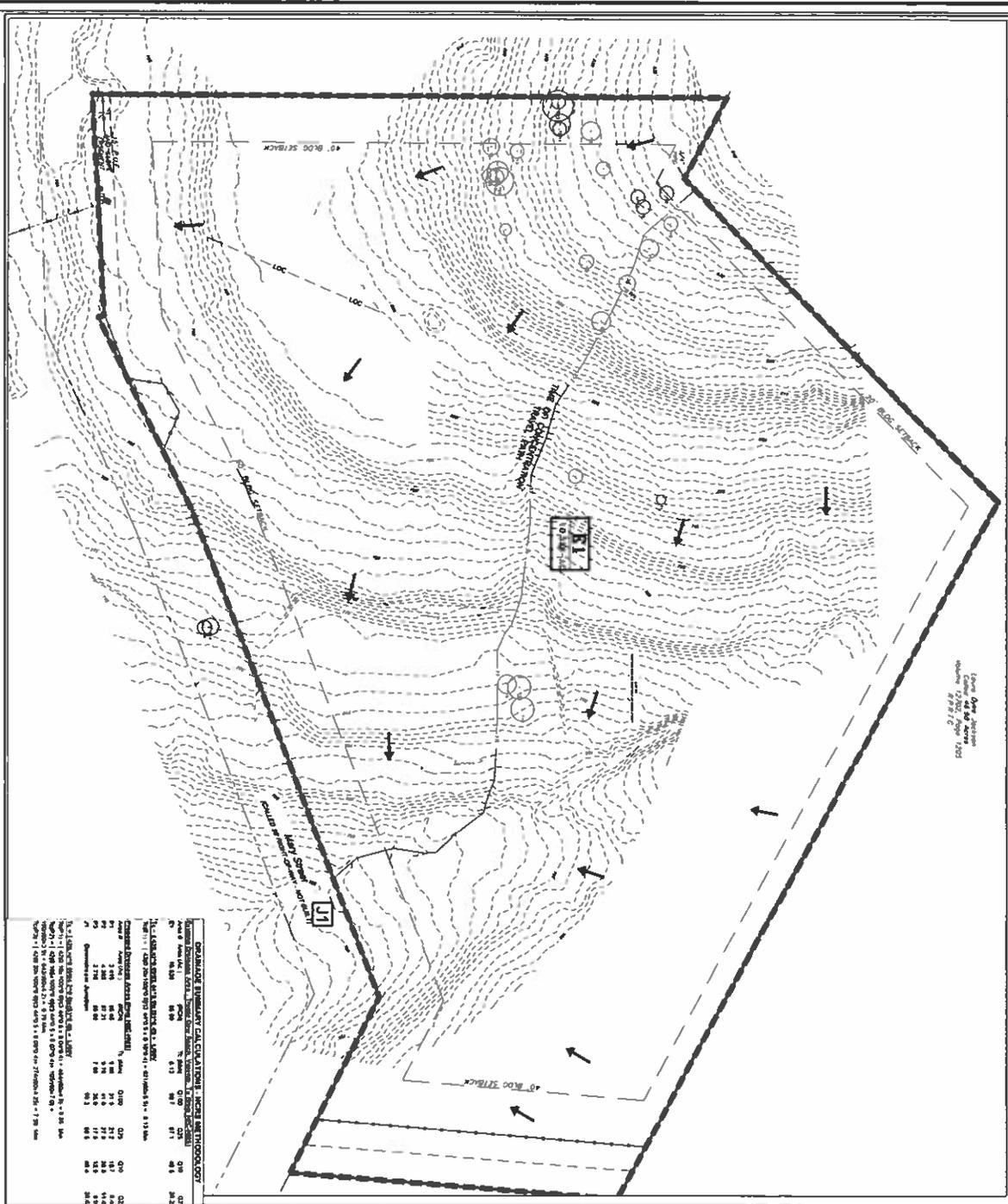
LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR
(Symbol)	PROPOSED CONTOUR
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY

NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN THE GRADING AND DRAINAGE SYSTEMS.
5. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE SECURITY.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEANLINESS.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE SAFETY.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE ACCESS.

3 SHEET 3 OF 8	SITE & GRADING PLAN ISSUE DATE: 5/14/2020 PROJECT #: 302-170	THISTLE DEW RANCH 15502 MARY STREET VOLENTE, TEXAS 78641 THISTLE DEW RANCH, LLC		TDI ENGINEERING TDI Engineering, LLC 1800 Old Fredericksburg Road, Suite 200 Austin, TX 78704 512-341-2000 • www.tdi-austin.com	CIVIL & STRUCTURAL ENGINEERING AUSTIN / HOUSTON *THINK DESIGN. Innovate, Integrate, Implement.
-----------------------------	---	---	--	--	---



Thistle Dew Ranch
 15502 Mary Street
 Volente, Texas 78641

COMPARATIVE EMULSION CALCULATION - LOCAL METHODOLOGY

Area	Area (Ac)	Area (Sq Ft)	Area (Sq Yd)	Area (Sq Ft)	Area (Sq Yd)
1	1.00	13,600	1,511	13,600	1,511
2	1.00	13,600	1,511	13,600	1,511
3	1.00	13,600	1,511	13,600	1,511
4	1.00	13,600	1,511	13,600	1,511
5	1.00	13,600	1,511	13,600	1,511
6	1.00	13,600	1,511	13,600	1,511
7	1.00	13,600	1,511	13,600	1,511
8	1.00	13,600	1,511	13,600	1,511
9	1.00	13,600	1,511	13,600	1,511
10	1.00	13,600	1,511	13,600	1,511
11	1.00	13,600	1,511	13,600	1,511
12	1.00	13,600	1,511	13,600	1,511
13	1.00	13,600	1,511	13,600	1,511
14	1.00	13,600	1,511	13,600	1,511
15	1.00	13,600	1,511	13,600	1,511
16	1.00	13,600	1,511	13,600	1,511
17	1.00	13,600	1,511	13,600	1,511
18	1.00	13,600	1,511	13,600	1,511
19	1.00	13,600	1,511	13,600	1,511
20	1.00	13,600	1,511	13,600	1,511
21	1.00	13,600	1,511	13,600	1,511
22	1.00	13,600	1,511	13,600	1,511
23	1.00	13,600	1,511	13,600	1,511
24	1.00	13,600	1,511	13,600	1,511
25	1.00	13,600	1,511	13,600	1,511
26	1.00	13,600	1,511	13,600	1,511
27	1.00	13,600	1,511	13,600	1,511
28	1.00	13,600	1,511	13,600	1,511
29	1.00	13,600	1,511	13,600	1,511
30	1.00	13,600	1,511	13,600	1,511
31	1.00	13,600	1,511	13,600	1,511
32	1.00	13,600	1,511	13,600	1,511
33	1.00	13,600	1,511	13,600	1,511
34	1.00	13,600	1,511	13,600	1,511
35	1.00	13,600	1,511	13,600	1,511
36	1.00	13,600	1,511	13,600	1,511
37	1.00	13,600	1,511	13,600	1,511
38	1.00	13,600	1,511	13,600	1,511
39	1.00	13,600	1,511	13,600	1,511
40	1.00	13,600	1,511	13,600	1,511
41	1.00	13,600	1,511	13,600	1,511
42	1.00	13,600	1,511	13,600	1,511
43	1.00	13,600	1,511	13,600	1,511
44	1.00	13,600	1,511	13,600	1,511
45	1.00	13,600	1,511	13,600	1,511
46	1.00	13,600	1,511	13,600	1,511
47	1.00	13,600	1,511	13,600	1,511
48	1.00	13,600	1,511	13,600	1,511
49	1.00	13,600	1,511	13,600	1,511
50	1.00	13,600	1,511	13,600	1,511

Map of Point Location Area

Area	Area (Ac)	Area (Sq Ft)	Area (Sq Yd)	Area (Sq Ft)	Area (Sq Yd)
1	1.00	13,600	1,511	13,600	1,511
2	1.00	13,600	1,511	13,600	1,511
3	1.00	13,600	1,511	13,600	1,511
4	1.00	13,600	1,511	13,600	1,511
5	1.00	13,600	1,511	13,600	1,511
6	1.00	13,600	1,511	13,600	1,511
7	1.00	13,600	1,511	13,600	1,511
8	1.00	13,600	1,511	13,600	1,511
9	1.00	13,600	1,511	13,600	1,511
10	1.00	13,600	1,511	13,600	1,511
11	1.00	13,600	1,511	13,600	1,511
12	1.00	13,600	1,511	13,600	1,511
13	1.00	13,600	1,511	13,600	1,511
14	1.00	13,600	1,511	13,600	1,511
15	1.00	13,600	1,511	13,600	1,511
16	1.00	13,600	1,511	13,600	1,511
17	1.00	13,600	1,511	13,600	1,511
18	1.00	13,600	1,511	13,600	1,511
19	1.00	13,600	1,511	13,600	1,511
20	1.00	13,600	1,511	13,600	1,511
21	1.00	13,600	1,511	13,600	1,511
22	1.00	13,600	1,511	13,600	1,511
23	1.00	13,600	1,511	13,600	1,511
24	1.00	13,600	1,511	13,600	1,511
25	1.00	13,600	1,511	13,600	1,511
26	1.00	13,600	1,511	13,600	1,511
27	1.00	13,600	1,511	13,600	1,511
28	1.00	13,600	1,511	13,600	1,511
29	1.00	13,600	1,511	13,600	1,511
30	1.00	13,600	1,511	13,600	1,511
31	1.00	13,600	1,511	13,600	1,511
32	1.00	13,600	1,511	13,600	1,511
33	1.00	13,600	1,511	13,600	1,511
34	1.00	13,600	1,511	13,600	1,511
35	1.00	13,600	1,511	13,600	1,511
36	1.00	13,600	1,511	13,600	1,511
37	1.00	13,600	1,511	13,600	1,511
38	1.00	13,600	1,511	13,600	1,511
39	1.00	13,600	1,511	13,600	1,511
40	1.00	13,600	1,511	13,600	1,511
41	1.00	13,600	1,511	13,600	1,511
42	1.00	13,600	1,511	13,600	1,511
43	1.00	13,600	1,511	13,600	1,511
44	1.00	13,600	1,511	13,600	1,511
45	1.00	13,600	1,511	13,600	1,511
46	1.00	13,600	1,511	13,600	1,511
47	1.00	13,600	1,511	13,600	1,511
48	1.00	13,600	1,511	13,600	1,511
49	1.00	13,600	1,511	13,600	1,511
50	1.00	13,600	1,511	13,600	1,511

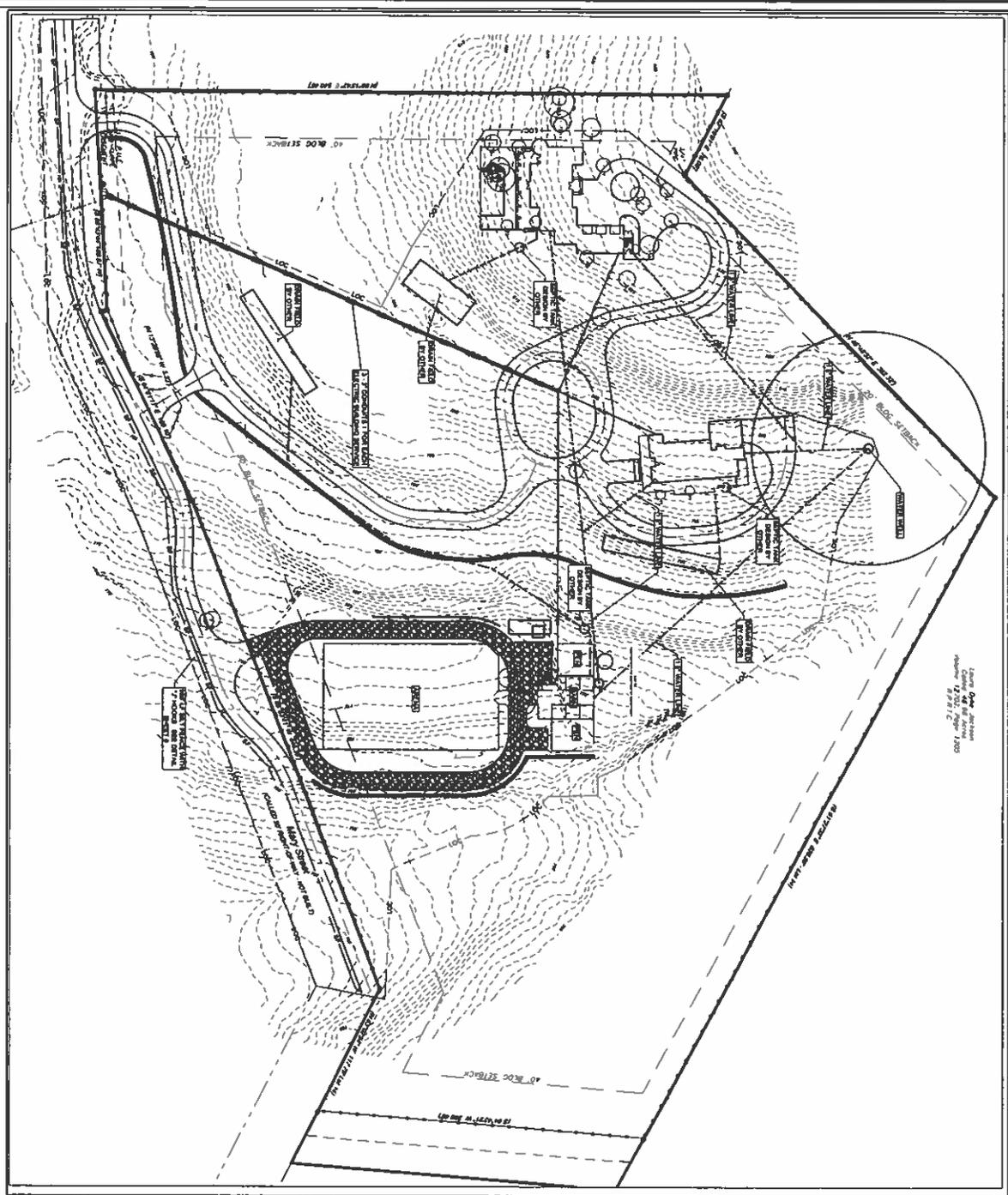
LEGEND

- EXISTING DRAINAGE AREA BOUNDARY
- ON-SITE DRAINAGE AREA BOUNDARY
- EXISTING/PROPOSED WATER FLOW ARROW
- TIME OF CONCENTRATION TRAVEL PATH
- POINT OF ANALYSIS

DRAINAGE LEGEND

- ON-SITE DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE AREA BOUNDARY
- EXISTING/PROPOSED WATER FLOW ARROW
- TIME OF CONCENTRATION TRAVEL PATH
- POINT OF ANALYSIS

NORTH
 GRAPHIC SCALE
 1" = 100'



Legend
 1" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"
 1/32" = 1'-0"
 1/64" = 1'-0"
 1/128" = 1'-0"
 1/256" = 1'-0"
 1/512" = 1'-0"
 1/1024" = 1'-0"
 1/2048" = 1'-0"
 1/4096" = 1'-0"
 1/8192" = 1'-0"
 1/16384" = 1'-0"
 1/32768" = 1'-0"
 1/65536" = 1'-0"
 1/131072" = 1'-0"
 1/262144" = 1'-0"
 1/524288" = 1'-0"
 1/1048576" = 1'-0"
 1/2097152" = 1'-0"
 1/4194304" = 1'-0"
 1/8388608" = 1'-0"
 1/16777216" = 1'-0"
 1/33554432" = 1'-0"
 1/67108864" = 1'-0"
 1/134217728" = 1'-0"
 1/268435456" = 1'-0"
 1/536870912" = 1'-0"
 1/1073741824" = 1'-0"
 1/2147483648" = 1'-0"
 1/4294967296" = 1'-0"
 1/8589934592" = 1'-0"
 1/17179869184" = 1'-0"
 1/34359738368" = 1'-0"
 1/68719476736" = 1'-0"
 1/137438953472" = 1'-0"
 1/274877906944" = 1'-0"
 1/549755813888" = 1'-0"
 1/1099511627776" = 1'-0"
 1/2199023255552" = 1'-0"
 1/4398046511104" = 1'-0"
 1/8796093022208" = 1'-0"
 1/17592186044416" = 1'-0"
 1/35184372088832" = 1'-0"
 1/70368744177664" = 1'-0"
 1/140737488355328" = 1'-0"
 1/281474976710656" = 1'-0"
 1/562949953421312" = 1'-0"
 1/1125899906842624" = 1'-0"
 1/2251799813685248" = 1'-0"
 1/4503599627370496" = 1'-0"
 1/9007199254740992" = 1'-0"
 1/18014398509481984" = 1'-0"
 1/36028797018963968" = 1'-0"
 1/72057594037927936" = 1'-0"
 1/144115188075855872" = 1'-0"
 1/288230376151711744" = 1'-0"
 1/576460752303423488" = 1'-0"
 1/1152921504606846976" = 1'-0"
 1/2305843009213693952" = 1'-0"
 1/4611686018427387904" = 1'-0"
 1/9223372036854775808" = 1'-0"
 1/18446744073709551616" = 1'-0"
 1/36893488147419103232" = 1'-0"
 1/73786976294838206464" = 1'-0"
 1/147573952589676412928" = 1'-0"
 1/295147905179352825856" = 1'-0"
 1/590295810358705651712" = 1'-0"
 1/1180591620717411303424" = 1'-0"
 1/2361183241434822606848" = 1'-0"
 1/4722366482869645213696" = 1'-0"
 1/9444732965739290427392" = 1'-0"
 1/18889465931478580854784" = 1'-0"
 1/37778931862957161709568" = 1'-0"
 1/75557863725914323419136" = 1'-0"
 1/151115727451828646838272" = 1'-0"
 1/302231454903657293676544" = 1'-0"
 1/604462909807314587353088" = 1'-0"
 1/1208925819614629174706176" = 1'-0"
 1/2417851639229258349412352" = 1'-0"
 1/4835703278458516698824704" = 1'-0"
 1/9671406556917033397649408" = 1'-0"
 1/19342813113834066795298816" = 1'-0"
 1/38685626227668133590597632" = 1'-0"
 1/77371252455336267181195264" = 1'-0"
 1/154742504910672534362390528" = 1'-0"
 1/309485009821345068724781056" = 1'-0"
 1/618970019642690137449562112" = 1'-0"
 1/1237940039285380274899124224" = 1'-0"
 1/2475880078570760549798248448" = 1'-0"
 1/4951760157141521099596496896" = 1'-0"
 1/9903520314283042199192993792" = 1'-0"
 1/19807040628566084398385987776" = 1'-0"
 1/39614081257132168796771975552" = 1'-0"
 1/79228162514264337593543951104" = 1'-0"
 1/158456325028528675187087902208" = 1'-0"
 1/316912650057057350374175804416" = 1'-0"
 1/633825300114114700748351608832" = 1'-0"
 1/1267650600228229401496703217664" = 1'-0"
 1/2535301200456458802993406435328" = 1'-0"
 1/5070602400912917605986812870656" = 1'-0"
 1/10141204801825835211973625741312" = 1'-0"
 1/20282409603651670423947251482624" = 1'-0"
 1/40564819207303340847894502965248" = 1'-0"
 1/81129638414606681695789005930496" = 1'-0"
 1/162259276832213363391578011860992" = 1'-0"
 1/324518553664426726783156023721984" = 1'-0"
 1/649037107328853453566312047443968" = 1'-0"
 1/129807421465770710713264095487936" = 1'-0"
 1/259614842931541421426528190975872" = 1'-0"
 1/519229685863082842853056381951744" = 1'-0"
 1/1038459371726165685706112763903488" = 1'-0"
 1/2076918743452331371412225527806976" = 1'-0"
 1/4153837486904662742824451055613952" = 1'-0"
 1/8307674973809325485648902111227904" = 1'-0"
 1/16615349947618650971297804222455808" = 1'-0"
 1/33230699895237301942595608444916608" = 1'-0"
 1/66461399790474603885191216889833216" = 1'-0"
 1/13292279958094920777038243377966432" = 1'-0"
 1/26584559916189841554076486755932864" = 1'-0"
 1/53169119832379683108152973511865728" = 1'-0"
 1/106338239664759366216305947023731456" = 1'-0"
 1/212676479329518732432611894047462912" = 1'-0"
 1/425352958659037464865235788094925824" = 1'-0"
 1/850705917318074929730471576189851648" = 1'-0"
 1/1701411834636149859460943152379703296" = 1'-0"
 1/3402823669272299718921886304759406592" = 1'-0"
 1/6805647338544599437843772609518813184" = 1'-0"
 1/13611294677089198875687545219037626368" = 1'-0"
 1/27222589354178397751375090438075252736" = 1'-0"
 1/54445178708356795502750180876150505472" = 1'-0"
 1/1088903574167135910055013615230010944" = 1'-0"
 1/2177807148334271820110027230460021888" = 1'-0"
 1/4355614296668543640220054460920437776" = 1'-0"
 1/8711228593337087280440108921840875552" = 1'-0"
 1/17422457186674174560880217843681751104" = 1'-0"
 1/34844914373348349121760435687363502208" = 1'-0"
 1/6968982874669669824352087137473004416" = 1'-0"
 1/13937965749339339648704174748460008832" = 1'-0"
 1/27875931498678679297408344996920017664" = 1'-0"
 1/55751862997357358594816689993840035328" = 1'-0"
 1/111503725994714717189633379987680070656" = 1'-0"
 1/223007451989429434379266759975360141312" = 1'-0"
 1/446014903978858868758533519950720282624" = 1'-0"
 1/892029807957717737517067039901440565248" = 1'-0"
 1/178405961591543547503413407882881130496" = 1'-0"
 1/356811923183087095006826815775762260992" = 1'-0"
 1/713623846366174190013656315551524531984" = 1'-0"
 1/142724769273234838002731263110304883936" = 1'-0"
 1/285449538546469676005462526220609777872" = 1'-0"
 1/570899077092939352010931052441219555744" = 1'-0"
 1/1141798154185878704021862104882439111488" = 1'-0"
 1/228359630837175740804372420976487822896" = 1'-0"
 1/456719261674351481608744841952957657792" = 1'-0"
 1/913438523348702963217489683905915355584" = 1'-0"
 1/1826877046697405926434979367811831111104" = 1'-0"
 1/3653754093394811852869958735623662222208" = 1'-0"
 1/7307508186789623705739917471247324444416" = 1'-0"
 1/1461501637357924741147983494249464888832" = 1'-0"
 1/2923003274715849482295966988498929777664" = 1'-0"
 1/5846006549431698964591933976997859555328" = 1'-0"
 1/11692013098863397929183867953995719110656" = 1'-0"
 1/23384026197726795858367735907991438221312" = 1'-0"
 1/46768052395453591716735471815982876442624" = 1'-0"
 1/93536104790907183433470943631965752885248" = 1'-0"
 1/1870722095818143668669418872633151573696" = 1'-0"
 1/37414441916362873373388377452663031471392" = 1'-0"
 1/74828883832725746746776754905326062942784" = 1'-0"
 1/14965776766545149393355350981065212588544" = 1'-0"
 1/29931553533090298786710701962130425177088" = 1'-0"
 1/59863107066180597573421403924260843554176" = 1'-0"
 1/11972621413236119514684280784852171107328" = 1'-0"
 1/2394524282647223902936856156970434221456" = 1'-0"
 1/4789048565294447805873712313940868442912" = 1'-0"
 1/9578097130588895611747424627881736885824" = 1'-0"
 1/19156194261177791223494848255634673771648" = 1'-0"
 1/38312388522355582446989696511269347543296" = 1'-0"
 1/76624777044711164893979393022538695086592" = 1'-0"
 1/15324955408942232978795878604507739017184" = 1'-0"
 1/30649910817884465957591757209015478034368" = 1'-0"
 1/61299821635768931915183514418030956068736" = 1'-0"
 1/122599643271537863830367028836061912137504" = 1'-0"
 1/245199286543075727660734057672123824275088" = 1'-0"
 1/490398573086151455321468115344247648550176" = 1'-0"
 1/980797146172302910642936226688495291100352" = 1'-0"
 1/1961594292344605821285872453376990582200704" = 1'-0"
 1/3923188584689211642571744906753981164401408" = 1'-0"
 1/7846377169378423285143489813507962328802816" = 1'-0"
 1/15692754338756846570286979627015924657605632" = 1'-0"
 1/31385508677513693140573959254031849315211264" = 1'-0"
 1/62771017355027386281147918508063698630422528" = 1'-0"
 1/125542034710054772562295837016127397260845056" = 1'-0"
 1/251084069420109545124591674032254794521711104" = 1'-0"
 1/502168138840219090249183348064509589043422208" = 1'-0"
 1/1004336277680438180498366696129019178086844416" = 1'-0"
 1/2008672555360876360996733392258038356173688832" = 1'-0"
 1/401734511072175272199346678451607673234737664" = 1'-0"
 1/803469022144350544398693356903215446469515328" = 1'-0"
 1/160693804428870108879738671380630893131910656" = 1'-0"
 1/321387608857740217759477342761261786263821312" = 1'-0"
 1/6427752177154804355189548455225235725276256" = 1'-0"
 1/12855504354309608710379096910450714510552512" = 1'-0"
 1/257110087086192174207581938209014221011102208" = 1'-0"
 1/5142201741723843484151638764180284422222244416" = 1'-0"
 1/1028440348344768696830327728836056884444488832" = 1'-0"
 1/2056880696689537393660655457672113736888977664" = 1'-0"
 1/4113761393379074787321310915344227473777955328" = 1'-0"
 1/8227522786758149574642621830688446947555910656" = 1'-0"
 1/1645504557351629914928524366137689389511111104" = 1'-0"
 1/3291009114703259829857048732275378779022222208" = 1'-0"
 1/6582018229406519659714097464550757558044444416" = 1'-0"
 1/1316403645881303931942819492910151516088888832" = 1'-0"
 1/2632807291762607863885638985820303032171777664" = 1'-0"
 1/5265614583525215727771277971640606064343551312" = 1'-0"
 1/1053122916705043145554255943280121216868682624" = 1'-0"
 1/210624583341008629111081088656024243373736448" = 1'-0"
 1/421249166682017258222162177312048486747472896" = 1'-0"
 1/842498333364034516444324354624096973494957792" = 1'-0"
 1/1684996667328069032888648689248193946989915584" = 1'-0"
 1/3369993334656138065777297378496387893979931168" = 1'-0"
 1/6739986669312276131554594756992775987998622336" = 1'-0"
 1/13479973338624552263109195133945519759972444704" = 1'-0"
 1/26959946677249104526218390267891031959944889408" = 1'-0"
 1/53919893354498209052436780535782063195989778816" = 1'-0"
 1/107839786708996418104873561071564123959979557632" = 1'-0"
 1/215679573417992836209747122143128247919959115264" = 1'-0"
 1/43135914683598567241949424428625649539918230528" = 1'-0"
 1/86271829367197134483898848857251299079836460512" = 1'-0"
 1/172543658734394268967797697714502598159672921024" = 1'-0"
 1/345087317468788537935595395429005196319345840448" = 1'-0"
 1/690174634937577075871190790858010392638691688896" = 1'-0"
 1/1380349269875154151742381581716020785277383377792" = 1'-0"
 1/2760698539750308303484763163432041570554766755584" = 1'-0"
 1/5521397079500616606969526326864083141109133311104" = 1'-0"
 1/11042794159001233213939052653728166222182666222208" = 1'-0"
 1/22085588318002466427878105307456332444365332444416" = 1'-0"
 1/4417117663600493285575621061491266488873066488832" = 1'-0"
 1/8834235327200986571151242122982529777747133777664" = 1'-0"
 1/1766847065440197314230248424596505955548467551312" = 1'-0"
 1/3533694130880394628460496849193011911097935102624" = 1'-0"
 1/7067388261760789256920993698386023822195870205248" = 1'-0"
 1/1413477652352157851384198739677204644439174041056" = 1'-0"
 1/2826955304704315702768397479354409288878348082112" = 1'-0"
 1/5653910609408631405536794958708818777576696164224" = 1'-0"
 1/1130782121881726281107358991741763755515332288448" = 1'-0"
 1/22615642437634525622147179834835271110666665776896" = 1'-0"
 1/45231284875269051244294359669670542221333331553792" = 1'-0"
 1/90462569750538102488588719339341084442666663107584" = 1'-0"
 1/180925139501076204977177438678682088853333221115168" = 1'-0"
 1/36185027900215240995435477355736417770666644222231136" = 1'-0"
 1/72370055800430481990870954711472835541333284444446224" = 1'-0"
 1/144740111600860963917741894222946710882666668888889448" = 1'-0"
 1/289480223201721927835483788445893421771333337777778896" = 1'-0"
 1/5789604464034438556709675768917868435542666665555577952" = 1'-0"
 1/11579208928068877113419351537835770710885333331111115168" = 1'-0"
 1/23158417856137754226838703075671541421766666222222231136" = 1'-0"
 1/4631683571227550845367740615134308284333333444444446224" = 1'-0"
 1/92633671424551016907354812302686166866666888888889448" = 1'-0"
 1/18526734284910203381470962605373333337777777777778896" = 1'-0"
 1/370534685698204067629419252107466666755555555555577952" = 1'-0"
 1/741069371396408135258838504214933333511111



Tree permit
\$100 + \$10 PER INCH

Tree Removal Review Application

16100 Warf Cove, Volente, TX 78641

Website: www.villageofvolente-tx.gov

E-Mail: city.secretary@volentetexas.gov

Application request* (specify all that apply):

- Tree removal
- Critical Root Zone impacts
- Live canopy impacts of more than 25%

Removal of many Ash Juniper, first in ROW, then on property.

Address and zip code of property: 15502 Mary St., Volente

Name of owner or authorized agent: KEN BECK

Building permit number (if applicable): NA

Telephone #: 512-917-5188 Fax #: _____ E-Mail: kbeck@thecypresscreek.com

Tree Species: Ash JUNIPER Tree location on lot: Throughout, and ROW

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____ or diameter (across) _____

General tree condition: Good / Fair / Poor / Dead

Reason for request: Development Tree condition Other: _____

Ken Beck
Owner/Authorized Agent Signature

2/7/19
Date

- Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planted improvements (e.g. structure, driveway, utility, and irrigation lines).
- This permit application only reviews for compliance with tree regulations.
- The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

Application Determination – To be completed by City Personnel

- Approved
- *Approved With Conditions
- Statutory Denial (more information required)
- Denied

Comments: _____

- Heritage Tree(s)
- A heritage tree variance is required: Administrative / Land Use Commission

Conditions of Approval: None or As described within Arborist Comments (see above); and

- Applicant agrees to plant _____ caliper inches of central Texas native trees (see Tree List) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.
- Provide a receipt from a certified arborist for: remedial root care any required pruning

Hannah L Beck 2/8/19
Applicant Signature Date

Sean C. Ryan 2-8-19
City Secretary Signature Date

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

Tax ID 175197

APPLICATION FOR MISCELLANEOUS BUILDING PERMIT
(CHECK ONE & INCLUDE NECESSARY SUPPORTING MATERIAL)

- Building Remodel
- Accessory Building
- Storage Building
- Sprinkler System
- Driveway/Culvert
- Pool/Hot Tub
- Other: TREE REMOVAL



VILLAGE OF
VOLENTE

VOV USE
ONLY:

Date Submitted:

2/7/19

Amount Rec'd:

Receipt No.

Date Approved
by Engineer:

Address of Property: 15502 MARY STREET

Legal Description: LOT 14 LAKE TRAVIS SUBDIV. NO. 5

Property Owner Name(s): THISTLE DEW RANCH LLC

Telephone: 512-917-5188 Email: KBeck@thecypresscreek.com

Mailing Address: 15911 BOOTH CIR., VOLLENTE 78641

Contractor: N/A Contact Name: _____

Telephone: _____ Email: _____

Mailing Address: _____

**Authorized Agent form must be completed if applicant is not owner*

Existing Use: Open land Proposed Use: SFR w/ HORSES

Existing Zoning: SR Gross Acres: 9+ Project Valuation: _____

Brief Description of Proposed Work: Clearing cedars from Row + from property in order to build driveway onto property.

The following items or information must be submitted along with this application:

- Description:** Written proposal for the project and/or site plan. Describe in as much detail as possible the current and proposed uses/activities. Attach separate sheets as necessary.
- Plans:** 1 printed copy of the building plans (if applicable) for the property and electronic submission of the plans to the Village of Volente via email.
- Deposit:** Made payable to the Village of Volente for the amount shown in the Fee Schedule.
- Tax Receipt, Closing Statement or Deed, Authorized Agent Form, & Variance Application as applicable.**

SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION

That I, as owner or duly authorized officer of the property hereinafter referenced, do hereby execute this document, acknowledge the above statements to be true and accurate to the best of knowledge, and understand that knowing and willful falsification of information will result in rejection of my application and may be subject to criminal prosecution. I agree to compliance with all applicable codes and ordinances of the Village. I authorize the Village or their representatives to visit and inspect the property for which this application is being submitted. I further understand that Village Staff review time may take up to ten (10) business days per review.

Kenneth H. Beck

APPLICANT SIGNATURE

Ken Beck

Printed Name

2/7/19

Date

STAFF:

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No 2502-0265

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 1838783-BAL
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins	6. <input type="checkbox"/> Seller Finance	7. Loan Number
7. <input checked="" type="checkbox"/> Cash Sale			8. Mortgage Ins Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower Thistle Dew Ranch LLC 15911 Booth Circle Volente, TX 78641		E. Name & Address of Seller Thomas James Schmitt 40 N. IH 35 Apt.3C1 Austin, TX 78701	
G. Property Location Lake Travis Subdivision No 5, Lot 14 LOT 14 & PT OF VAC YANTI ST, Travis County, TX 15502 Mary Street Volente, TX 78641		H. Settlement Agent Name Independence Title 5900 Shepherd Mountain Cove, Bldg 2, Ste. 200 Austin, TX 78730 Tax ID: 74-1909700 Underwritten By: Title Resources Guaranty Company	
		I. Settlement Date 2/1/2019 Fund: 2/1/2019	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$323,600.00	401. Contract Sales Price	\$323,600.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$558.40	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. Property taxes		406. Property taxes	
107. City property taxes		407. City property taxes	
108. County property taxes		408. County property taxes	
109. School property taxes		409. School property taxes	
110. HOA Dues		410. HOA Dues	
111. MUD Taxes		411. MUD Taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$324,158.40	420. Gross Amount Due to Seller	\$323,600.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$4,250.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$18,515.03
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff to to	
205.		505. Payoff to to	
206. Option Money	\$500.00	506. Option Money	\$500.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. Property taxes 01/01/19 thru 02/01/19	\$726.70	510. Property taxes 01/01/19 thru 02/01/19	\$726.70
211. City property taxes		511. City property taxes	
212. County property taxes		512. County property taxes	
213. School property taxes		513. School property taxes	
214. HOA Dues		514. HOA Dues	
215. MUD Taxes		515. MUD Taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$5,476.70	520. Total Reduction Amount Due Seller	\$19,741.73
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$324,158.40	601. Gross Amount due to seller (line 420)	\$323,600.00
302. Less amounts paid by/for borrower (line 220)	\$5,476.70	602. Less reductions in amt. due seller (line 520)	\$19,741.73
303. Cash From Borrower	\$318,681.70	603. Cash To Seller	\$303,858.27

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$323,600.00	@ % = \$10,003.00	Borrower's Funds at Settlement	Seller's Funds at Settlement
Division of Commission (line 700) as follows:					
701.	\$295.00	to	City View Realty		
702.	\$9,708.00	to	Livia' Austin Realty		
703.	Commission Paid at Settlement			\$0.00	\$10,003.00
704.	The following persons, firms or	to			
705.	corporations received a portion	to			
706.	of the real estate commission amount	to			
707.	shown above:	to			
800.	Items Payable in Connection with Loan				
801.	Loan Origination Fee %	to			
802.	Loan Discount %	to			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mortgage Insurance Application	to			
807.	Underwriting Fee	to			
808.	Flood Cert Fee	to			
809.	Processing Fee	to			
810.	Tax Services	to			
900.	Items Required by Lender To Be Paid in Advance				
901.	Interest from 2/1/2019 to 3/1/2019 @ \$0/day				
902.	Mortgage Insurance Premium for months	to			
903.	Hazard Insurance Premium for years	to			
904.	2nd Lien Interest	to			
1000.	Reserves Deposited With Lender				
1001.	Hazard insurance	months @	per month	\$0.00	
1002.	Mortgage insurance	months @	per month	\$0.00	
1003.	Property taxes	months @	per month	\$0.00	
1004.	City property taxes	months @	per month	\$0.00	
1005.	County property taxes	months @	per month	\$0.00	
1006.	School property taxes	months @	per month	\$0.00	
1007.	MUD Taxes	months @	per month	\$0.00	
1008.	HOA Dues	months @	per month	\$0.00	
1011.	Aggregate Adjustment				
1100.	Title Charges				
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to			
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation - Cash Deed	to	Fitzgerald & Fitzgerald Law Office		\$60.00
1106.	Notary fees	to			
1107.	Attorney's fees	to			
	(includes above items numbers:)				
1108.	Title insurance	to	Independence Title Co.	\$211.40	\$2,431.10
	(includes above items numbers:)				
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$323,600.00/\$2,642.50			
1111.	Escrow fee	to	Independence Title Co.	\$275.00	\$275.00
1112.		to			
1113.	Courier/Overnight Fees	to	Independence Title Co.	\$35.00	\$35.00
1114.	e-Recording	to	Independence Title Co.	\$3.00	\$0.00
1200.	Government Recording and Transfer Charges				
1201.	Recording Fees	Deed \$34.00 ; Mortgage : Rel	to Independence Title Co.	\$34.00	
1202.	City/county tax/stamps	Deed ; Mortgage	to		
1203.	State tax/stamps	Deed ; Mortgage	to		
1204.		to			
1300.	Additional Settlement Charges				
1301.	Survey	to	Walker Texas Surveyors Inc		\$5,667.63
1302.	Pest Inspection	to			
1303.	HOA Transfer Fee	to			
1304.	Home Warranty	to			
1305.	Property Taxes	to			
1306.	Tax Certificate	to	Texas Real Tax Services, Ltd.		\$43.30
1307.	MUD Certificate	to	Texas Real Tax, Inc.		
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$558.40	\$18,515.03

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

File No. 1858783-BAL

Thistle Dew Ranch LLC

by Kenneth H Beck
Kenneth H. Beck

Thomas James Schmitz
Thomas James Schmitz

Thistle Dew Ranch LLC

by Joyce Beck
Joyce Beck

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

[Signature] 2-1-2019
Settlement Agent Date

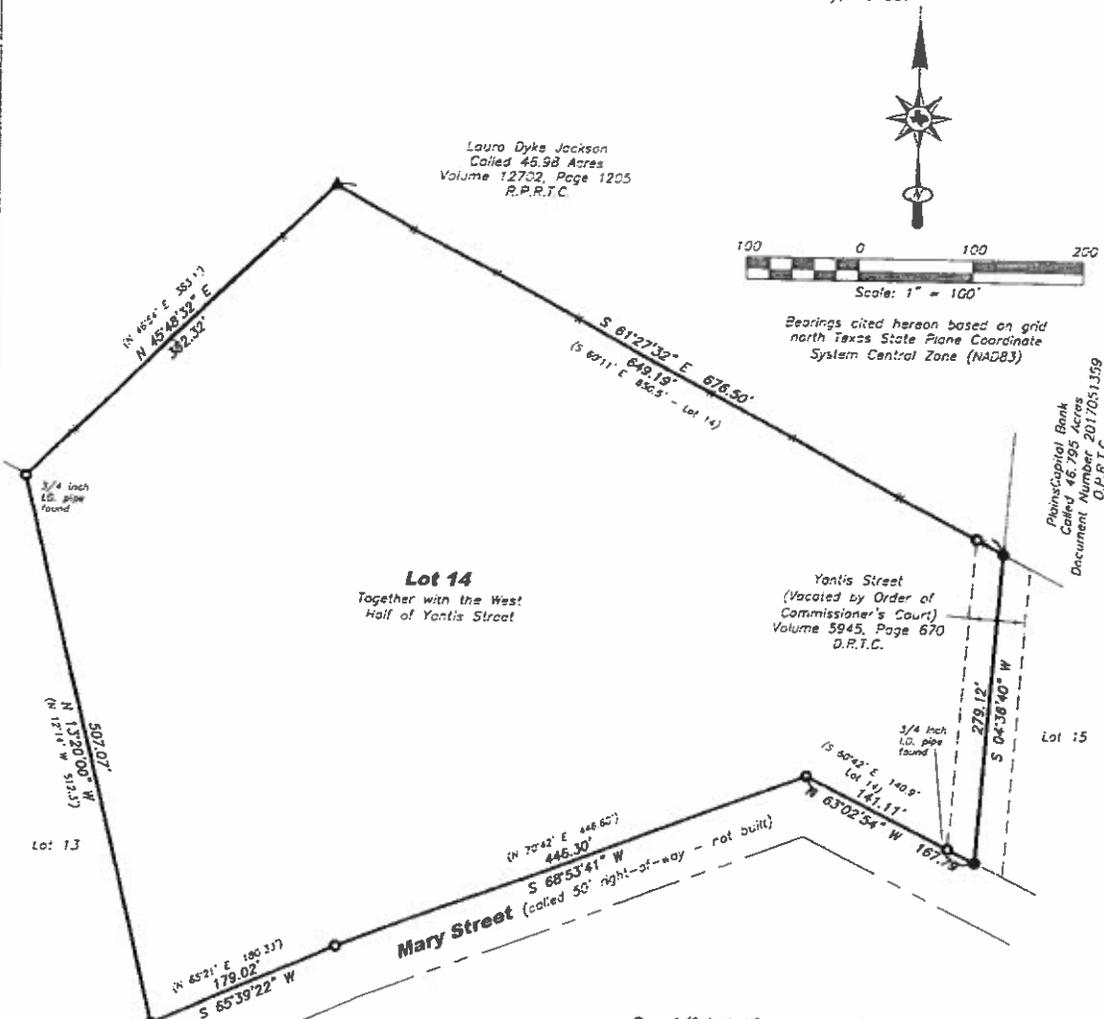
Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

Previous Editions are Obsolete

LAND TITLE SURVEY

Legal Description: Lot 14, Lake Travis Subdivision No. 5, as recorded in Volume 4, Page 81, Plat Records of Travis County, Texas; and that adjacent western one-half of Yantis Street, as vacated by Order of the Commissioner's Court recorded in Volume 5945, Page 670, Deed Records of Travis County, Texas.

Handwritten: Lynette Beck
2/1/19
Joyce Beck



Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83)

Laura Dyke Jackson
Called 45.98 Acres
Volume 12732, Page 1205
R.P.R.T.C.

PlainsCapital Bank
Called 46.795 Acres
Document Number 2017051359
O.P.R.T.C.

- 1/2 inch I.D. pipe found (unless otherwise noted)
- ⊙ 1/2 inch iron rod with cap inscribed "JOM" found
- 1/2 inch iron rod found (unless otherwise noted)
- ▲ BDD nail found in concrete
- X- wire fence
- D.R.T.C. Deed Records Travis County
- R.P.R.T.C. Real Property Records Travis County
- O.R.T.C. Official Records Travis County
- P.R.T.C. Plat Records Travis County
- (XXXX) Denotes record date per Volume 4, Page 81, P.R.T.C.

Surveyor's Notes:
Only those easements and that information listed in Title Commitment GF No. 1838763-BAL, issued by Title Resources Guaranty Company, with an effective date of October 2, 2018, and re-listed below were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The herein signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "certify" or "certification" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a Warranty or guarantee, expressed or implied.

Subject To:
Volume 4, Page 81, P.R.T.C.; Volume 609, Page 470; Volume 609, Page 211; Volume 550, Page 173; Volume 676, Page 633 (Blanket Type); Volume 678, Page 231; Volume 821, Page 437 (Blanket Type); Volume 822, Page 465 (Blanket Type); D.R.T.C.; Volume 12801, Page 1049; Volume 13315, Page 738; R.P.R.T.C.; Document No.(s) 2008195843, 2009038286, O.P.R.T.C.

Floodplain Note:
By graphical plotting only, the lot shown hereon is located in Zone "X" and is an interpolation of the information from a 1" = 1000' scale Federal Emergency Management Agency Flood Insurance Rate Map for Travis County, Texas, Map Number 48453C0210H, with an effective date of September 26, 2008 and such flood information is to be used only for the purposes of flood insurance. This surveyor does not assume responsibility for the accuracy of said map.

I, Brett A. Butts, do hereby certify exclusively to Kenneth H. Beck, Joyce L. Beck, and Title Resources Guaranty Company that: This plat represents a survey made on the ground of the property legally described hereon. There are no apparent discrepancies, encroachments, overlapping of improvements, obviously visible public utilities or roads in place except as shown hereon. Said property adjoins a public roadway.



Brett A. Butts
Registered Professional Land Surveyor
Number 6254
Date of field survey, December 4, 2018

Sheet 1 of 1

WALKER
TEXAS SURVEYORS
P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TRPLS Firm #10103800

CLOSING VERIFICATION AND AGREEMENT

TITLE COMPANY: Independence Title

GF (FILE) NO: 1838783-BAL

DATE: February 1, 2019

BUYER(S): Thistle Dew Ranch LLC

SELLER(S): Thomas James Schmitt

PROPERTY: 15502 Mary Street, Volente, TX 78641

By initialing one or more of the following items as may be appropriate for the transaction, each SELLER and/or BUYER acknowledges his understanding of the disclosures being made by TITLE COMPANY and affirms the representations made by them to TITLE COMPANY as indicated. Each such disclosure or representation may jointly benefit both TITLE COMPANY and its title insurance underwriter-in-interest. Singular reference to "Seller" and "Buyer" includes multiple individuals/entities identified above. Any numbered item that does not apply to this transaction may be crossed out.

Buyer's Initials

JB
KAB

1) WAIVER OF INSPECTION. In consideration of the issuance by TITLE COMPANY to BUYER of an Owner Policy of Title Insurance insuring good and indefeasible title to the Property subject to the Policy's terms and conditions, BUYER hereby waives any obligation on the part of TITLE COMPANY to inspect the Property. BUYER agrees to accept an Owner Policy containing the following Schedule "B" exception: "RIGHTS OF PARTIES IN POSSESSION". Within the meaning of this exception, "possession" shall include open acts or visible evidence of occupancy and any visible and apparent roadway or easement on or across all or any part of the property, but this exception does not extend to any right, claim, or interest evidenced by a document recorded in which the Property is located. BUYER agrees to be fully responsible for inspecting the Property to determine the rights of any party in possession and assumes full responsibility for obtaining possession from its present occupants, if any.

2) OWNER POLICY REJECTION. Pursuant to the requirement of TEXAS INSURANCE CODE Article 9.55, BUYER hereby acknowledges that the Mortgage Policy of Title Insurance to be issued under the File number referenced above, in consideration of \$ paid in policy premium, will be issued for the benefit and protection of the Lender ONLY and that such Policy will not afford title insurance coverage to BUYER in the event of a defect in the title to the real estate being acquired. An Owner Policy in the amount of \$ may be issued for an additional premium cost of \$. BUYER HEREBY REJECTS THE ISSUANCE OF AN OWNER POLICY.

Buyer's Initials

JB
KAB

3) RECEIPT OF COMMITMENT. BUYER acknowledges having received and reviewed a copy of the preliminary Title Commitment issued in connection with the above-referenced transaction and understand that BUYER's Owner Policy will contain the exceptions set forth in Schedule "B" of the Commitment, together with any additional exceptions to title resulting from the documents involved in this transaction, any additional exceptions to title resulting from the final search of public records, and any additional exceptions for items shown on Schedule C of the Commitment for Title Insurance which have not been resolved prior to issuance of the Owner Policy.

4) UNSURVEYED PROPERTY. BUYER understands that no survey of the Property has been done in connection with this transaction and that the Owner Policy to be issued to BUYER will not provide title insurance coverage against encroachment of improvements, boundary conflicts, or other matters that would be found by a current survey. TITLE COMPANY has not attempted to determine if the Property lies in a special flood hazard area, and TITLE COMPANY has not made any representation concerning proximity of the Property in relation to any flood-plain or flood hazard area. BUYER is advised that information concerning special flood hazard areas may be available from county or municipal offices, a qualified surveyor or land-engineering company, or a private flood-plain consultant.

Buyer's Initials

JB
KAB

5) ACCEPTANCE OF SURVEY. BUYER has reviewed a copy of the survey of the Property made in connection with this transaction and acknowledges being aware of matters of encroachment/conflict/discrepancy disclosed by the survey and exceptions related to the survey as set forth in Schedule B of the Title Commitment.

Seller's Initials

TJS

Buyer's Initials

JB
KAB

6) PROPERTY TAX PRORATIONS. Property taxes for the current year have been prorated between BUYER and SELLER, who each acknowledge understanding that these prorations are based either on actual tax amounts for the present year, the sales price or on estimates of the appraised value and/or estimated tax rates of the current year. SELLER agrees that any default in prior payment of property taxes, either current or delinquent, will on demand be promptly reimbursed by SELLER to TITLE COMPANY. BUYER and SELLER each agree that, when amounts of the current year's taxes become known and payable (on or about October 1st), they will adjust any matters of re-proration and reimbursement between themselves and that TITLE COMPANY shall have no further liability or obligation with respect to these prorations. SELLER warrants and represents that there are no past due taxes owed on the Property and if such warranty and representation is untrue, the SELLER will reimburse Independence Title Company, on demand, for any sums paid by Independence Title Company to pay such taxes, and any related penalty and interest. In the event that Independence Title Company is relying upon evidence of payment of taxes from loan escrows by SELLER's present lender, SELLER agrees to reimburse Independence Title Company for any deficiency in such payment upon demand. SELLER recognizes their responsibility for all taxes prior to the date of closing the subject transactions. Should it develop at a later date, that taxes other than those collected at closing are due for prior or present years, seller agrees to make full settlement to Independence Title Company.

Initials
 Buyer's
JB
KHB

7) TAX RENDITION AND EXEMPTIONS. Although the Central Appraisal District (CAD) may independently determine BUYER's new ownership and billing address through deed-record research, BUYER is still obligated by law to "render" the Property for taxation, by notifying the CAD of the change in the Property's ownership and of BUYER's proper address for tax billing. BUYER is advised that current year's taxes may have been assessed on the basis of various exemptions obtained by SELLER (e.g., agriculture, open land, homestead or over-65). To the extent that BUYER may qualify to continue these exemptions, it is the responsibility of Buyer to satisfy the requirements of the CAD within the allowable time period. BUYER acknowledges understanding these obligations and the fact TITLE COMPANY assumes no responsibility for future accuracy of CAD records concerning ownership, tax-billing address, or status of exemptions.

8) HOMEOWNER'S ASSOCIATION. BUYER acknowledges notification that ownership of the Property involves membership in a Homeowner's or Property Owner's Association, to which monthly or annual dues or assessments will be owed that may be enforceable by a lien against the Property. BUYER understands that the Association (or its managing agent) should be contacted by BUYER directly to ascertain the exact amount of future dues or assessments. TITLE COMPANY disclaims any knowledge of, and has made no representations with respect to, the Association's annual budget, pending repairs or deferred maintenance, if any, or other debts of the Association. BUYER accepts sole responsibility to obtain such information and verify its accuracy to BUYER's satisfaction.

Seller's Initials
TJS
 Buyer's Initials
JB
KHB

9) ERRORS AND OMISSIONS. In the event that any of the documents prepared in connection with the closing of the transaction contain errors which misstate or inaccurately reflect the true and correct terms, conditions and provisions of this closing, and the inaccuracy or misstatement is due to a clerical error or to a unilateral mistake on the part of the TITLE COMPANY and/or the SELLER and/or the BUYER, the undersigned agree to execute, in a timely manner, such correction documents as TITLE COMPANY may deem necessary to remedy such inaccuracy or misstatement.

Seller's Initials
TJS
 Buyer's Initials
JB
KHB

10) CLOSING DISCLAIMER. The Seller and the Buyer each acknowledge their understanding that the above-referenced transaction is not yet "closed". Any change in possession of the Property takes place at Buyer's and Seller's sole risk. This transaction has not legally "closed" until:
 (a) all title requirements are completed to the satisfaction of the Title Company;
 (b) all necessary documents are properly reviewed, executed and accepted by the parties to this transaction and by the Title Company;
 (c) all funds are collected and delivered to and accepted by the parties to whom they are due; and
 (d) all necessary documents are filed of record in the office of the appropriate public records. The Seller and Buyer also understand that neither the Title Company nor its underwriter-in-interest is under any obligation to defend possession of the Property or to insure title to the Property until such time as the above-stated requirements have been fulfilled.

SELLER'S SIGNATURE(S):

Thomas James Schmitt
 Thomas James Schmitt

BUYER'S SIGNATURE(S):

Thistle Dew Ranch LLC
 by Kenneth H Beck
 Kenneth H. Beck

Thistle Dew Ranch LLC

by Joyce L. Beck
 Joyce L. Beck

SELLER'S FORWARDING ADDRESS:

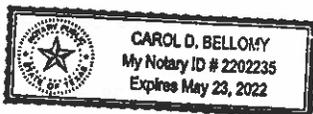
40 N. Interstate 35
Apt 341 Austin TX
78701

BUYER'S FORWARDING ADDRESS:

STATE OF TX
 COUNTY OF Travis

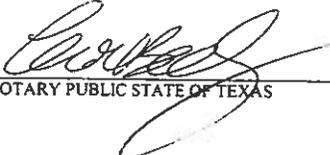
This instrument was acknowledged before me on the 1 day of February, 2019 by Thomas James Schmitt.

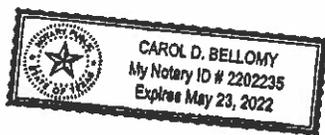
Carol D. Bellomy
 NOTARY PUBLIC, STATE OF TEXAS



STATE OF TX
COUNTY OF Travis

This instrument was acknowledged before me on the 1 day of February, 2019 by Kenneth H. Beck the
of Thistle Dew Ranch LLC and Joyce L. Beck the
of Thistle Dew Ranch LLC.


NOTARY PUBLIC STATE OF TEXAS



**AFFILIATED BUSINESS ARRANGEMENT
DISCLOSURE STATEMENT**

From: Independence Title

GF Number: 1838783-BAL

Property: 15502 Mary Street, Volente TX

Date: February 1, 2019

Thank you for contacting Texas American Title Company d/b/a Independence Title (hereinafter "Agent"). This is to give you notice that Agent has a business relationship with Title Resources Guaranty Company, which is a title insurance underwriting company. The owner of Agent is also the owner of Title Resources Guaranty Company. Because of this relationship, this referral of business to the companies below may provide Agent a financial or other benefit.

Set forth below is the estimated charge or range of charges for the services listed. You are NOT required to use the companies below in connection with the provision of services. THERE ARE FREQUENTLY OTHER COMPANIES AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

COMPANIES	DESCRIPTION OF CHARGES	ESTIMATE OF RANGE OF CHARGES GENERALLY MADE BY PROVIDER										
Title Resources Guaranty Company ("TRGC")	Title insurance premium	Owner's Policy (charges based on policy amount):										
		<table> <tr><td>\$100,000</td><td>\$875</td></tr> <tr><td>\$250,000</td><td>\$1706</td></tr> <tr><td>\$500,000</td><td>\$3091</td></tr> <tr><td>\$1,000,000</td><td>\$5861</td></tr> <tr><td>\$1,500,000</td><td>\$8141</td></tr> </table>	\$100,000	\$875	\$250,000	\$1706	\$500,000	\$3091	\$1,000,000	\$5861	\$1,500,000	\$8141
\$100,000	\$875											
\$250,000	\$1706											
\$500,000	\$3091											
\$1,000,000	\$5861											
\$1,500,000	\$8141											
		Simultaneous Lenders w/Owners:										
		<table> <tr><td>\$100,000</td><td>\$975</td></tr> <tr><td>\$250,000</td><td>\$1806</td></tr> <tr><td>\$500,000</td><td>\$3191</td></tr> <tr><td>\$1,000,000</td><td>\$5961</td></tr> <tr><td>\$1,500,000</td><td>\$8241</td></tr> </table>	\$100,000	\$975	\$250,000	\$1806	\$500,000	\$3191	\$1,000,000	\$5961	\$1,500,000	\$8241
\$100,000	\$975											
\$250,000	\$1806											
\$500,000	\$3191											
\$1,000,000	\$5961											
\$1,500,000	\$8241											

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE

I/we have read this disclosure form and understand that Agent is referring me/us to use the above-described companies and may receive a financial or other benefit as the result of this referral.


Thomas James Schmitt

2/1/19
Date

Thistle Dew Ranch LLC

by 
Kenneth H. Beck

Thistle Dew Ranch LLC

by 
Joyce L. Beck

General Warranty Deed

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: February 1, 2019

Grantor: THOMAS JAMES SCHMITT, a single person

Grantor's Mailing Address:

Grantee: KJB INVESTMENT II, LLC d/b/a THISTLE DEW RANCH LLC

Grantee's Mailing Address:

15911 BOOTH CIRCLE
VOLENTS, TX 78641

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 14, LAKE TRAVIS SUBDIVISION NO. 5, according to the map or plat thereof recorded in Volume 4, Page 81, Plat Records, Travis County, Texas; and that adjacent western one-half of vacated Yantis Street, lying between Lot No. 15, on the East and Lots No.(s) 10 and 14, on the West; said Street being vacated by Order of the Commissioner's Court of Travis County, Texas, and recorded in Volume 5945, Page 670, Deed Records, Travis County, Texas.

Reservations from Conveyance: None.

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; and taxes for 2019, 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.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.

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

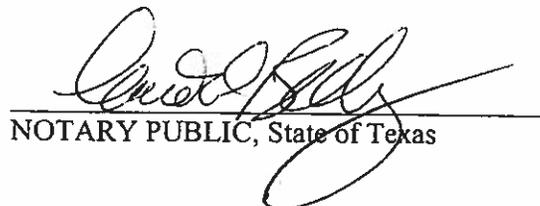

THOMAS JAMES SCHMITT

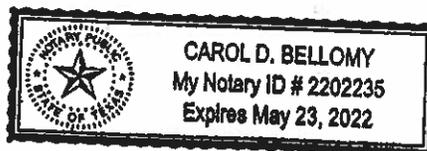
STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 1 day of February, 2019, by THOMAS JAMES SCHMITT.


NOTARY PUBLIC, State of Texas



Date:

To: Tom Schmitt
15502 Mary Street
Volente, TX 78641

From: Village of Volente
11601 Wharf Cove
Volente, TX 78641

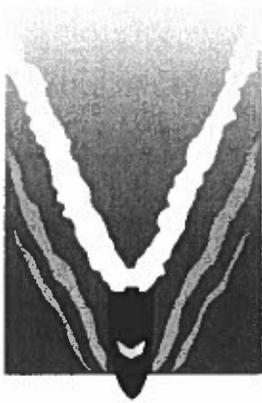
Re: Application for Conditional Use Permit for 15502 Mary Street

After review by Planning and Zoning on January 8, 2019, and review and vote by Village Council on January 15, 2019, this Conditional Use Permit is granted to Tom Schmitt, owner of the property at 15502 Mary Street, Volente, TX 78641 with the following provisions:

1. Permission is granted for up to 8 (eight) horses and or donkeys to be kept on this property.
2. This Conditional Use Permit will transfer as is with the purchase of this property by Thistle Dew Ranch LLC, owned by Gwen and Dean Collmann, and Ken and Joyce Beck.
3. During the development and construction permitting process, plans must be submitted and approved for effective mitigation and control of run-off from the property into the drainage draw that merges with the Gun Hollow draw at the edge of Highway 2769, Gun Hollow draw having been designated as "Waters of the U.S".

Yours truly,

City Secretary, Village of Volente



PIATT

September 13, 2019

KJB Investment LLC
d/b/a Thistle Dew Ranch LLC
15911 Booth Circle
Volente, TX 78641

VILLAGE OF
VOLENTE

16100 Wharf Cove
Volente, Texas 78641
512.250.2075

Attn: Ken Beck
Re: Re-Plat Request for Lot 14, Lake Travis Subdivision #5
Property 15502 Mary St

Jana Nace
MAYOR

Chris Wilder
MAYOR PRO-TEM

Judy Barrick
COUNCIL
MEMBER

Bill Connors
COUNCIL
MEMBER

Sean Ryan
COUNCIL
MEMBER

Cindy Metro
COUNCIL
MEMBER

Dear Ken:

The Village of Volente with its Engineer, Marc Dickey of Tre Associates, have reviewed your request to re-plat the combination of lots 13C and lot 14 of Lake Travis Subdivision #5. As the new combined lot will be in excess of 5 acres, we grant an exception to this re-plat request as the Village, by ordinance, does not review re-plats of that size. We direct you to the Travis County Clerk's office to complete this re-plat process with all records being recorded in that office.

Yours truly,

Jana Nace, Mayor, Village of Volente

cc: Mark Dickey



PIATT

September 13, 2019

KJB Investment LLC
d/b/a Thistle Dew Ranch LLC
15911 Booth Circle
Volente, TX 78641

VILLAGE OF
VOLENTE

16100 Wharf Cove
Volente, Texas 78641
512.250.2075

Attn: Ken Beck
Re: Re-Plat Request for Lot 14, Lake Travis Subdivision #5
Property 15502 Mary St

Jana Nace
MAYOR

Chris Wilder
MAYOR PRO-TEM

Judy Barrick
COUNCIL
MEMBER

Bill Connors
COUNCIL
MEMBER

Sean Ryan
COUNCIL
MEMBER

Cindy Metro
COUNCIL
MEMBER

Dear Ken:

The Village of Volente with its Engineer, Marc Dickey of Tre Associates, have reviewed your request to re-plat the combination of lots 13C and lot 14 of Lake Travis Subdivision #5. As the new combined lot will be in excess of 5 acres, we grant an exception to this re-plat request as the Village, by ordinance, does not review re-plats of that size. We direct you to the Travis County Clerk's office to complete this re-plat process with all records being recorded in that office.

Yours truly,

Jana Nace, Mayor, Village of Volente

cc: Mark Dickey

**Tom Partridge, P. E.
10902 Third St.
Jonestown, Tx. 78645**

**P. E. #55072
Firm #F-5812
Ph: (512) 658-3742
Email: topart1140@gmail.com**

Date: 9/29/19

To: LCRA

**Re: Beck Residence
15502 Mary St.
Volente, Tx. 78641**

Attached is a septic plan for the referenced location. The basic details of the plan are as follows:

Status: Residential - 3 BR, <2500 Sq. Ft. Flow = 300 gpd

Septic System: Leaching Chambers



NEW OR MODIFIED OSSF SYSTEMS

If you are planning on installing a new on-site sewage facility (OSSF) or if you are modifying an existing system on your property, please follow the steps below. Having a complete package will ensure the process will run smoothly. We will need the following information to consider the application package complete. Please include a copy of this checklist when you submit your application package.

New System

Modified System

Required Materials

- Completed Application for On-Site Sewage Facilities Authorization to Construction (Form 1101), signed by the property owner and witnessed by a notary public.
- A copy of proof of property ownership in the form of a property deed or tax record.
- See below A map with directions to the property.
- Scale drawing or survey of the property showing the residence/establishment, easements, driveway, water wells and other permanent improvements to the property. Also show where temporary erosion controls will be placed during construction.
- Cross-sectional diagrams of the treatment units and all disposal areas.
- A copy of the soil evaluation for the property.
- Floor plan of the residence showing all rooms and interior walls, including closets, with dimensions of the heated/cooled square footage of the residence/establishment. The floor plan should be submitted on 11x17-inch tabloid paper or smaller.
- Sizing calculations for the treatment units and all disposal areas. This information can be provided on the plans or a separate work sheet and must include 1) the minimum liquid capacity of the tank or treatment unit based on the Tables II and III of TAC 30 §285.91; 2) the capacity to be provided by the tank or treatment unit; 3) the minimum disposal area required based on Table I TAC 30 §285.91 and §285.33; 4) the disposal area to be provided at the OSSF site; and 5) any supplemental calculations from §285.33 relevant to the proposed disposal system.
- NA Two sets of drawings of the OSSF are required for any drawings larger than 11x17 inches.
- A copy of the floodplain compliance letter or building/development permit from the appropriate floodplain administrator.
- For lots less than 1 acre, a copy of a recorded plat of the property with all associated plat notes. Provide two copies of the plat or contact our office to arrange to email the plat if the pages are larger than 11x17 inches.
- NA For surface/drip irrigation, aerobic with disinfection and evapotranspirative (ET) systems, a copy of the executed "Affidavit to the Public" must be submitted after it has been filed with the appropriate county. For surface/drip irrigation, aerobic with disinfection and ET systems, a copy of the executed "Affidavit to the Public" must be submitted after it has been filed with the appropriate county, along with a copy of the executed maintenance contract.
- NA TCEQ requires the OSSF to be installed on the same lot as the house. If space does not permit, another lot may be used under very specific conditions. Contact LCRA's office for additional submittal requirements.
- The appropriate application fee of \$260 for conventional systems (even if prepared by a registered sanitarian or professional engineer) or \$410 for professionally designed systems (systems identified on TAC 30 §285.91 Table IX as requiring a registered sanitarian or professional engineer design). Refer to the fee schedule for additional fees applicable to commercial systems disposing of more than 500 gallons per day.
- NA For surface/drip irrigation, aerobic with disinfection and ET systems, a minimum two-year contract with a licensed/certified maintenance provider.

Volente

Preparation of Property: Prior to submitting your application, you must mark the lot to show the following:

- Done* 1. Proposed location of the septic tank, drain field, and house/establishment foundation area.
- 2. The property must be marked with a sign that can be seen from the road and includes the owner's name, address and/or legal description of the property. Information on this notice is used by the inspector when conducting inspections.

None **Variations:** If you are requesting a variance to a rule requirement, please submit a written request prepared by a registered sanitarian (R.S.) or professional engineer (P.E.) stating the rule that cannot be met and demonstrating equivalent or greater protection of public health and environment can be provided with an alternative means with this package. Variances for setback reductions will not be granted if a system that complies with the rules can be installed.



SOIL ANALYSIS FOR AN ON-SITE SEWAGE FACILITY

The following information must be submitted with the application package for review by LCRA.
 Failure to include or address all of the following items may result in approval delays.

Site Information		Site Evaluator	
Name of Owner		Name	Tom Partridge, P.E.
Site Address	15502 Mary St.	Address	10902 3rd St.
City, State, ZIP	Valente, TX 78641	City, State, ZIP	Jonestown, TX 78645
Phone No.	(512) 917-5188	Phone No.	(512) 658-3742
County	TRAVIS	County	TRAVIS

SITE EVALUATION: A minimum of two backhoe pits must be excavated at opposite ends of the proposed disposal area. The pits must be excavated to a depth of 2 feet below the proposed excavation, or to a restrictive horizon, whichever is less. The pit locations must be indicated. The site evaluation report shall include a groundwater evaluation, a surface drainage analysis and all applicable minimum separation requirements.

Backhoe Pit No.: Pit-1

Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0	III	<30%	None	None	<30%	None
1	↓	↓	↓	↓	↓	↓
2						
3						
4						
5						
64"						

Backhoe Pit No.: Pit-2

Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0	III	<30%	None	None	<30%	None
1	↓	↓	↓	↓	↓	↓
2						
3						
4						
5						
47"						

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

Site Evaluator Tom Partridge

Date 10/2/19

TOM PARTRIDGE, P. E.
P.E. 55072, Firm F-5812

15502 Mary St.

Pg. 1/6

Project Description: Existing Residential - 4 BR., <3500 sq. ft. Flow = 300 gpd

Drain-field Size: $A = Q/Ra = 300/0.2 = 1500$ sq. ft.

Trench Length = $[1500 / (3 + 2)] \times 0.75 = 225'$ min.

Drainfield Area = $225' \times 5$ sq. ft./ft. = 1125 sq. ft. (min.)

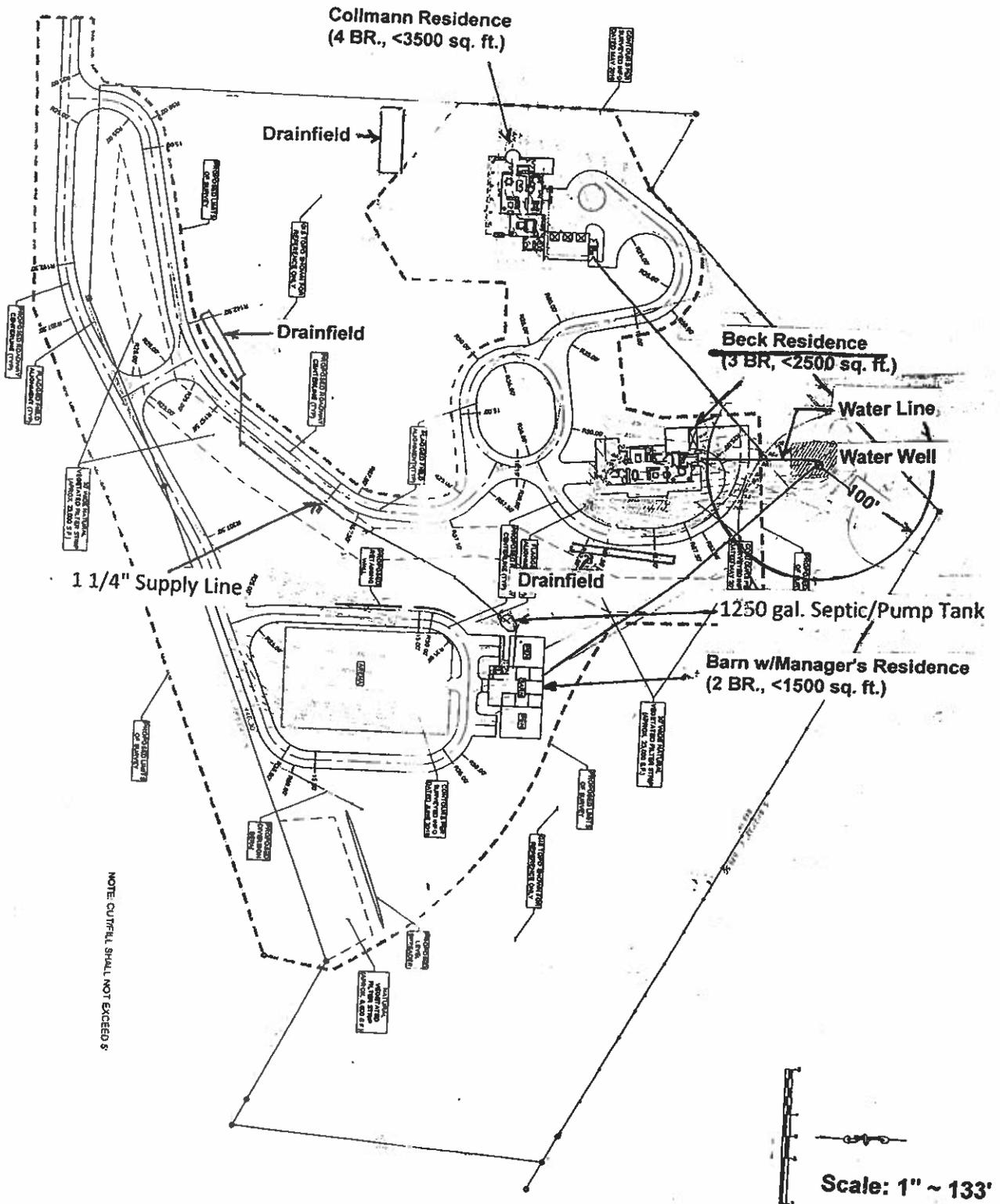
Install 224' of chambers. Area = $224' \times 5$ sq. ft./ft. = 1120 sq. ft.

End caps = 6.12 sq. ft./pair of caps $\times 4$ pair = 24.48 sq. ft.

Actual area = $1120 + 24.48 = 1144.48$ sq. ft. >1125 min, thus OK

Tanks: Septic: 1000 gal., 2c

15502 Mary St.
Pg. 2/6



North Scale: 1" = 40'

System Components

- 1- Bldg.
- 2- Two way cleanout - additional clean out required every 100' on long pipe runs, & @ 90 deg. bends.
- 3- 3" or 4" Sch. 40 PVC sewer, min. slope 1/8"/ft.
- 4- 750 gal, 2c septic tank, set min. 5' from foundation, surface improvements & drainfield
- 5- 3-4" Sch. 40, PVC supply line w/sufficient slope to provide 12" elevation difference between tank outlet & bottom of first trench
- 6- Each trench to have monitoring port
- 7- Water line - No part of septic to be within 10' of water line, except at slab, but they must separate to 10' as soon as possible. If water & septic lines cross, the crossing shall comply w/ TCEQ Chap. 290.
- 8- Runoff diversion berm
- 9- Silt fence

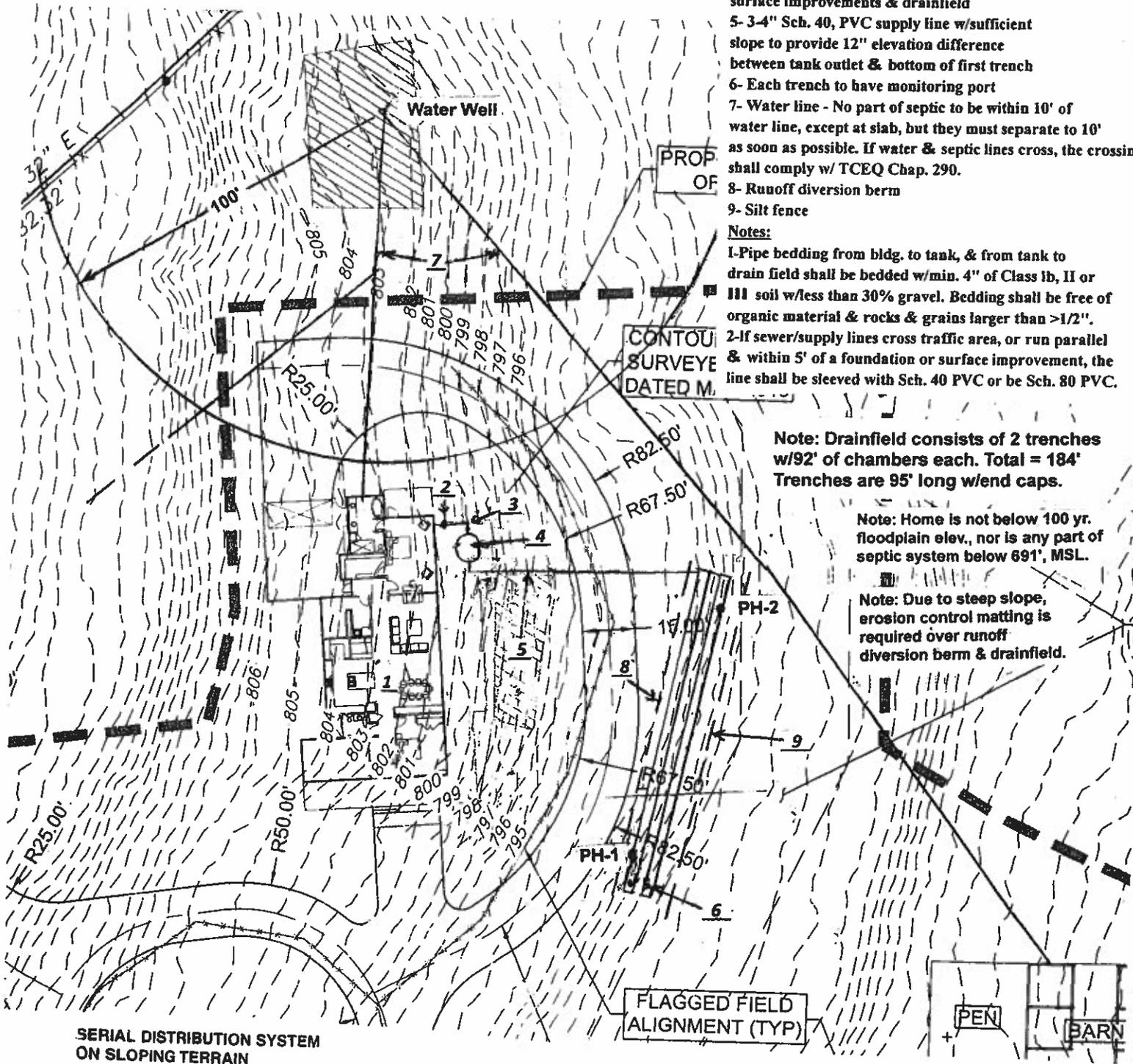
Notes:

- 1- Pipe bedding from bldg. to tank, & from tank to drain field shall be bedded w/min. 4" of Class II, III or III soil w/less than 30% gravel. Bedding shall be free of organic material & rocks & grains larger than >1/2".
- 2- If sewer/supply lines cross traffic area, or run parallel & within 5' of a foundation or surface improvement, the line shall be sleeved with Sch. 40 PVC or be Sch. 80 PVC.

Note: Drainfield consists of 2 trenches w/92' of chambers each. Total = 184' Trenches are 95' long w/end caps.

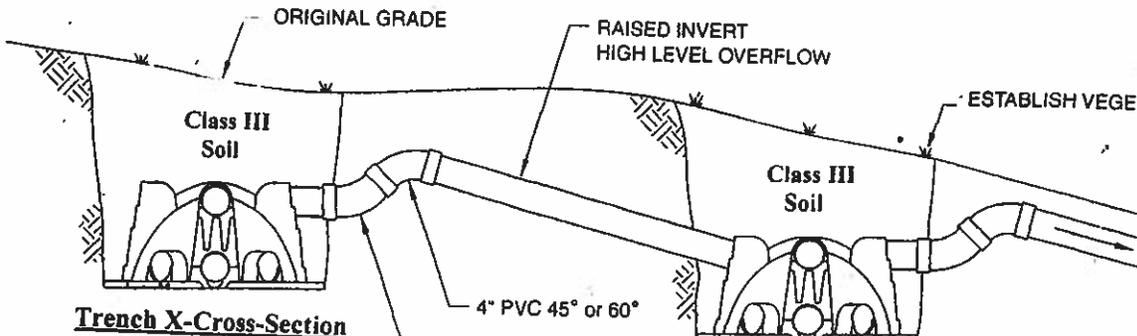
Note: Home is not below 100 yr. floodplain elev., nor is any part of septic system below 691', MSL.

Note: Due to steep slope, erosion control matting is required over runoff diversion berm & drainfield.



SERIAL DISTRIBUTION SYSTEM ON SLOPING TERRAIN

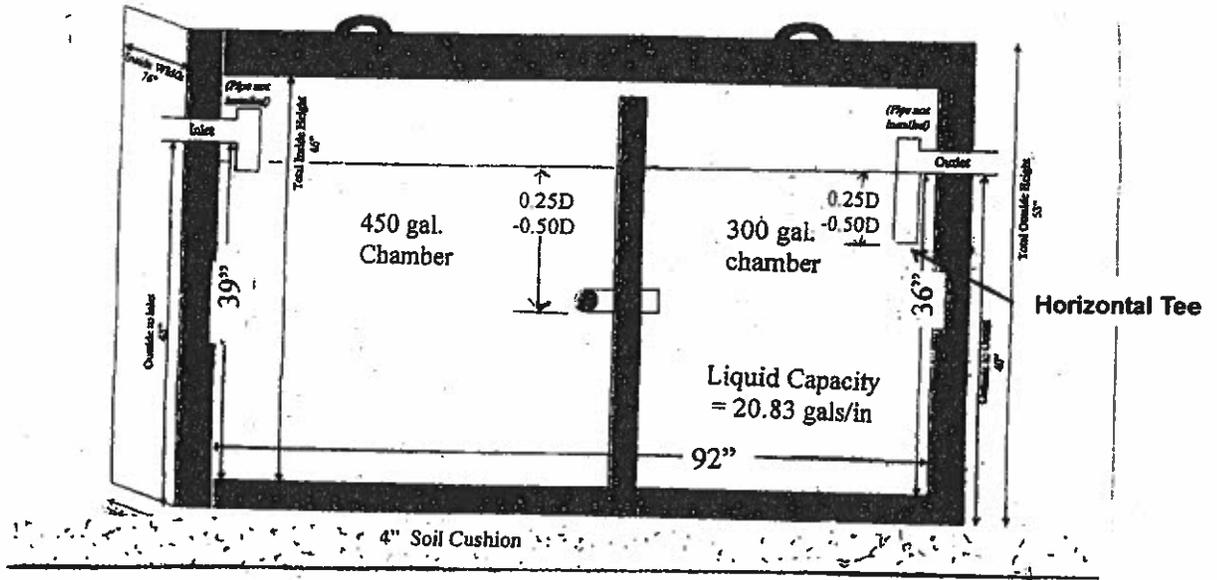
FLAGGED FIELD ALIGNMENT (TYP)



Trench X-Cross-Section

Chamber Installation Notes:

- 1- Standard Quik 4 Plus Infiltrat
- 2- Trench Depth - 18-23" Max.
- 3- Trench Width - 36"
- 4- Trench Spacing - 3' min. edge to edge



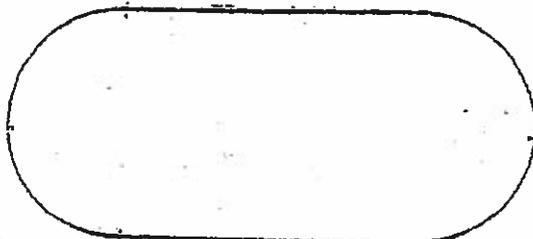
750 gal., 2c Septic Tank

Buchanan Septic Tanks, Inc.
P.O. Box 297 * 15648 Hwy. 29 * Buchanan Dam, TX 78609
512-793-3160 * Fax 512-793-4047

NOTES:

- (1) A min. of 4" of sand, sandy loam, clay loam(not recommended) or pea gravel free of rocks larger than pea gravel, to be placed under and around all precast tanks, and sufficiently watered to preclude excessive settlement. Class IV soil and gravel larger than 1/2" are not acceptable. If tanks extend above ground surface, soil can be mounded over tank to maintain slope.
- (2) Tank depth may vary but not exceed 12" unless a riser is installed on any cleanout, and extends to within 6" of ground.
- (3) Tank to be tightness tested with water. Pipe joints, risers and lids to be sealed.
- (4) All inspection cleanout/ports > 12" dia shall have risers to ground surface. Riser shall be permanently fastened

to tank lid. The riser lid shall screw down or have a lock or weigh 65 lbs. A secondary plug, cap, netting, etc., or as approved by Authority, shall be provided below the riser lid. Septic tanks are the only tanks that do not require risers to ground surface. However, if they are more than 12" below ground surface, they must have a riser to within 6" of ground surface and the riser must comply with the above. Trash tanks are not considered septic tanks. Only one riser will be required on a pump tank when the pump is placed on the inlet side of the tank. If the pump is placed on the opposite side of the inlet piping, then two risers to ground are required. (5) If a tablet chlorinator is required for inlet to pump tank, a "chlorinator block" can be used to provide direct access for placing tablets.



General Tank Shape

15502 Mary St.

Pg. 5/6

Installation Notes

- All piping to be Sch. 40, unless otherwise noted.
- The drainfield should be vegetated to promote evapotranspiration & runoff. Seeding should typically be rye for winter & bermuda for summer. The surface should be sloped to drain away precipitation.
- If Contractor finds a conflict between Plan & Department Construction Permit, or generally accepted standards/practice, no work should be performed until conflict is resolved.
- The Contractor bears all responsibility for actions resulting from interpreting the Plan. If Plan is not clear, the Engineer should be consulted.
- The Contractor should not change the Plan significantly w/o expressed approval of Engineer.

Operation & Maintenance

The performance of a septic system depends upon many factors, including but not limited to, soil type, permeability, depth to rock and/or ground water, season of the year, climate, average waste water flow, waste water loading, and waste water quality. The majority of the soil and ground water conditions in central Texas is not conducive to the successful performance of a septic system, even when the system is designed & installed in accordance w/applicable standards. Therefore, it is highly recommended that the owner/operator adhere to certain practices to enhance & promote successful system performance.

- 1- Water softener discharge should not be discharged to the septic system.
- 2- Healthy grass should be maintained on the drainfield throughout the year. Generally, bermuda is recommended for summer, and rye for winter.
- 3- The permitted waste water daily flow rate should never be exceeded. If this is occurring, likely sources include excessive loading from showering & laundry washing, leaky plumbing, and faulty toilet tank. Heavy waste water loading should be avoided. Continuous & successive loads of washing is discouraged. Wash at non-peak hours if possible, such as mid morning, afternoons, and late evening. Long showers are discouraged. If possible, route grey water to separate disposal area.
- 4- Non-biodegradable products should not be discharged to the system.
- 5- If it is desired to pump tanks, if possible, pump the tanks during periods of heavy rainfall, or in the winter when evapotranspiration is minimal. This will allow the drainfield to dry while the tank is being refilled.
- 6- If field seeps, it may require enlargement. Actual drainfield performance can not be accurately predicted, considering the many variables mentioned above affecting field performance.
- 7- During freezing weather, if it is necessary to leave faucets dripping, catch water & pour it outside. This is especially important during extended periods of freezing weather.
- 8- If alarm activates, minimize use of the system until an installer can trouble-shoot the problem.
- 9- Also, if alarm activates, and installer is not immediately available, consider pumping the tank(s) to eliminate loading the system.
- 10- Roofs sloping toward drainfield should have gutters to divert runoff.
- 11- It is noted that even though the system may meet all applicable standards with respect to design & installation, no guarantee or warranty is implied nor given with respect to a trouble-free system, given the many variables affecting system performance.

P.O. Box 220 S-204P, Austin, TX 78767
512-578-3216 or 800-776-5272, Ext.
3216 Fax 512-578-3501



2643 N. Wirtz Dam Road, Marble Falls, TX 78654
Fax 830-693-6242

23935
Septic

LCRA ON-SITE SEWAGE FACILITIES PROGRAM FLOODPLAIN COMPLIANCE ACKNOWLEDGEMENT

LCRA's On-Site Sewage Facilities (OSSF) Rules require applicants to document compliance with applicable flood damage prevention regulations or documentation that such regulations are not applicable to this property.

This documentation must accompany the application for an LCRA on-site sewage facility construction permit.

Property owner: Thistle Dew Ranch
Site address: 15502 MARY ST
Legal description of property: LOT 14 & PT OF VAC YANTL ST LAKE TRAVIS SUBD NO. 5
City (if applicable): VOLENTE
County: TRAVIS County
Development Permit No.: _____

This documentation verifies that the applicant has complied with flood damage prevention regulations as described within the National Flood Insurance Act of 1968, 82 Stat. 572, 42 U.S.C.A.

Nanette Akinleye
Floodplain Administrator
Nanette Akinleye on Behalf of

1/9/2020
Date

VILLAGE OF VOLENTE (Permitting authority will check applicable notes)
(Name of permitting authority)

No development shall occur until a V.O.V. permit has been issued and posted.
(Name of permitting authority)

_____ To remain in compliance, a completed elevation certificate must be returned to _____ within _____ days of the first floor's completion.
(Name of permitting authority)

_____ Replacement of OSSF only.

_____ By law, the minimum finished floor elevation (FFE) of any habitable structure on Lake Travis must be at least 1 foot above the Federal Emergency Management Agency floodplain of 722 feet above mean sea level (feet msl). All new habitable structures must have an FFE of at least 723 feet msl.

Account

Property ID:	175197	Legal Description:	LOT 14 & PT OF VAC YANTI ST LAKE TRAVIS SUBD NO 5
Geographic ID:	0170500101	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	15502 MARY ST TX 78641	Mapsco:	
Neighborhood:	Volente	Map ID:	016757
Neighborhood CD:	T1000		

Owner

Name:	KJB INVESTMENTS II LLC	Owner ID:	1793171
Mailing Address:	DBA THISTLE DEW RANCH LLC 15911 BOOTH CIR VOLENTE, TX 78641-9679	% Ownership:	100.0000000000%

Exemptions:

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Owner: KJB INVESTMENTS II LLC

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
5G	VILLAGE OF VOLENTE	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
69	LEANDER ISD	N/A	N/A	N/A	N/A
71	TRAVIS CO ESD NO 14	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A
 Taxes w/o Exemptions: N/A

No improvements exist for this property.

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	9.0000	392040.00	0.00	0.00	N/A	N/A

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$366,081	0	366,081	\$0	\$366,081
2018	\$0	\$366,081	0	366,081	\$0	\$366,081
2017	\$0	\$333,000	0	333,000	\$0	\$333,000
2016	\$0	\$315,000	0	315,000	\$0	\$315,000
2015	\$0	\$315,000	0	315,000	\$0	\$315,000

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/1/2019	WD	WARRANTY DEED	SCHMITT THOMAS JAMES	KJB INVESTMENTS II LLC			2019015982
2	10/27/2015	SW	SPECIAL WARRANTY DEED	MORENO MARK J II & ALLISON	SCHMITT THOMAS JAMES			2015177694
3	7/30/2015	WD	WARRANTY DEED	SCHMITT THOMAS JAMES	MORENO MARK J II & ALLISON			2015122099

Travis CAD

Property Search > 175197 KJB INVESTMENTS II LLC for Year 2020 - Values not available

Property

Account

Property ID: 175197 Legal Description: LOT 14 & PT OF VAC YANTI ST LAKE TRAVIS SUBD NO 5
Geographic ID: 0170500101 Zoning:
Type: Real Agent Code:
Property Use Code:
Property Use Description:

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 15502 MARY ST Mapsco:
TX 78641
Neighborhood: Volente Map ID: 016757
Neighborhood CD: T1000

Owner

Name: KJB INVESTMENTS II LLC Owner ID: 1793171
Mailing Address: DBA THISTLE DEW RANCH LLC % Ownership: 100.0000000000%
15911 BOOTH CIR
VOLENTE, TX 78641-9679

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: KJB INVESTMENTS II LLC

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
5G	VILLAGE OF VOLENTE	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
69	LEANDER ISD	N/A	N/A	N/A	N/A
71	TRAVIS CO ESD NO 14	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	9.0000	392040.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$366,081	0	366,081	\$0	\$366,081
2018	\$0	\$366,081	0	366,081	\$0	\$366,081
2017	\$0	\$333,000	0	333,000	\$0	\$333,000
2016	\$0	\$315,000	0	315,000	\$0	\$315,000
2015	\$0	\$315,000	0	315,000	\$0	\$315,000

Deed History (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/1/2019	WD	WARRANTY DEED	SCHMITT THOMAS JAMES	KJB INVESTMENTS II LLC			2019015982
2	10/27/2015	SW	SPECIAL WARRANTY DEED	MORENO MARK J II & ALLISON	SCHMITT THOMAS JAMES			2015177694
3	7/30/2015	WD	WARRANTY DEED	SCHMITT THOMAS JAMES	MORENO MARK J II & ALLISON			2015122099

Questions Please Call (512) 834-9317

This year is not certified and ALL values will be represented with "N/A"

Copyright © 2019, All Rights Reserved

© 2019, All Rights Reserved

Working Sketch Thistle Dew Ranch Subdivision

Laura Dyke Jackson
Called 46.98 Acres
Volume 12702, Page 1205
R.P.R.T.C.

Laura Dyke Jackson
Called 46.98 Acres
Volume 12702, Page 1205
R.P.R.T.C.



Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83)

[S 61°07'00" E 78.11']
S 62°19'01" E
78.09'

[N 45°48'32" E 382.1']
N 45°48'32" E
382.32'

[S 80°11' E 850.5' - Lot 14]
S 61°27'32" E
826.50'

3/4 inch I.D. pipe found

[N 01°28'08" E 540.46']
N 00°15'42" E
540.46'

Lot 13B
Resubdivision Of Lot 12 And 13, Lake Travis Subdivision No. 5, Document No. 200500159, O.P.R.T.C.

Lot 1
10.23 Ac

Portion of Lot 14, Lake Travis Subdivision No. 5, Volume 4, Page 51, P.R.T.C.

[N 70°42' E 446.60']
N 446.30'

[S 12°06'58" E 5.08']
N 13°20'00" W
5.23'

[S 64°01'17" E 180.10']
N 180.10'

[S 86°43'44" W 188.87']
S 86°43'44" W
188.87'

Lot 13C
Resubdivision Of Lot 12 And 13, Lake Travis Subdivision No. 5, Document No. 200500159, O.P.R.T.C.

Mary Street
(called 50' right-of-way)

- 1/2 inch iron rod with yellow cap inscribed "WALKER 5263" set
- 1/2 inch I.D. pipe found (unless otherwise noted)
- 1/2 inch iron rod with cap inscribed "JOM" found
- 1/2 inch iron rod found (unless otherwise noted)
- Dead Records Travis County
- D.R.T.C.
- R.P.R.T.C.
- O.R.T.C.
- P.R.T.C.
- O.P.R.T.C.
- Official Public Records Travis County
- Denotes record data per Volume 4, Page 81, P.R.T.C.
- Denotes record data per Doc. No 200500159 O.P.R.T.C.
- Denotes record data per Doc. No 2019193617 O.P.R.T.C.

This Working Sketch of 10.23 acres, as designated by the client, combines a previously re-subdivided lot (Lot 13C) with a portion of another previously platted lot (Lot 14). The lot configuration as shown hereon may be subject to: Texas Local Government Code Chapter 212, Municipal Regulation Of Subdivisions And Property Development; Texas Local Government Code Chapter 232, County Regulation of Subdivisions; Travis County Subdivision Regulations; and/or other local subdivision regulations. This Working Sketch is not intended to be used in violation of said Codes and Regulations. Neither Texas Surveyors recommends that the involved parties consult with legal counsel and with the appropriate governmental agencies to insure compliance with said Codes and Regulations, and to avoid and/or mitigate any future problems that may arise concerning existing platted lot lines.

Travis County
Called 56.077 Acres
Document Number 2018120682
O.P.R.T.C.

Denota Investments, LLC
Called 0.30 Acre
Document No. 2019193617
O.P.R.T.C.

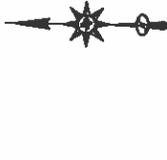
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
This document is a "Working Sketch" to show project progress.

Brett A. Butts, RPLS #6254
Release Date January 9, 2020

Sheet 1 of 1

WALKER
TEXAS SURVEYORS
P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800

Thistle Dew Ranch



Surveyed and shown based on grid north Texas State Plane Coordinate System Central Zone (NAD83)

Owner/Developer: K&B Investments, L.P.
1281 Providence Dr.
Vadose, TX 79887

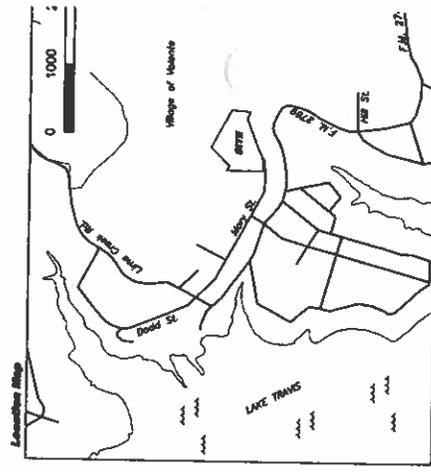
Surveyor: William Travis Swanson
P.O. Box 10103000
Cedar Park, Texas 78630
512-259-3361

Single Family Lots: 1

Total Area of this Subdivision: 10.33 Acres

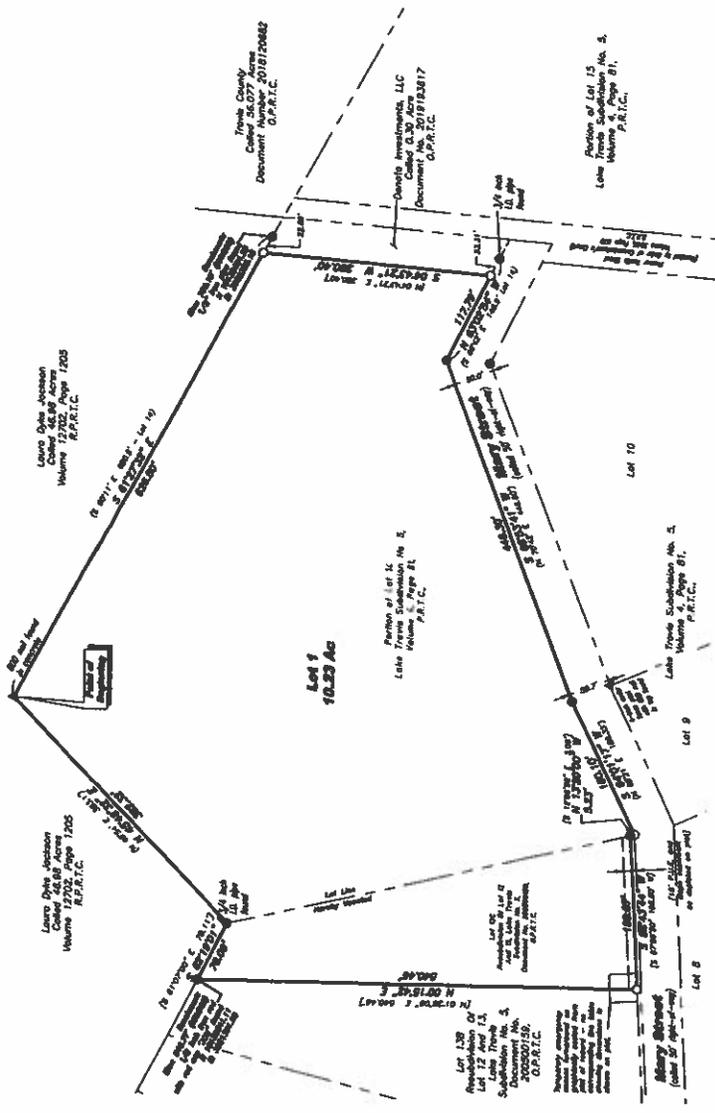
Linear feet of new streets: 0

Date: December 12, 2019



Professional Seal
This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. The document is a "Working Sketch" to show project program.

Brent A. Smith, PLS #254
November 12, 2019



1/2 inch iron rod with yellow cap located 'NAD83' set

1/2 inch I.D. pipe found (unless otherwise noted)

1/2 inch iron rod with cap inscribed 'D&B' found

1/2 inch iron rod found (unless otherwise noted)

Official Records, Travis County

Official Records, Travis County

Official Records, Travis County

Official Public Records, Travis County

Donner records date per Volume 4, Page 81, P.R.T.C.

Donner records date per Doc. No. 200500159, O.P.R.T.C.

Donner records date per Doc. No. 2019133817, O.P.R.T.C.

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

Working Sketch

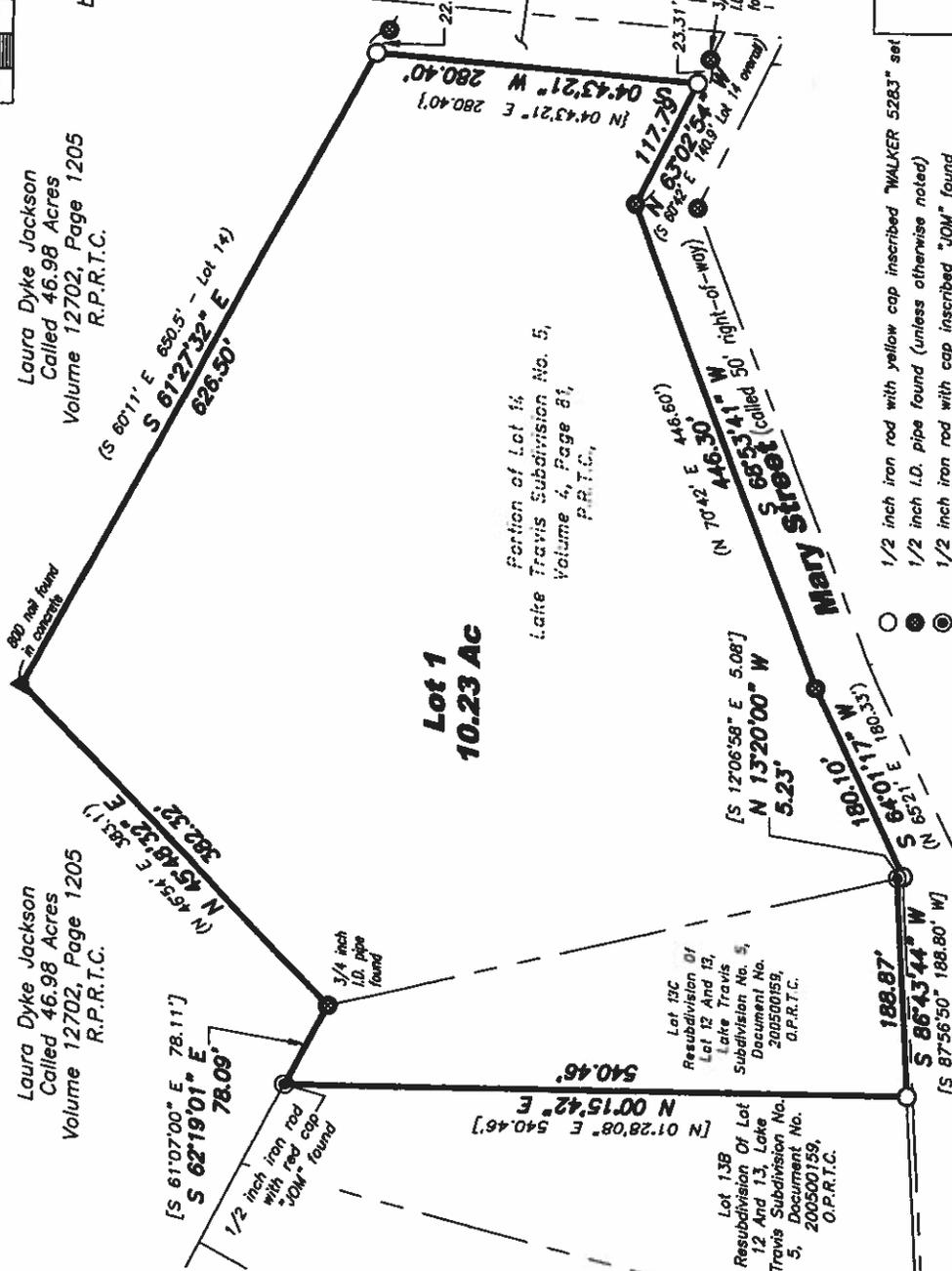
Thistle Dew Ranch Subdivision

Laura Dyke Jackson
Called 46.98 Acres
Volume 12702, Page 1205
R.P.R.T.C.

Laura Dyke Jackson
Called 46.98 Acres
Volume 12702, Page 1205
R.P.R.T.C.



Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83)



**Lot 1
10.23 Ac**

Portion of Lot 15,
Lake Travis Subdivision No. 5,
Volume 4, Page 81,
P.R.T.C.

Travis County
Called 56.077 Acres
Document Number 2018120682
O.P.R.T.C.

Denota Investments, LLC
Called 0.30 Acre
Document No. 2019193617
O.P.R.T.C.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
This document is a Working Sketch to show project progress.

Brett A. Butts, RPLS #6254
Release Date January 9, 2020

Sheet 1 of 1



WALKER
TEXAS SURVEYORS

P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800

Job #540001

- 1/2 inch iron rod with yellow cap inscribed "WALKER 5283" set
- 1/2 inch I.D. pipe found (unless otherwise noted)
- 1/2 inch iron rod with cap inscribed "JOM" found
- 1/2 inch iron rod found (unless otherwise noted)
- D.R.T.C.
- R.P.R.T.C.
- O.R.T.C.
- P.R.T.C.
- O.P.R.T.C.
- {XXXXX} Denotes record data per Volume 4, Page 81, P.R.T.C.
- {XXXXX} Denotes record data per Doc. No 200500159 O.P.R.T.C.
- {XXXXX} Denotes record data per Doc. No 2019193617 O.P.R.T.C.

This Working Sketch of 10.23 acres, as designated by the client, combines a previously re-subdivided lot (Lot 15) with a portion of another previously platted lot (Lot 14). The lot configuration as shown herein may be subject to: Texas Local Government Code Chapter 212, Municipal Regulation Of Subdivisions And Property Development; Texas Local Government Code Chapter 232, County Regulation of Subdivisions; Travis County Subdivision Regulations; and/or other local subdivision regulations. This Working Sketch is not intended to be used in violation of said Codes and Regulations. Walker Texas Surveyors recommends that the involved parties consult with legal counsel and with the appropriate governmental agencies to insure compliance with said Codes and Regulations, and to avoid and/or mitigate any future problems that may arise concerning existing platted lot lines.

1/10/2020

Beck Home



1/10/2020 10:29:22 AM

23935

Owner:

Paid By:

Permit Type

Permit Type	Type	Amount Paid	Type	Amount Due
OSSF - Conventional System		\$250.00		\$0.00
OSSF - State TCEQ Septic Fee		\$10.00		\$0.00
	Total	\$260.00		\$0.00

Payments

Payment ID	Payment Date	Payment Type	Description	Ref. Number	Amount
3111036	01/10/2020	Check - Walk-In	PAID BY KENNETH AND JOYCE BECK	4488	\$260.00
				Total	\$260.00

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction of your project

1/10/2020

Collmann
Home



1/10/2020 10:27:02 AM

23936

23936
Septic

Owner:

Paid By:

Permit Type

Permit Type	Type Amount Paid	Type Amount Due
OSSF - Conventional System	\$250.00	\$0.00
OSSF - State TCEQ Septic Fee	\$10.00	\$0.00
Total	\$260.00	\$0.00

Payments

Payment ID	Payment Date	Payment Type	Description	Ref. Number	Amount
3111032	01/10/2020	Check - Walk-In	paid by Kenneth and Joyce Beck	4488	\$260.00
Total					\$260.00

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction of your project

**Tom Partridge, P. E.
10902 Third St.
Jonestown, Tx. 78645**

**P. E. #55072
Firm #F-5812
Ph: (512) 658-3742
Email: topart1140@gmail.com**

Date: 9/29/19

To: LCRA

**Re: Collmann Residence
15502 Mary St.
Volente, Tx. 78641**

Attached is a septic plan for the referenced location. The basic details of the plan are as follows:

Status: Residential - 4 BR, <3500 Sq. Ft. Flow = 300 gpd

Septic System: Leaching Chambers



NEW OR MODIFIED OSSF SYSTEMS

If you are planning on installing a new on-site sewage facility (OSSF) or if you are modifying an existing system on your property, please follow the steps below. Having a complete package will ensure the process will run smoothly. We will need the following information to consider the application package complete. Please include a copy of this checklist when you submit your application package.

New System

Modified System

Required Materials

- Completed Application for On-Site Sewage Facilities Authorization to Construction (Form 1101), signed by the property owner and witnessed by a notary public.
- A copy of proof of property ownership in the form of a property deed or tax record.
- See below* A map with directions to the property.
- Scale drawing or survey of the property showing the residence/establishment, easements, driveway, water wells and other permanent improvements to the property. Also show where temporary erosion controls will be placed during construction.
- Cross-sectional diagrams of the treatment units and all disposal areas.
- A copy of the soil evaluation for the property.
- Floor plan of the residence showing all rooms and interior walls, including closets, with dimensions of the heated/cooled square footage of the residence/establishment. The floor plan should be submitted on 11x17-inch tabloid paper or smaller.
- Sizing calculations for the treatment units and all disposal areas. This information can be provided on the plans or a separate work sheet and must include 1) the minimum liquid capacity of the tank or treatment unit based on the Tables II and III of TAC 30 §285.91; 2) the capacity to be provided by the tank or treatment unit; 3) the minimum disposal area required based on Table I TAC 30 §285.91 and §285.33; 4) the disposal area to be provided at the OSSF site; and 5) any supplemental calculations from §285.33 relevant to the proposed disposal system.
- NA* Two sets of drawings of the OSSF are required for any drawings larger than 11x17 inches.
- A copy of the floodplain compliance letter or building/development permit from the appropriate floodplain administrator.
- For lots less than 1 acre, a copy of a recorded plat of the property with all associated plat notes. Provide two copies of the plat or contact our office to arrange to email the plat if the pages are larger than 11x17 inches.
- NA* For surface/drip irrigation, aerobic with disinfection and evapotranspirative (ET) systems, a copy of the executed "Affidavit to the Public" must be submitted after it has been filed with the appropriate county. For surface/drip irrigation, aerobic with disinfection and ET systems, a copy of the executed "Affidavit to the Public" must be submitted after it has been filed with the appropriate county, along with a copy of the executed maintenance contract.
- NA* TCEQ requires the OSSF to be installed on the same lot as the house. If space does not permit, another lot may be used under very specific conditions. Contact LCRA's office for additional submittal requirements.
- The appropriate application fee of \$260 for conventional systems (even if prepared by a registered sanitarian or professional engineer) or \$410 for professionally designed systems (systems identified on TAC 30 §285.91 Table IX as requiring a registered sanitarian or professional engineer design). Refer to the fee schedule for additional fees applicable to commercial systems disposing of more than 500 gallons per day.
- NA* For surface/drip irrigation, aerobic with disinfection and ET systems, a minimum two-year contract with a licensed/certified maintenance provider.

Preparation of Property: Prior to submitting your application, you must mark the lot to show the following:

- Done* 1. Proposed location of the septic tank, drain field, and house/establishment foundation area.
- 2. The property must be marked with a sign that can be seen from the road and includes the owner's name, address and/or legal description of the property. Information on this notice is used by the inspector when conducting inspections.

None **Variances:** If you are requesting a variance to a rule/requirement, please submit a written request prepared by a registered sanitarian (R.S.) or professional engineer (P.E.) stating the rule that cannot be met and demonstrating equivalent or greater protection of public health and environment can be provided with an alternative means with this package. Variances for setback reductions will not be granted if a system that complies with the rules can be installed.

P O Box 220 L110, Austin, TX 78767
 512-578-3216 or 800-776-5272, Ext 3216
 Fax 512-578-3501



2643 N. Wirtz Dam Road, Marble Falls, TX 78654
 Fax 830-693-6242

SOIL ANALYSIS FOR AN ON-SITE SEWAGE FACILITY

The following information must be submitted with the application package for review by LCRA.
 Failure to include or address all of the following items may result in approval delays.

Site Information		Site Evaluator	
Name of Owner	Collmann Residence	Name	Tom Partridge, P.E.
Site Address	15502 Mary St.	Address	10902 3rd St.
City, State, ZIP	Volente TX 78641	City, State, ZIP	Jonestown, TX 78645
Phone No.	(512) 917-5188	Phone No.	(512) 658-3742
County	TraVis	County	TraVis

SITE EVALUATION: A minimum of two backhoe pits must be excavated at opposite ends of the proposed disposal area. The pits must be excavated to a depth of 2 feet below the proposed excavation, or to a restrictive horizon, whichever is less. The pit locations must be indicated. The site evaluation report shall include a groundwater evaluation, a surface drainage analysis and all applicable minimum separation requirements

Backhoe Pit No.: Pit-1

Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0	III	<30%	None	None	<30%	None
1	↓	↓	↓	↓	↓	↓
2	↓	↓	↓	↓	↓	↓
3	↓	↓	↓	↓	↓	↓
4	↓	↓	↓	↓	↓	↓
5	63"	↓	↓	↓	↓	↓

Backhoe Pit No.: Pit-2

Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0	III	<30%	None	None	<30%	None
1	↓	↓	↓	↓	↓	↓
2	↓	↓	↓	↓	↓	↓
3	↓	↓	↓	↓	↓	↓
4	57"	↓	↓	↓	↓	↓
5		↓	↓	↓	↓	↓

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

Site Evaluator: Tom Partridge

Date: 10/2/19

TOM PARTRIDGE, P. E.
P.E. 55072, Firm # F-5812

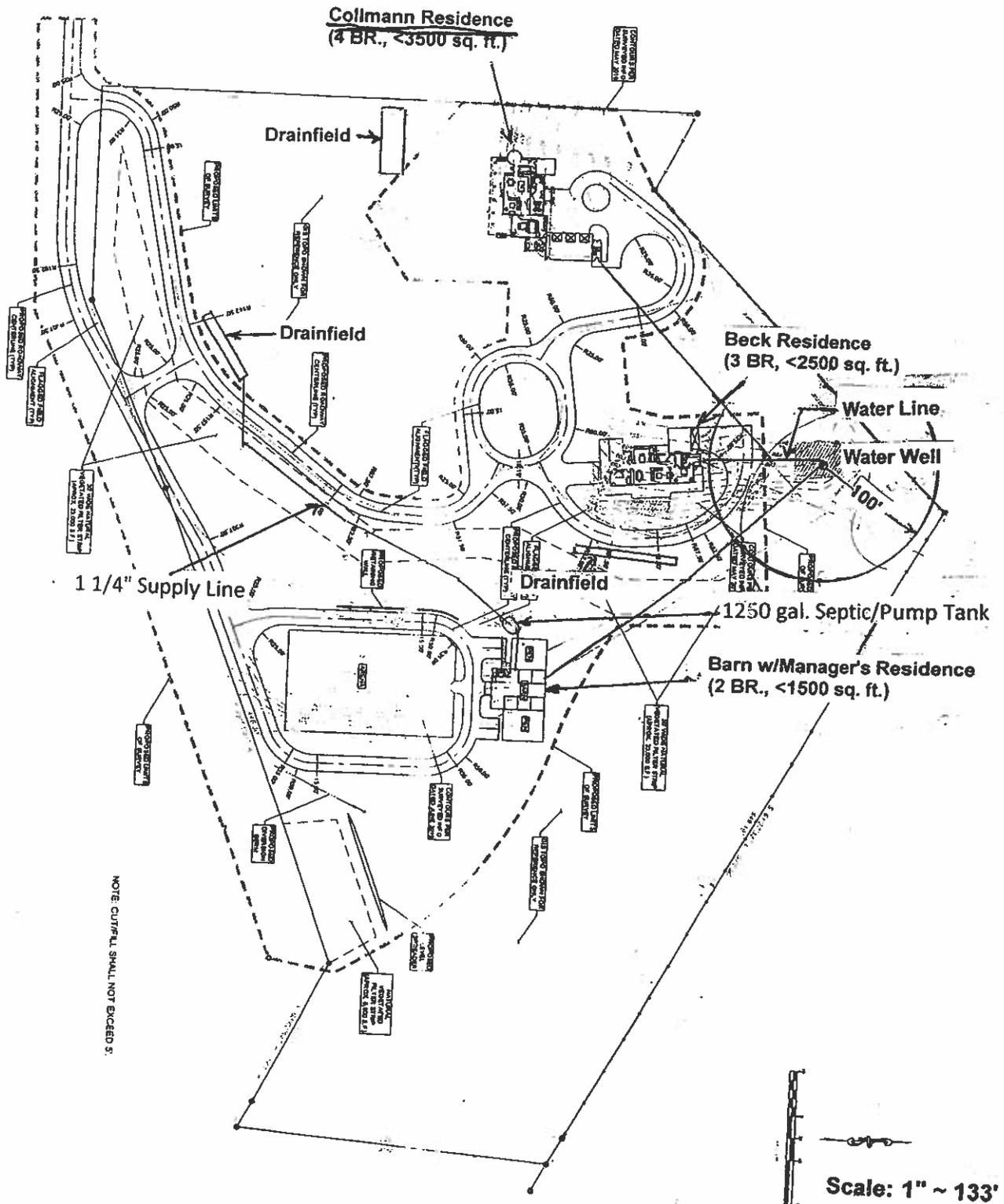
15502 Mary St.
Pg. 1/6

Project Description: 3 BR, <2500 sq. ft. Flow = 240 gpd

Drain-field Size: $A = Q/Ra = 240/0.2 = 1200$ sq. ft.
Trench Length $\approx [1200 / (3 + 2)] \times 0.75 = 180'$ min.
Drainfield Area = $180' \times 5$ sq. ft./ft. = 900 sq. ft. (min.)
Install 184' of chambers. Area = $184' \times 5$ sq. ft./ft. = 920 sq. ft.
End caps = 6.12 sq. ft./pair of caps $\times 2$ pair = 12.24 sq. ft.
Actual area = $920 + 12.24 = 932.24$ sq. ft. >900 sq. ft. min, thus OK

Tanks: Septic: 750 gal., 2c

15502 Mary St.
Pg. 2/6



System Components

- 1- Bldg.
- 2- Two way cleanout - additional clean out required every 100' on long pipe runs, & @ 90 deg. bends.
- 3- 3" or 4" Sch. 40 PVC sewer, min. slope 1/8"/ft.
- 4- 1000 gal, 2c septic tank, set min. 5' from foundation, surface improvements & drainfield
- 5- 3-4" Sch. 40, PVC supply line w/sufficient slope to provide 12" elevation difference between tank outlet & bottom of first trench
- 6- Each trench to have monitoring port
- 7- Water line - No part of septic to be within 10' of water line, except at slab, but they must separate to 10' as soon as possible. If water & septic lines cross, the crossing shall comply w/ TCEQ Chap. 290.
- 8- Runoff diversion berm
- 9- Silt fence

Notes:

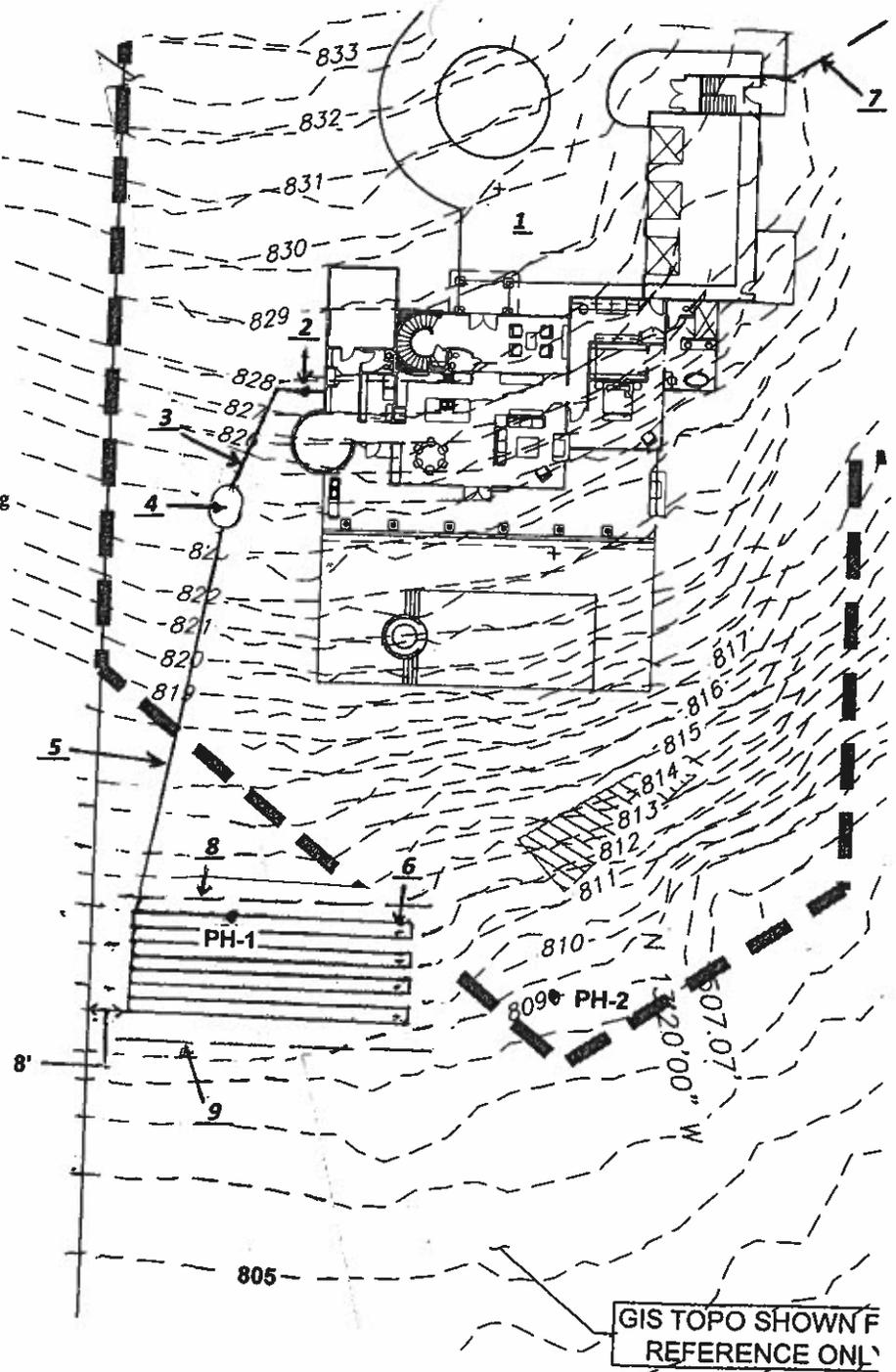
- 1- Pipe bedding from bldg. to tank, & from tank to drain field shall be bedded w/min. 4" of Class Ib, II or III soil w/less than 30% gravel. Bedding shall be free of organic material & rocks & grains larger than >1/2".
- 2- If sewer/supply lines cross traffic area, or run parallel & within 5' of a foundation or surface improvement, the line shall be sleeved with Sch. 40 PVC or be Sch. 80 PVC.



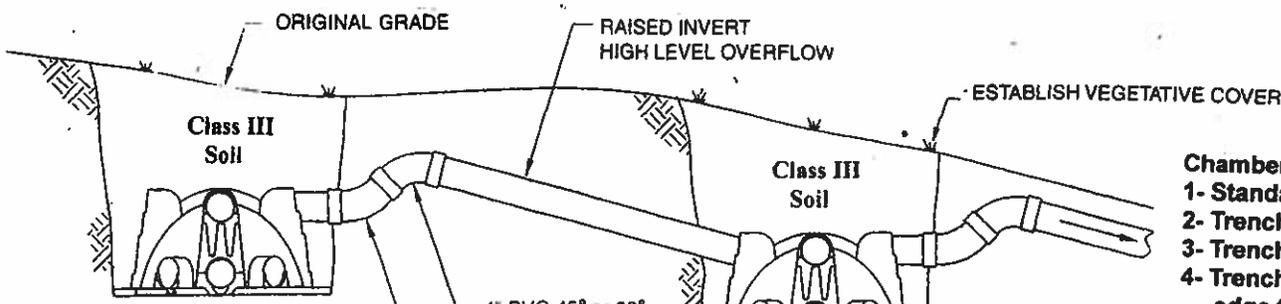
North

Scale: 1" = 40'

Note: Drainfield consists of 4 trenches w/56' of chambers each. Total = 224' Trenches are 59' long w/end caps.



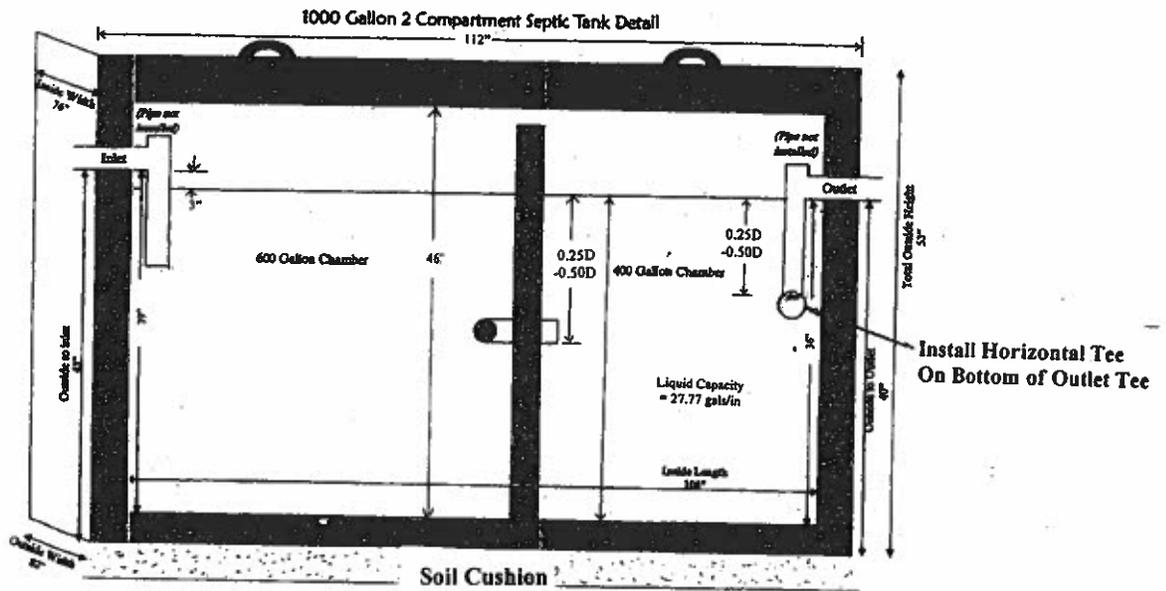
SERIAL DISTRIBUTION SYSTEM ON SLOPING TERRAIN



- Chamber Installation Notes:**
- 1- Standard Quik 4 Plus Infiltrator
 - 2- Trench Depth - 18-24" Max.
 - 3- Trench Width - 36"
 - 4- Trench Spacing - 3' min. edge to edge

15502 Mary St.
Pg. 4/6

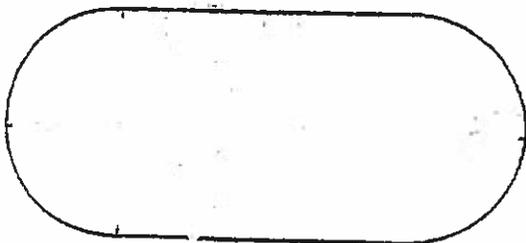
Buchanan Septic Tanks, Inc.
P.O. Box 297 * 15648 Hwy. 29 * Buchanan Dam, TX 78609
512-793-3100 * Fax 512-793-4047



Tank Installation Notes

- (1) A min. of 4" of sand, sandy loam, clay loam(not recommended) or pea gravel free of rocks larger than pea gravel, to be placed under and around all precast tanks, and sufficiently watered to preclude excessive settlement. Class IV soil and gravel larger than 1/2" are not acceptable. If tanks extend above ground surface, soil can be mounded over tank to maintain slope.
- (2) Tank depth may vary but not exceed 12" unless a riser is installed on any cleanout, and extends to within 6" of ground.
- (3) Tank to be tightness tested with water. Pipe joints, risers and lids to be sealed.

- (4) All inspection cleanout/ports >12" dia. shall have risers to ground surface. Riser shall be permanently fastened to tank lid. The riser lid shall screw down or have a lock or weigh 65 lbs. A secondary plug, cap, netting, etc., or as approved by Authority, shall be provided below the riser lid. Septic tanks are the only tanks that do not require risers to ground surface. However, if they are more than 12" below ground surface, they must have a riser to within 6" of ground surface and the riser must comply with the above. Trash tanks are not considered septic tanks. Only one riser will be required on a pump tank when the pump is placed on the inlet side of the tank. If the pump is placed on the opposite side of the inlet piping, then two risers to ground are required.
- (5) If a tablet chlorinator is required for inlet to pump tank, a "chlorinator block" can be used to provide direct access for placing tablets.



General Tank Shape

15502 Mary St.

Pg. 5/6

Installation Notes

- All piping to be Sch. 40, unless otherwise noted.
- The drainfield should be vegetated to promote evapotranspiration & runoff. Seeding should typically be rye for winter & bermuda for summer. The surface should be sloped to drain away precipitation.
- If Contractor finds a conflict between Plan & Department Construction Permit, or generally accepted standards/practice, no work should be performed until conflict is resolved.
- The Contractor bears all responsibility for actions resulting from interpreting the Plan. If Plan is not clear, the Engineer should be consulted.
- The Contractor should not change the Plan significantly w/o expressed approval of Engineer.

Operation & Maintenance

The performance of a septic system depends upon many factors, including but not limited to, soil type, permeability, depth to rock and/or ground water, season of the year, climate, average waste water flow, waste water loading, and waste water quality. The majority of the soil and ground water conditions in central Texas is not conducive to the successful performance of a septic system, even when the system is designed & installed in accordance w/applicable standards. Therefore, it is highly recommended that the owner/operator adhere to certain practices to enhance & promote successful system performance.

- 1- Water softener discharge should not be discharged to the septic system.
- 2- Healthy grass should be maintained on the drainfield throughout the year. Generally, bermuda is recommended for summer, and rye for winter.
- 3- The permitted waste water daily flow rate should never be exceeded. If this is occurring, likely sources include excessive loading from showering & laundry washing, leaky plumbing, and faulty toilet tank. Heavy waste water loading should be avoided. Continuous & successive loads of washing is discouraged. Wash at non-peak hours if possible, such as mid morning, afternoons, and late evening. Long showers are discouraged. If possible, route grey water to separate disposal area.
- 4- Non-biodegradable products should not be discharged to the system.
- 5- If it is desired to pump tanks, if possible, pump the tanks during periods of heavy rainfall, or in the winter when evapotranspiration is minimal. This will allow the drainfield to dry while the tank is being refilled.
- 6- If field seeps, it may require enlargement. Actual drainfield performance can not be accurately predicted, considering the many variables mentioned above affecting field performance.
- 7- During freezing weather, if it is necessary to leave faucets dripping, catch water & pour it outside. This is especially important during extended periods of freezing weather.
- 8- If alarm activates, minimize use of the system until an installer can trouble-shoot the problem.
- 9- Also, if alarm activates, and installer is not immediately available, consider pumping the tank(s) to eliminate loading the system.
- 10- Roofs sloping toward drainfield should have gutters to divert runoff.
- 11- It is noted that even though the system may meet all applicable standards with respect to design & installation, no guarantee or warranty is implied nor given with respect to a trouble-free system, given the many variables affecting system performance.

Beum

1/10/2020



23937

1/10/2020 10:31:09 AM

23937
Septic

Owner:

Paid By:

Permit Type

Permit Type	Type Amount Paid	Type Amount Due
OSSF - Conventional System	\$250.00	\$0.00
OSSF - State TCEQ Septic Fee	\$10.00	\$0.00
Total	\$260.00	\$0.00

Payments

Payment ID	Payment Date	Payment Type	Description	Ref. Number	Amount
3111044	01/10/2020	Check - Walk-In	PAID BY KENNETH AND JOYCE BECK	4488	\$260.00
Total					\$260.00

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction of your project

**Tom Partridge, P. E.
10902 Third St.
Jonestown, Tx. 78645**

**P. E. #55072
Firm #F-5812
Ph: (512) 658-3742
Email: topart1140@gmail.com**

Date: 9/29/19

To: LCRA

**Re: Barn Residence
15502 Mary St.
Volente, Tx. 78641**

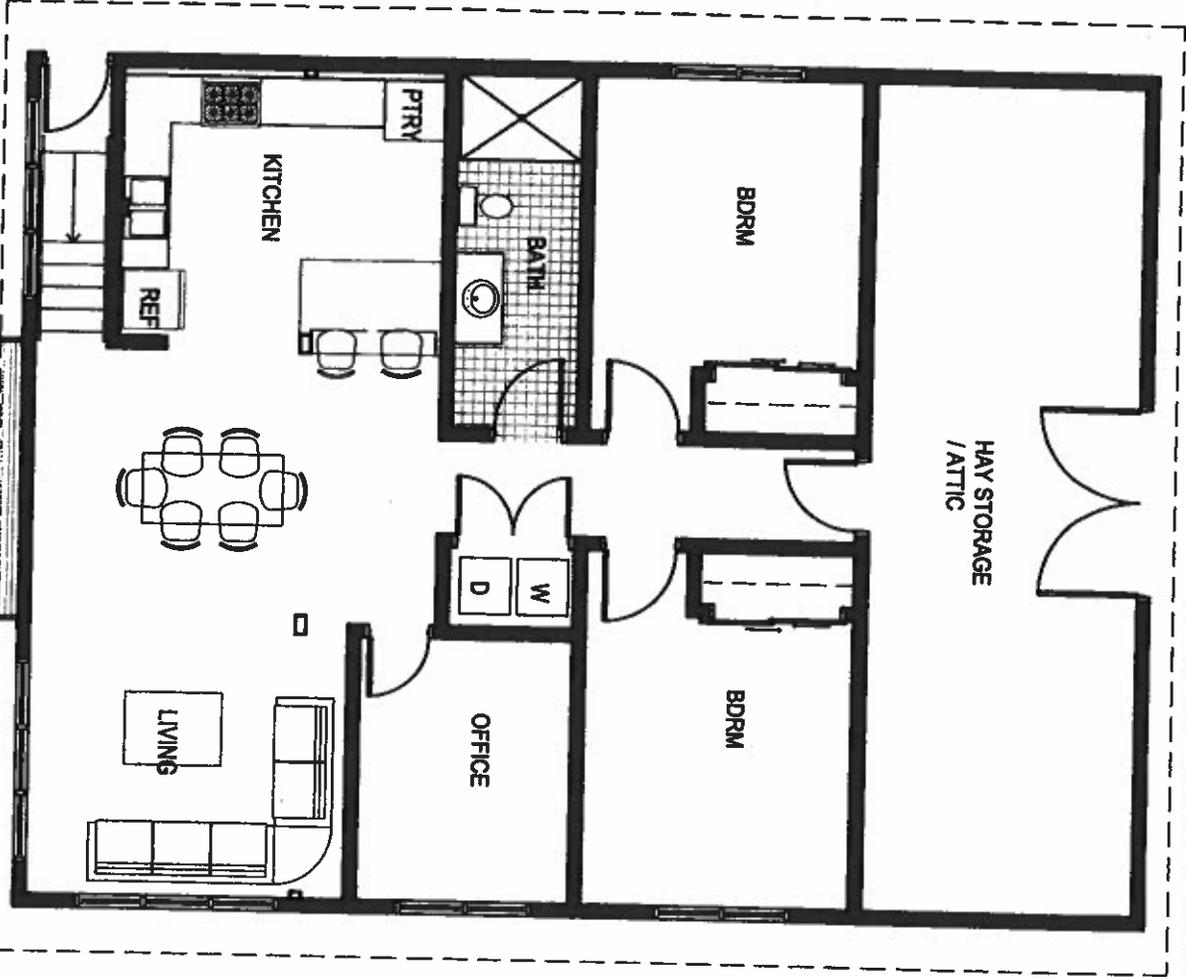
Attached is a septic plan for the referenced location. The basic details of the plan are as follows:

Status: Residential - 2 BR, <1500 Sq. Ft. Flow = 180 gpd

Septic System: Leaching Chambers

BARN APARTMENT - SECOND FLOOR

SCALE: 1/8" = 1'-0"



TOM HATCH 1002016

COLLMANN BARN

15502 Mary St.

hatch + uland owner architects
 1010 East 11th Street
 Annapolis, Maryland 21402
 T: 512.472.6546
 F: 512.472.6543
 www.hatchuland.com



NOTES: 1. This drawing is the final design drawing for the second floor of the Barn Apartment. It is intended for construction purposes only. 2. All dimensions are shown in feet and inches. 3. The owner is responsible for obtaining all necessary permits and approvals. 4. The architect is not responsible for any errors or omissions on this drawing. 5. This drawing is the property of the architect and shall remain confidential. 6. No part of this drawing may be reproduced without the written consent of the architect. 7. The architect's liability is limited to the scope of the services provided. 8. The architect is not responsible for any construction delays or cost overruns. 9. The architect is not responsible for any structural failures or safety issues. 10. The architect is not responsible for any environmental or sustainability issues. 11. The architect is not responsible for any legal or regulatory issues. 12. The architect is not responsible for any insurance or bonding issues. 13. The architect is not responsible for any other issues not specifically mentioned in these notes.



NEW OR MODIFIED OSSF SYSTEMS

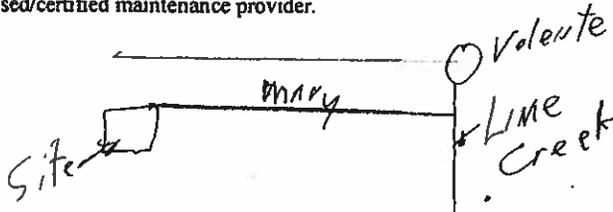
If you are planning on installing a new on-site sewage facility (OSSF) or if you are modifying an existing system on your property, please follow the steps below. Having a **complete package** will ensure the process will run smoothly. We will need the following information to consider the application package complete. Please include a copy of this checklist when you submit your application package.

New System

Modified System

Required Materials

- Completed Application for On-Site Sewage Facilities Authorization to Construction (Form 1101), signed by the property owner and witnessed by a notary public.
- A copy of proof of property ownership in the form of a property deed or tax record.
- See below* A map with directions to the property.
- Scale drawing or survey of the property showing the residence/establishment, easements, driveway, water wells and other permanent improvements to the property. Also show where temporary erosion controls will be placed during construction.
- Cross-sectional diagrams of the treatment units and all disposal areas.
- A copy of the soil evaluation for the property.
- Floor plan of the residence showing all rooms and interior walls, including closets, with dimensions of the heated/cooled square footage of the residence/establishment. The floor plan should be submitted on 11x17-inch tabloid paper or smaller.
- Sizing calculations for the treatment units and all disposal areas. This information can be provided on the plans or a separate work sheet and must include 1) the minimum liquid capacity of the tank or treatment unit based on the Tables II and III of TAC 30 §285.91; 2) the capacity to be provided by the tank or treatment unit; 3) the minimum disposal area required based on Table I TAC 30 §285.91 and §285.33; 4) the disposal area to be provided at the OSSF site; and 5) any supplemental calculations from §285.33 relevant to the proposed disposal system.
- None* Two sets of drawings of the OSSF are required for any drawings larger than 11x17 inches.
- A copy of the floodplain compliance letter or building/development permit from the appropriate floodplain administrator.
- NSAC* For lots less than 1 acre, a copy of a recorded plat of the property with all associated plat notes. Provide two copies of the plat or contact our office to arrange to email the plat if the pages are larger than 11x17 inches.
- NA* For surface/drip irrigation, aerobic with disinfection and evapotranspirative (ET) systems, a copy of the executed "Affidavit to the Public" must be submitted after it has been filed with the appropriate county. For surface/drip irrigation, aerobic with disinfection and ET systems, a copy of the executed "Affidavit to the Public" must be submitted after it has been filed with the appropriate county, along with a copy of the executed maintenance contract.
- NA* TCEQ requires the OSSF to be installed on the same lot as the house. If space does not permit, another lot may be used under very specific conditions. Contact LCRA's office for additional submittal requirements.
- The appropriate application fee (*\$260*) for conventional systems (even if prepared by a registered sanitarian or professional engineer) or \$410 for professionally designed systems (systems identified on TAC 30 §285.91 Table IX as requiring a registered sanitarian or professional engineer design). Refer to the fee schedule for additional fees applicable to commercial systems disposing of more than 500 gallons per day.
- NA* For surface/drip irrigation, aerobic with disinfection and ET systems, a minimum two-year contract with a licensed/certified maintenance provider.



Preparation of Property: Prior to submitting your application, you must mark the lot to show the following:

- ✓ 1. Proposed location of the septic tank, drain field, and house/establishment foundation area.
- ② 2. The property must be marked with a sign that can be seen from the road and includes the owner's name, address and/or legal description of the property. Information on this notice is used by the inspector when conducting inspections.

None

Variations: *If you are requesting a variance to a rule/requirement, please submit a written request prepared by a registered sanitarian (R.S.) or professional engineer (P.E.) citing the rule that cannot be met and demonstrating equivalent or greater protection of public health and environment can be provided with an alternative means with this package. Variations for setback reductions will not be granted if a system that complies with the rules can be installed.*

P.O. Box 220 S-204P, Austin, TX 78767
 512-578-3216 or 800-776-5272, Ext. 3216
 Fax 512-578-3501



2643 N. Wirtz Dam Road, Marble Falls, TX 78654
 Fax 830-693-6242

SOIL ANALYSIS FOR AN ON-SITE SEWAGE FACILITY

The following information must be submitted with the application package for review by LCRA.
 Failure to include or address all of the following items may result in approval delays.

Site Information		Site Evaluator	
Name of Owner	BARN	Name	Tom Partridge
Site Address	15502 Mary St.	Address	10902 3rd St.
City, State, ZIP	Volente, TX 78641	City, State, ZIP	Jonestown, TX 78642
Phone No.	(512) 917-5188	Phone No.	(512) 658-3742
County	Travis	County	Travis

SITE EVALUATION: A minimum of two backhoe pits must be excavated at opposite ends of the proposed disposal area. The pits must be excavated to a depth of 2 feet below the proposed excavation, or to a restrictive horizon, whichever is less. The pit locations must be indicated. The site evaluation report shall include a groundwater evaluation, a surface drainage analysis and all applicable minimum separation requirements.

Backhoe Pit No.: PH-1

Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0	III	<30%	None	None	<30%	None
1	↓	↓	↓	↓	↓	↓
2	↓	↓	↓	↓	↓	↓
3	↓	↓	↓	↓	↓	↓
4	↓	↓	↓	↓	↓	↓
5	66"	↓	↓	↓	↓	↓

Backhoe Pit No.: PH-2

Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0	III	<30%	None	None	<30%	None
1	↓	↓	↓	↓	↓	↓
2	↓	↓	↓	↓	↓	↓
3	↓	↓	↓	↓	↓	↓
4	↓	↓	↓	↓	↓	↓
5	63"	↓	↓	↓	↓	↓

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

Site Evaluator Tom Partridge

Date 10/2/19

155Q2 Mary St.

Pg. 1/7

Project Description: Residential 2 BR, <1500 sq. ft., Flow = 180 gpd

Drain-field Size: $A = Q/Ra = 180/0.2 = 900$ sq. ft.

Trench Length = $0.75 [900 / (3 + 2)] = 135'$ min. Install 2 trenches w/68' of Quik 4 Plus Standard Chambers Total = 136' Trenches will be 71' long with end caps.

Tanks: Septic: 750 gal., 2c Pump: 500 gal., 1c Note: Use 1250 gal., 3c tank

Dosing Rate: Use 3 doses/day @ 60 gals./dose

Pump to operate @ 2' of open discharge at 5 gpm.

Friction Head(1/4" Supply Line): $1.2 \times (340' \times 0.39/100) = 1.6'$

Elevation Head: Pump Depth = 4' Elev. Diff. = +21' Pressure Head = 2' Total Elev. = 27'

Total Head = 29' (rounded)

Pump: Use Liberty 290 Series 3/4 hp

Dosing Volume: $V = 60 \text{ gals./dose} / 13.88 \text{ gals./in} = 4.3''$ (round to 5")

Float Settings (From Floor): Off - 10" On - 15" Alarm - 18"

Reserve Above Alarm: $(36 - 18) \times 13.88 \text{ gals./in} = 250 \text{ gals.}$ (exceeds one day flow of 180 gals.)

System Components

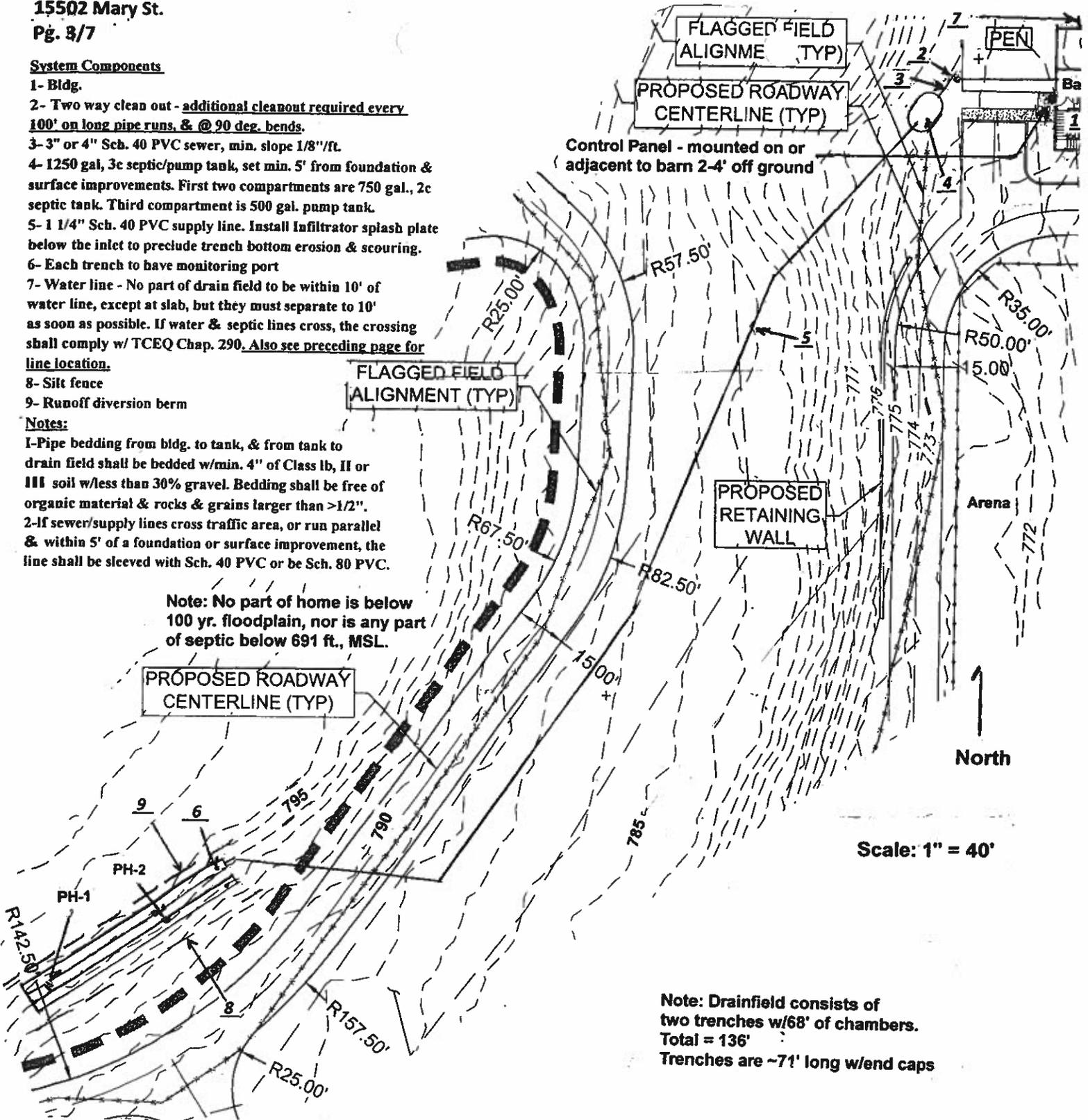
- 1- Bldg.
- 2- Two way clean out - additional cleanout required every 100' on long pipe runs, & @ 90 deg. bends.
- 3- 3" or 4" Sch. 40 PVC sewer, min. slope 1/8"/ft.
- 4- 1250 gal, 3c septic/pump tank, set min. 5' from foundation & surface improvements. First two compartments are 750 gal., 2c septic tank. Third compartment is 500 gal. pump tank.
- 5- 1 1/4" Sch. 40 PVC supply line. Install Infiltrator splash plate below the inlet to preclude trench bottom erosion & scouring.
- 6- Each trench to have monitoring port
- 7- Water line - No part of drain field to be within 10' of water line, except at slab, but they must separate to 10' as soon as possible. If water & septic lines cross, the crossing shall comply w/ TCEQ Chap. 290. Also see preceding page for line location.

- 8- Silt fence
- 9- Runoff diversion berm

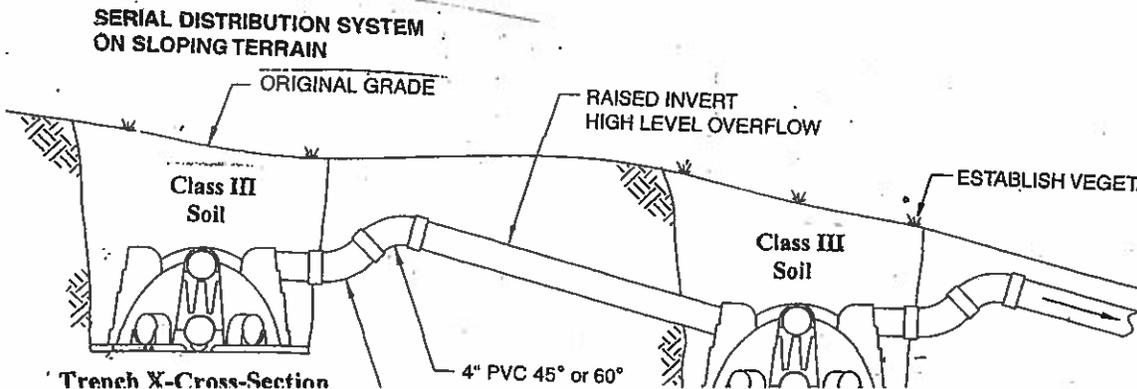
Notes:

- I-Pipe bedding from bldg. to tank, & from tank to drain field shall be bedded w/min. 4" of Class lb, II or III soil w/less than 30% gravel. Bedding shall be free of organic material & rocks & grains larger than >1/2".
- 2-If sewer/supply lines cross traffic area, or run parallel & within 5' of a foundation or surface improvement, the line shall be sleeved with Sch. 40 PVC or be Sch. 80 PVC.

Note: No part of home is below 100 yr. floodplain, nor is any part of septic below 691 ft., MSL.



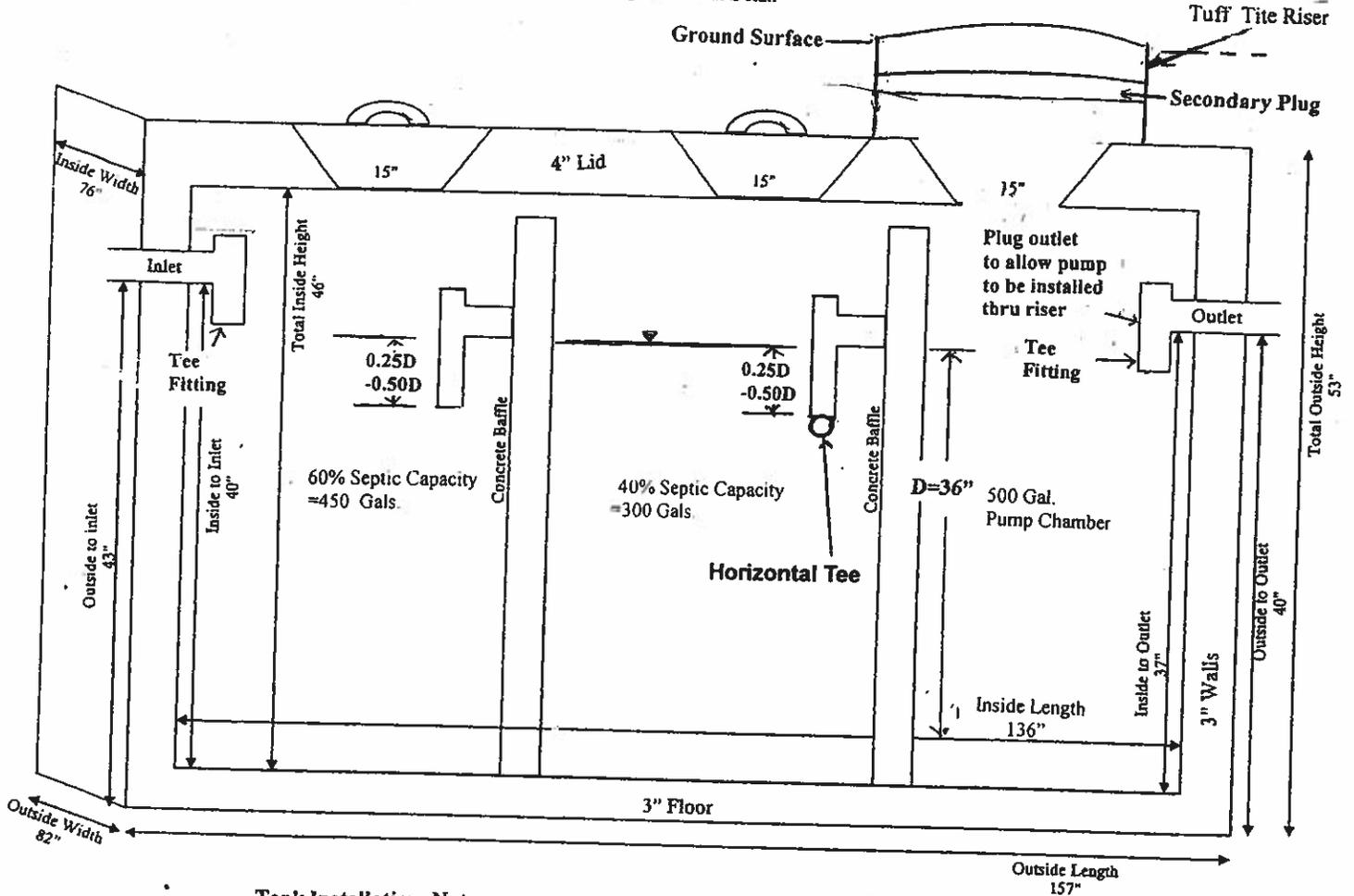
Note: Drainfield consists of two trenches w/68' of chambers. Total = 136' Trenches are ~71' long w/end caps



- Chamber Installation Notes:**
- 1- Standard Quik 4 Plus Infiltra
 - 2- Trench Depth - 18-24" Max.
 - 3- Trench Width - 36"
 - 4- Trench Spacing - 3' min. edge to edge

Buchanan Septic Tanks, Inc.
P. O. Box 297 15648 Hwy. 29 * Buchanan Dam, TX 78609
512-793-3100 * FAX 512-793-4047

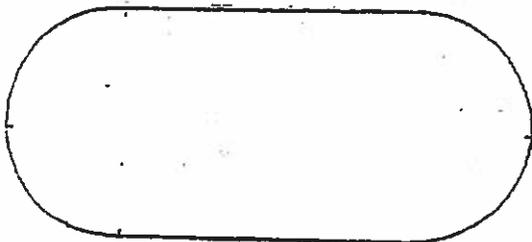
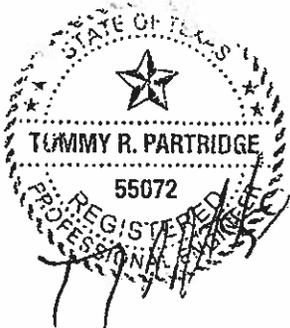
1250 gal. 3c Tank Detail



Tank Installation Notes

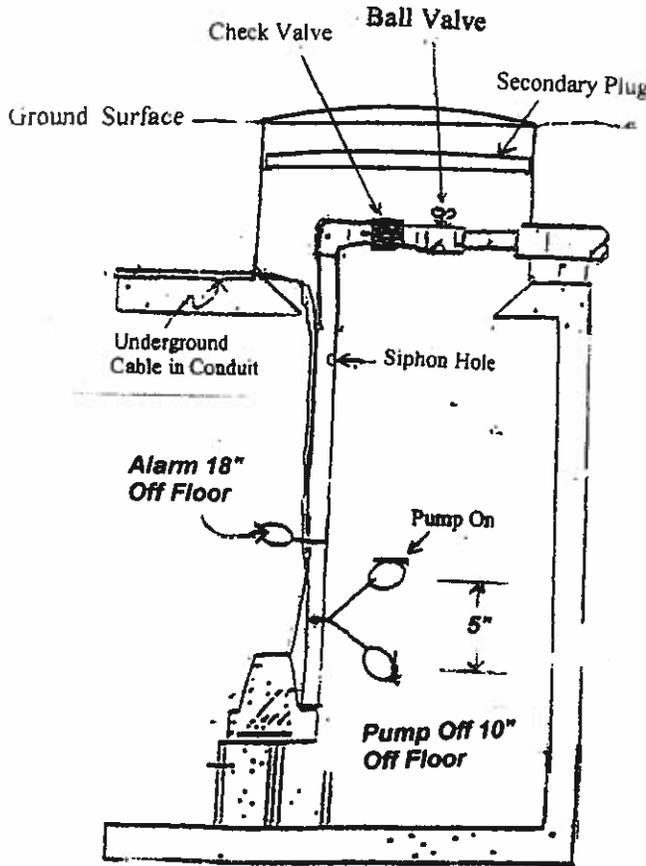
- (1) A min. of 4" of sand, sandy loam, clay loam(not recommended) or pea gravel free of rocks larger than pea gravel, to be placed under and around all precast tanks, and sufficiently watered to preclude excessive settlement. Class IV soil and gravel larger than 1/2" are not acceptable. If tanks extend above ground surface, soil can be mounded over tank to maintain slope.
- (2) Tank depth may vary but not exceed 12" unless a riser is installed on any cleanout, and extends to within 6" of ground
- (3) Tank to be tightness tested with water. Pipe joints, risers and lids to be sealed.

- (4) All inspection cleanout/ports >12" dia. shall have risers to ground surface. Riser shall be permanently fastened to tank lid. The riser lid shall screw down or have a lock or weigh 65 lbs. A secondary plug, cap, netting, etc., or as approved by Authority, shall be provided below the riser lid. Septic tanks are the only tanks that do not require risers to ground surface. However, if they are more than 12" below ground surface, they must have a riser to within 6" of ground surface and the riser must comply with the above. Trash tanks are not considered septic tanks. Risers are required on all cleanout ports of pump tanks.
- (5) If a tablet chlorinator is required for inlet to pump tank, a "chlorinator block" can be used to provide direct access for placing tablets.

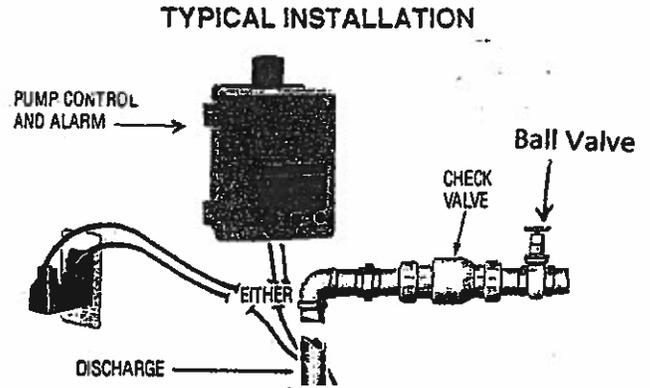


General Tank Shape

Note: Use ball valve to regulate flow to drain field.



Pumping Tank Detail



PUMP INSTALLATION DETAILS

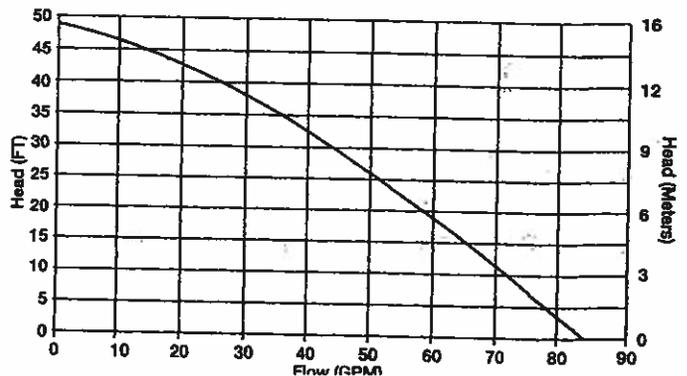
- (1) Pump/Float and Alarm can be installed by plugging into weatherproof plug-in junction box and then to control panel, or can be hardwired to control panel (see figure above).
- (2) Pump/Float and Alarm to be on separate circuits.
- (3) Control panel to be mounted on house near sewer stub, 2-4' off ground.
- (4) Control Panel RJR-LPD B-1 w/audible/visual alarm

290-SERIES

3/4 hp Submersible Effluent/Sump Pumps

The Liberty 290 series provides a cost effective "mid-range" pump for on-site waste water systems, liquid waste transfer and commercial heavy-duty sump pump applications that require higher head or more flow. Designed around Liberty's unique "Uni-Body" casting, the 290-Series will provide years of reliable performance.

Performance Curve: 290-Series



15502 Mary St.

Pg. 6/7

Installation Notes

- All piping to be Sch. 40, unless otherwise noted.
- If Contractor finds a conflict between Plan & Department Construction Permit, or generally accepted standards/practice, no work should be performed until conflict is resolved.
- The Contractor bears all responsibility for actions resulting from interpreting the Plan. If Plan is not clear, the Engineer should be consulted.
- The Contractor should not change the Plan significantly w/o expressed approval of Engineer.
- Any bare spots in drainfield should be covered w/soil and seeded.

15502 Mary St.

Pg. 7/7

Operation & Maintenance

The performance of a septic system depends upon many factors, including but not limited to, soil type, permeability, depth to rock and/or ground water, season of the year, climate, average waste water flow, waste water loading, and waste water quality. The majority of the soil and ground water conditions in central Texas is not conducive to the successful performance of a septic system, even when the system is designed & installed in accordance w/applicable standards. Therefore, it is highly recommended that the owner/operator adhere to certain practices to enhance & promote successful system performance.

- 1- Water softener discharge should not be discharged to the septic system.
- 2- Healthy grass should be maintained on the drainfield throughout the year. Generally, bermuda is recommended for summer, and rye for winter.
- 3- The permitted waste water daily flow rate should never be exceeded. If this is occurring, likely sources include excessive loading from showering & laundry washing, leaky plumbing, and faulty toilet tank. Heavy waste water loading should be avoided. Continuous & successive loads of washing is discouraged. Wash at non-peak hours if possible, such as mid morning, afternoons, and late evening. Long showers are discouraged. If possible, route grey water to separate disposal area.
- 4- Non-biodegradable products should not be discharged to the system.
- 5- If it is desired to pump tanks, if possible, pump the tanks during periods of heavy rainfall, or in the winter when evapotranspiration is minimal. This will allow the drainfield to dry while the tank is being refilled.
- 6- If field seeps, it may require enlargement. Actual drainfield performance can not be accurately predicted, considering the many variables mentioned above affecting field performance.
- 7- During freezing weather, if it is necessary to leave faucets dripping, catch water & pour it outside. This is especially important during extended periods of freezing weather.
- 8- If alarm activates, minimize use of the system until an installer can trouble-shoot the problem.
- 9- Also, if alarm activates, and installer is not immediately available, consider pumping the tank(s) to eliminate loading the system.
- 10- Roofs sloping toward drainfield should have gutters to divert runoff.
- 11- It is noted that even though the system may meet all applicable standards with respect to design & installation, no guarantee or warranty is implied nor given with respect to a trouble-free system, given the many variables affecting system performance.