



Hewitt Engineering, Inc.
Consulting Engineering Services

January 6, 2021

Mark Graham
149 Silver Creek Lane
Center Point, Texas 78010

APPROVED JANUARY 21, 2021
NATIONAL PAWN, INC.

 V.P.

Reference: **No Rise Analysis-149 Silver Creek Lane
Proposal for Engineering Services**

Dear Mr. Graham,

Please find below a proposal to provide professional engineering services associated with the above referenced property located in Kerr County, Texas. Review of the Kerr County Appraisal District records indicate that the owner of the property is George and Mary Beth Oliver Revocable Trust and the property reference number is 18421. This letter will serve as an Agreement between Mark Graham (Client) and Hewitt Engineering Inc. (Engineer) for professional engineering services to be performed for this project. The scope of services includes the following tasks:

1. Preparation of a hydraulic model of Spring Creek for existing and proposed conditions
2. Preparation and Submittal of No Rise Letter and Certificate to Kerr County
3. Coordination with County staff and Surveyor if required


I propose to perform the tasks described above for a lump sum amount of \$2,500. This fee will include determination of the 100-year Base Flood Elevation (BFE) of Spring Creek at the property, an evaluation to determine the impact of the proposed house on the 100-year water surface elevations, and preparation of a letter to the Kerr County Floodplain Administrator confirming no adverse impact to the existing Spring Creek 100-year Base Flood Elevations. Reimbursable expenses such as reproduction and mileage would be included as part of the fee. An initial \$1,000 will be due once you authorize the work and the final \$1,500 will be due after we receive an approval from Bandera County.

Additional survey information should not be required in order to complete my hydraulic analysis and no rise portion of the work. In addition, this fee does not include structural analysis of the support system of the home to determine the adequacy of the system to withstand the hydraulic forces of the creek flow. In the past, Kerr County has not required this structural analysis as part of their No Rise approval.

If this meets with your approval, please sign below and return one (1) copy of this letter for my files. Please feel free to contact me at 830-315-8800 or by email at jmhewitt@hewitt-inc.com if you have any questions.

Sincerely,

HEWITT ENGINEERING, INC.

By:  _____
John M. Hewitt, P.E.

Title: President

Date: 1/6/21

ACCEPTED BY CLIENT:

By: _____
Mark Graham

Title: _____

Date: _____

KERR COUNTY
Environmental Health Department
 Courthouse, 700 Main, Suite BA-100
 Kerrville, Texas 78028

Phone: (830) 896-9020 FAX: (830) 792-4903
 E-mail: envhealth@co.kerr.tx.us
 WebSite: http://www.co.kerr.tx.us/envhealth

Operating hours 8:00 a.m. to 5:00 p.m. Closed for lunch 12:00 - 1:00 p.m.

Please allow 30 days for processing & inspection. An accepted application is valid for 12 months.

Application #	
Date:	
Amount: \$	
Clk#:	
Cash	<input type="checkbox"/> Yes
Paid by:	
Affidavits	<input type="checkbox"/> Aer <input type="checkbox"/> Other
Aerobic Contract	<input type="checkbox"/> Yes
Received by:	
Receipt #	

Application for Kerr County OSSF Development Permit

INSTRUCTIONS: Please fill out application completely & accurately. Owner's or Entity's name should be listed as it appears on property records.
 This application cannot be processed until fees are paid & the following documents are provided:

- (1) **Proof of Ownership of Property** Examples: Warranty Deed or Contract for Deed or Kerr Central Appraisal District Property ID No. (KCAD R#) or Articles of Incorporation or Letter of Testamentary.
- (2) **Legal Description of Property** Examples: Current Recorded Plat if property is in a platted subdivision or Metes & Bounds if property is not in a platted subdivision. These documents may be obtained from Kerr County Clerk's Office at the Courthouse. The KCAD Property ID. No. (R#) can be found on your tax records or by calling (830) 895-5223.

On-Site Sewage Facility Application Fees			
OSSF's with Less Than 500 Gallons per Day Disposal		OSSF's with Greater Than 500 Gallons per Day Disposal	
<input checked="" type="checkbox"/> New or <input type="checkbox"/> Upgrade Permitted OSSF <500 GPD	\$ 240	<input type="checkbox"/> New or <input type="checkbox"/> Upgrade Permitted OSSF >500 GPD	\$ 490
TCEQ Water Resource Management Fee	\$ 10* \$ 250	TCEQ Water Resource Management Fee	\$ 10* \$ 500
<input checked="" type="checkbox"/> New or <input type="checkbox"/> Upgrade Permitted OSSF <500 GPD Requiring a Maintenance Contract (ex: aerobic system)	\$ 290	<input type="checkbox"/> New or <input type="checkbox"/> Upgrade Permitted OSSF >500 GPD Requiring a Maintenance Contract (ex: aerobic system)	\$ 590
TCEQ Water Resource Management Fee	\$ 10* \$ 300	TCEQ Water Resource Management Fee	\$ 10* \$ 600
<input type="checkbox"/> Repair <input type="checkbox"/> Alter a Permitted OSSF <500 GPD	\$ 100	<input type="checkbox"/> Repair <input type="checkbox"/> Alter a Permitted OSSF >500 GPD	\$ 200
* These fees are collected by the County & paid directly to the State of Texas, Texas Commission on Environmental Quality			
Miscellaneous and/or Additional Fees			
<input type="checkbox"/> Additional Inspection(s)	\$ 50ea.	<input type="checkbox"/> Document Revision Fee	\$ 25
<input checked="" type="checkbox"/> Affidavit Recording & Records Archival Fees	\$ 26	<input type="checkbox"/> Other:	\$
Owner Information			
Owner(s):	<u>National Pawn INC</u>	Phone:	<u>(512) 300-5355</u>
Current Mailing Address:	<u>3016 Hatley</u>	E-MAIL ADDRESS:	<u>csrvices@gmail.com</u>
City:	<u>Rollingwood</u>	State:	<u>Texas</u>
		Zip:	<u>78746</u>
Property Information			
1) Physical Address (Assigned by 911):	<u>149 Silver Creek Lane</u>		City: <u>Center Point</u>
2) Proof of Ownership Attached:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If no, Application cannot be processed until copies are received.
3) Kerr Central Appraisal District Identification Number(s):	<u>R 539155</u>	KCAD: (830)895-5223; Website: txcountydata.com	
4) Subdivision:	Section #	Block #	Lot # Acres:
5) If property is not in a Subdivision: Survey Name & No.	<u>Patton 739</u>		Abstract No. <u>A0611</u>
6) Plat or Metes & Bounds Attached:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If no, Application cannot be processed until copies are received.
Site within City Limits of Kerrville	<input type="checkbox"/>	Site within City Limits of Ingram	<input type="checkbox"/>
Please provide detailed directions to the site to help us locate your property at time of inspection: <u>27 to Center Point turn right on 480, go 3 miles & turn left on W. Rd E, go 2 miles turn on Silver Creek</u>			
Structure Information			
Residence: <input type="checkbox"/> House <input checked="" type="checkbox"/> Mobile or Mfg. Home	No. of Bedrooms <u>4</u>	Sq. Ft. Living Area: <input type="checkbox"/> <1500 <input checked="" type="checkbox"/> <2500 <input type="checkbox"/> <3500 <input type="checkbox"/> <4500	
Non-residence structure - Describe:		Sq. Ft.	
Institutional/Commercial - Describe:		Sq. Ft.	
Sewage Disposal by: <input type="checkbox"/> New Septic <input type="checkbox"/> Existing Septic <input type="checkbox"/> Permitted	Permit #	<input type="checkbox"/> Not Permitted	
Water supply: <input type="checkbox"/> Community or Public Supply <input checked="" type="checkbox"/> Well	Well #	<input type="checkbox"/> Not Licensed	
Note: If you are within a Floodplain Hazard Area, you must contact Kerr County Road & Bridge Department (830) 257-2993. A Floodplain determination may be required by KCEHD before this application can be processed.			

Application #: _____

State-Certified OSSF Professionals

I have chosen the following state-certified individuals to submit the planning materials to KCEHD prior to issuance of the Authorization to Construct.

Site Evaluation by: Mark Graham Proposed OSSF Type: Aerobic Spray Irrigation
Designs by: Charlie Weidenfeld Installation by: Mark Graham

Notes/Comments:

(If you do not need someone [agent] to act on your behalf regarding the the On-Site Sewage Facility Application process, please skip the "Designation of Agent" section and go directly to the "Acknowledgements Affidavit".)

Designation of Agent

I designate (print name) _____ to act as my authorized agent in all matters relating to this On-Site Sewage Facility Application. In doing so, I understand it, in no way, absolves me of any of the owner's responsibilities outlined in the Acknowledgement Affidavit in regard to operating a permitted on-site sewage facility in Kerr County, Texas.

My agent can be contacted as follows:

Phone Number _____ Email Address _____
Mailing Address _____ City _____ State _____ Zip Code _____
Owner Name (print name) _____ Owner Signature _____ SEAL _____

This document was executed before me on the _____ day of _____, 20_____.

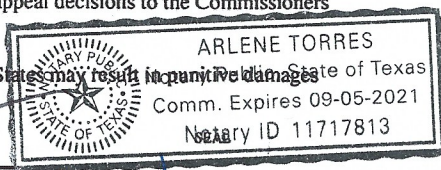
Notary Public, State of Texas

Acknowledgements Affidavit

I, Chip S. Ross, Vice President of National Pawn, Inc. Owner Designated Agent of the Owner, of the property described on this application which an on-site sewage facility is requested hereby state the following:

- A true and accurate legal description, plat of the property and site map are included, or will be provided, with this completed application, and that all information provided is true and correct with no omission or concealment of material fact.
- Authorization is hereby given to Kerr County to enter the referenced property for the purposes of site evaluations and inspections of on-site sewage facilities.
- I understand an Authorization to Construct must be obtained from Kerr County before construction can be started for an on-site sewage facility. Authorization to proceed with construction will be provided in the form of a written Authorization to Construct after the application is completed including supporting documentation, appropriate fees are paid, and a joint (Owner/Agent and Kerr County) survey of the property for soil analysis and facility suitability is performed.
- I understand inspection and permitting of an on-site sewage facility by the Permitting Authority shall indicate only that the facility may meet minimum requirements and does not relieve the Permittee of the property from complying with more stringent County, State and Federal regulations.
- I understand the proper performance of the on-site sewage facility cannot be guaranteed even though all provisions of the County and State regulations have been met.
- I hereby release, indemnify, and hold harmless Kerr County and its employees and agents for any and all claims, cost or liability, expressly including alleged negligence, for any damages to property or persons arising from constructing or inspecting the on-site sewage facility in question.
- I agree it will be the responsibility of the Permittee to maintain and operate the facility in a satisfactory manner. If this is an aerobic unit, at the end of the initial two-year service policy, the owner of an OSSF for a single family residence shall either maintain the system personally or obtain a new maintenance contract. An owner may not maintain an OSSF for commercial, speculative residential, or multifamily property.
- I also understand that, if for any reason in the future, the system malfunctions, such as objectionable odors, unsanitary conditions, pollution, & nuisance conditions or otherwise does not comply with governmental regulations, the system must be up-graded at the Permittee's expense.
- I understand all construction, all inspection and all paperwork must be completed before a Permit to Operate can be issued, and that to use the system without the Permit is a violation of Kerr County OSSF rules, and that there are penalties for these violations.
- I understand Kerr County may grant exceptions to the regulations, and I also understand that I may appeal decisions to the Commissioners Court of Kerr County or the City of Kerrville, as appropriate.
- I understand that fees are not refundable.
- I understand that violation of any rule established by Kerr County, the State of Texas or the United States may result in punitive damages being sought in a court of competent jurisdiction.

[Signature]
Signature of Owner/Agent for Owner



SWORN and SUBSCRIBED before me on the 21st day of January, 2021.

[Signature]
Notary Public, State of Texas

Attachment to Kerr County
OSDF Development Permit
Application - Proof of Ownership

19-04611

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: JUNE 27, 2019

Grantor: KIM OLIVER, TRUSTEE OF THE GEORGE S. OLIVER and MARY BETH K. OLIVER REVOCABLE TRUST

Grantee: NATIONAL PAWN, INC.

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) and is executed by Grantee, payable to the order of LOGUE, INC. (herein "Lender"). The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date, from Grantee to CHIP S. ROSS, Trustee.

Lender, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of Lender and are transferred to Lender without recourse on Grantor.

Property (including any improvements):

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 21.84 acres, more or less, out of B. F. Patton, Survey No. 739, Abstract No. 611, and being more particularly described by metes and bounds on the attached Exhibit "A" for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: This conveyance is made by Grantors and accepted by Grantees expressly subject to the following matters to the extent, but only to the extent, the same are valid and subsisting and affect the Property (without waiving rights or defenses relating to and without ratifying such matters, and with the intention that the doctrine of revivor will not apply

FILED BY AND RETURN TO:
41564
KERR COUNTY ABSTRACT & TITLE CO.
712 Earl Garrett Street
Kerrville, Texas 78028

and with the intention that the doctrine of revivor will not apply thereto), to-wit:

1. Any visible and/or apparent roadways or easements over or across the subject property.
2. Restrictions recorded in Volume 8, Page 54, Easement Records of Kerr County, Texas.
3. Easement for ingress and egress as described in instruments recorded in Volume 4, Page 78, Easement Records of Kerr County, Texas, and Volume 138, Page 246, Deed Records of Kerr County, Texas.
4. Easement to Hill Country Telephone Cooperative, Inc. dated November 7, 1984, recorded in Volume 20, Page 57, Easement Records of Kerr County, Texas.
5. Easement to Bandera Electric Cooperative, Inc. dated October 13, 1969, recorded in Volume 8, Page 54, Easement Records of Kerr County, Texas.
6. Wastewater Line Easement to County of Kerr dated September 14, 2016, recorded in Document No. 16-07160, Official Public Records of Kerr County, Texas.
7. Overhead utility lines and all matters as shown on plat of survey dated October 1, 2018 by Lee C. Voelkel, R.P.L.S. No. 3909.
8. Rights and claims of adjoining owners in and to that portion of the land lying outside interior fence(s), as shown on plat of survey dated October 1, 2018 by Lee C. Voelkel, R.P.L.S. No. 3909.
9. Property lying inside the fenceline, but outside the property line, as shown on plat of survey dated October 1, 2018 by Lee C. Voelkel, R.P.L.S. No. 3909.
10. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Kerr County, Texas.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

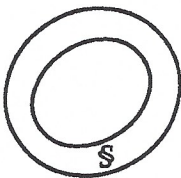
WARRANTY DEED WITH VENDOR'S LIEN

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

U
N

[Handwritten Signature]

KIM OLIVER, TRUSTEE OF THE GEORGE S. OLIVER and MARY BETH K. OLIVER REVOCABLE TRUST



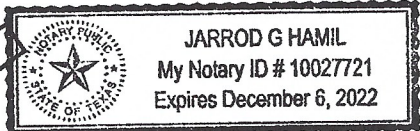
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on JUNE 27, 2019, by KIM OLIVER, TRUSTEE OF THE GEORGE S. OLIVER and MARY BETH K. OLIVER REVOCABLE TRUST, on behalf of said trust.

[Handwritten Signature]
Notary Public, State of Texas



GRANTEE'S ADDRESS:
NATIONAL PAWN, INC.

✓ 3016 Hatley
Rollingwood, TX 78746

G.F. No: 41564

Filed By and Return To: Kerr County Abstract & Title Co.

Q

A
I

Exhibit "A"



FILED AND RECORDED
At 1:24 o'clock P.M.
STATE OF TEXAS
COUNTY OF KERR
June 28, 2019

I hereby certify that this instrument was filed in the numbered sequence on the date and time stamped above by me and was duly recorded in the Official Public Records of Kerr County Texas.

Jackie Dowdy County Clerk
Deputy
Jackie Dowdy

FIELD NOTES DESCRIPTION FOR 21.84 ACRES OF LAND OUT OF THE GEORGE S. OLIVER AND MARY BETH K. OLIVER REVOCABLE TRUST LAND ALONG SPRING CREEK ROAD IN KERR COUNTY, TEXAS

Being all of a certain tract or parcel of land containing 21.84 acres, more or less, out of B. F. Patton Survey No. 739, Abstract No. 611 in Kerr County, Texas; part of a certain 31.94 acre tract conveyed from George Oliver and Beth Oliver to the George S. Oliver and Mary Beth K. Oliver Revocable Trust by a Warranty Deed executed the 17th day of May, 2006 and recorded in Volume 1525 at Page 171 of the Official Public Records of Kerr County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a fence cornerpost in the south line of a certain 199.83 acre tract conveyed from Maxine R. Winter to Arthur George Mandry, Jr., et ux by a Warranty Deed with Vendor's Lien executed the 7th day of July, 1980 and recorded in Volume 237 at Page 31 of the Deed Records of Kerr County, Texas for the northwest corner of the herein described tract and said 31.94 acre tract, and northeast corner of a certain 19.20 acre tract conveyed from Kathryn M. Miller to Arthur G. Mandry, Jr., et ux by a Warranty Deed executed the 14th day of October, 1998 and recorded in Volume 977 at Page 270 of the Real Property Records of Kerr County, Texas; which point bears approximately 1958 ft. West from the northeast corner of said Survey No. 739;

THENCE, along or near a fence with the common line between said 31.94 and 199.83 acre tracts N89°05'49"E, 566.75 ft. to a fence cornerpost for the northeast corner of the herein described tract and 31.94 acre tract, and the northwest corner of a certain 15.773 acre tract conveyed from Jerry C. Hardison to Arthur G. Mandry, Jr. et ux by a Warranty Deed with Vendor's Lien executed the 10th day of July, 1981 and recorded in Volume 251 at Page 128 of the Deed Records of Kerr County, Texas;

THENCE, along or near a fence with the common line between said 31.94 and 15.773 acre tracts: S06°09'58"W, 504.31 ft. to a fence cornerpost for a reentrant corner of the herein described tract and 31.94 acre tract, and the southwest corner of 15.773 acre tract; and N89°19'29"E, 347.19 ft. to a fencepost for the easterly northeast corner of the herein described tract;

THENCE, upon, over and across said 31.94 acre tract: S35°49'53"E, 50.52 ft. to a fence anglepost; S56°18'36"W, along a fence 168.11 ft. to a fence anglepost; S12°49'07"W, continuing along a fence 441.95 ft. to a fence anglepost; and S05°21'08"W, continuing along a fence at 308.5 ft. passing a fence cornerpost in the north right-of-way line of Spring Creek Road, a forty (40) ft. wide public road easement (Ref: Vol. 283 Pg. 209, Vol. 977 Pg. 270, and Vol. 188 Pg. 476), then continuing not along a fence for a total distance of 330.30 ft. to a mag nail set in the centerline of Spring Creek Road, the south line of 31.94 acre tract and the north line of a certain 10.46 acre tract conveyed from Ronald C. Bridges to The Ed and Ret Limited Partnership by a Cash Warranty Deed executed the 21st day of May, 2008 and recorded in Volume 1676 at Page 546 of the Official Public Records of Kerr County, Texas for the southeast corner of the herein described tract;

THENCE, with the common line between said 31.94 and 10.46 acre tracts: S82°23'37"W, 60.45 ft. to a ½" iron stake found in the north right-of-way line of said Spring Creek Road; S48°21'31"W, along or near a fence with the north right-of-way line of Spring Creek Road 296.71 ft. to a ½" iron stake found at a fence anglepost; and N89°28'02"W, continuing along or near a fence with the north right-of-way line of Spring Creek Road 212.32 ft. to a ½" iron stake found at a fence cornerpost for the southwest corner of the herein described tract and the southeast corner of a certain 5.00 acre tract conveyed from George S. Oliver, et al to Yanmei Zhang and Nolan Doyle Newsom by a Warranty Deed with Vendor's Lien executed the 18th day of August, 2017 and recorded in File No. 17-05619 of the Official Public Records of Kerr County, Texas;

THENCE, along or near a fence upon, over and across said 31.94 acre tract with the east line of said 5.00 acre tract: N00°05'11"E, 398.28 ft. to a fence anglepost; and N20°18'12"W, 657.31 ft. to a fence cornerpost in the west line of 31.94 acre tract and east line of said 19.20 acre tract for a westerly corner of the herein described tract and the north corner of 5.00 acre tract;

THENCE, along or near a fence with the common line between said 31.94 and 19.20 acre tracts N10°01'39"E, 579.68 ft. to the PLACE OF BEGINNING.

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF KERR
STATE OF TEXAS

*
*

Before me, the undersigned authority, on this day personally appeared Chip S. Ross, Vice President of National Pawn, Inc. who, after being by me duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Kerr County, Texas, and being more particularly described as follows: 149 Silver Creek Lake Center Point TX 78010

The undersigned further states that a surface sub-surface application on-site wastewater treatment system will be or has been installed in accordance with the permitting provisions of the Rules and Regulations of Kerr County for On-Site Sewage Facilities.

Reference: Permit to Operate number: _____

The undersigned has entered into an initial two-year maintenance agreement, as required by the Texas Commission on Environmental Quality, Title 30, Texas Administrative Code, §285.7. (c), with an approved maintenance company for service and repairs to the surface/sub-surface application system. Furthermore, that after this two (2) year period, the owner of an aerobic treatment unit system for a single family residential dwelling may either obtain a maintenance contract within 30 days or maintain the system personally as per Title 30, Texas Administrative Code, §285.3(b)(3)(E).

Further, the undersigned understands that he/she, upon any sale or transfer of the above-described property, may request a voluntary transfer of the permit to operate for such surface/sub-surface application system to the buyer or transferee. Any future buyer(s) or transferee(s) are hereby notified that a maintenance contract with an approved maintenance company may be required for the use of the system. For more information concerning the rules or regulations on surface/sub-surface application on-site wastewater treatment systems, please contact the Texas Commission on Environmental Quality, P. O. Box 13087, Austin, Texas 78711-3087.

WITNESS MY/OUR HAND(S) on this 21st day of January 2021

Chip S. Ross, V.P.
Printed Name of Applicant

[Handwritten Signature]
Signature of Applicant

SWORN TO AND
SUBSCRIBED BEFORE ME on this 21st th day of January 2021

By [Handwritten Signature]
Signature of Notary Public

SEAL

Please return to:
Kerr County Environmental Health Dept.
Courthouse, 700 Main, Suite BA-106
Kerrville, Texas 78028

