

OCT 26 2015

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon

TODAY'S DATE: 10/14/15

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X October 26, 2015

SPECIFIC AGENDA WORDING: Consideration to grant a variance for installation of a septic system on a lot size of less than one (1) acre, Lot 1 Block 1 Eleazar Addition (6101 E. Hwy 67, Alvarado, located in Precinct 4).

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: Ten Minutes

ACTION ITEM: X

WORKSHOP: _____

(Anticipated number of minutes needed to discuss item) CONSENT: _____

EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____

ISS DEPARTMENT: _____

AUDITOR: _____

PURCHASING DEPARTMENT: _____

PERSONNEL: _____

PUBLIC WORKS: _____

BUDGET COORDINATOR: _____

OTHER: _____

*******This Section to be Completed by County Judge's Office*******

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____

Date _____



Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. To request a variance for the purpose of:

- installing a septic system on a lot or tract of less than an acre or
 two residences on one (1) septic system or
 installing a second septic system on a lot less than 2 acres

Please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Eleazar Rodriguez Date 10-14-15

Contact Information: Phone no. 817-528-1004

Cell no. 817-528-1004 Email address e@planetofgranite.com

Property Information for Variance Request:

Property 911 address 6101 E HWY 67 ALVARADO

Subdivision name Eleazar Addition Block 1 Lot 1

Lot size: .875 acres Size of existing residence: 5000 sq. ft.

Does this lot currently have a septic system? Yes No System type _____

ETJ: Yes - City ALVARADO No

Is a part of the property located in a FEMA designated Floodplain? Yes No

Reason for request install septic system on less than 1 acre

Provide the following with this request:

- Copy of your plat if property has been platted
 Copy of property deed
 Survey or drawing showing existing home, buildings, existing & proposed septic system locations



JOHNSON COUNTY Department of Public Works

2 North Mill Street/Suite 305, Cleburne, TX 76033

development@johnsoncountytexas.org - (817) 556-6380 - Fax (817) 556-6391

Application for 'Authorization to Construct' OSSF System

Office use only
Authorization to Construct Permit #
Date
FIRM Panel #
Precinct
This is to certify that:
Fee of: \$475.00 Aerobic Septic Systems \$375.00 All other Septic Systems
And has complied with the rules and regulations of this department for the construction of a private liquid waste disposal system - address and owner listed below. Inspector approval: Date
This AUTHORIZATION TO CONSTRUCT is only valid with INSPECTOR APPROVAL and is valid for 1 year from the issue date unless revoked for non-compliance with the rules and regulations of this department

To be completed and signed by Property owner

Property Owner's Name: Eleazar Rodriguez Ph. # 817-528-1004
911 site address: 6101 E HWY 67 Current mailing address: 4908 Wagonwheel Joshua 76058

Legal Description: Metes and Bounds: Acreage:
Recorded deed: Volume Page Survey Abstract -or-
Subdivision: Eleazar Addition Lot #: 1 Blk #: 1 Phase / Section #: 1

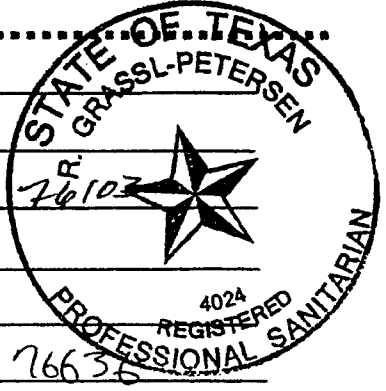
Please attach verification of legal description such as a copy of: Deed and Survey or other documentation

Type of Home / Building: New Existing Site Built Manufactured Bldg. Sq. Ft. < 800
Single-Family # Bdrms 1 Multi-Family # Bdrms Commercial # Employees 8
Well -or- Water Co. JCSUD

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

Signature of Owner: Eleazar Rodriguez Date: 10-14-15

Site Evaluator: Paula Grassl-Petersen License No. 27416
Phone No: 817-994-0095 Other No.
Mailing Address: 1615 Lynn Haven City FTW State TX Zip 76103
Installer: Tracy Bacuz License No. 0521673
Phone No: 817-703-2139 Other No.
Mailing Address: 1020 HCR 1425 City Lovington State TX Zip 76636



****System must be installed according to specifications on attached design****





JOHNSON COUNTY Department of Public Works

2 North Mill Street/Suite 305
Cleburne, Texas 76033 - (817) 556-6380 - Fax (817-556-6391
development@johnsoncountytexas.org

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No

Designer Name: BECCA GRASSL-PETERSEN License Type and No. RS-# 4024

Phone No. 817.994.0095 Other or Fax No. _____

Mailing Address: 1615 LYNNHAVEN City: FTW State: TX Zip: 76123

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

Stub out to treatment tank: SDR 26 OR SCH 40 PVC

Treatment tank to disposal system: 3/4" TO 1" SCH 40 PURPLE PVC

II. DAILY WASTEWATER USAGE RATE: Q= 212 (gallons/day) SEE DESIGN FOR DETAILS

Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit

A. Tank Dimensions: 58K 13 1/2 Liquid Depth (bottom of tank to outlet): 62

Size proposed: ≈ 500 (gal)* Manufacturer: H2O

Material/Model# H2O

Pretreatment Tank: Yes No Size: _____ (gal) No NA

Pump/Lift Tank: Yes No Size: 750 (gal) No NA

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

IV. DISPOSAL SYSTEM:

Disposal Type: SPRAYFIELD

Manufacturer and Model _____

Area Proposed: 51054 7 Area Required: 33130

OPTIONAL 80014

V. ADDITIONAL INFORMATION:

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

A. Soil/Site Evaluation B. Planning materials (If Applicable).

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

SIGNATURE OF INSTALLER OR DESIGNER: [Signature]

DATE: 10/02/2015



COPY

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 10/01/2015

Owner's Name _____

Physical Address _____

Site Evaluator BALH GRASSEL-PETERSEN

O.S. Number 27616

Proposed Excavation Depth 2' (EXPOSED FROM EXCAVATION)

*At least two soil evaluations must be performed on the site, at opposite ends of the disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on site drawing.

*For subsurface disposal, soil evaluations must be performed to a depth of at least 2 ft below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

* Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number B₁

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12	CLASS IV BEN CLAY	/	Y	US
24				
36				
48				
60				

Soil Boring Number B₂

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12	CLASS III/IV CLAY	/	Y	US
24				
36				
48				
60				

I certify that the above statements are true and are based on my own field observations.

ATTESTED BY: [Signature]

Signature _____
Address 1615 LYNNHAVEN

Site Evaluator No. 27616

Phone 817.955.8095

The test data and other information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County

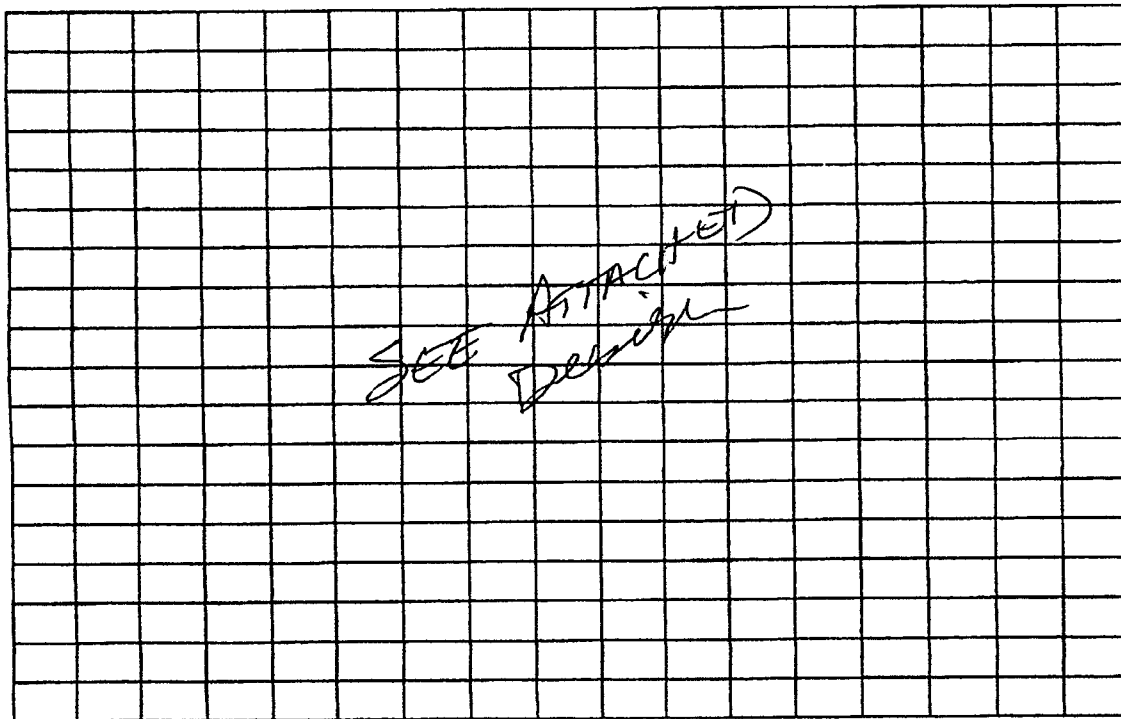
COPY

JOHNSON COUNTY - SITE EVALUATION REPORT

Date 10/01/2015
 Name _____ Phone _____
 Address _____
PROPERTY LOCATION
 Lot _____ Block _____ Subdivision _____
 Street/Road Address _____
 Additional Information _____

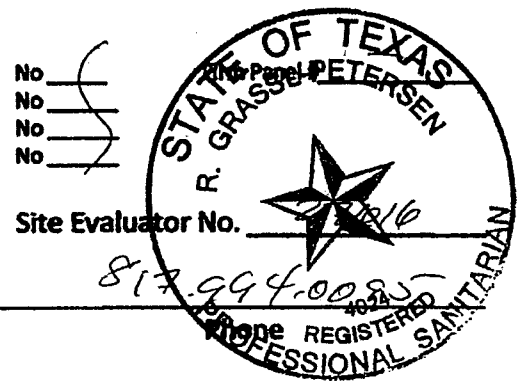
SCHEMATIC OF LOT OR TRACT

Compass North, adjacent street(s), direction of slope, property lines
 Location of natural, constructed or proposed drainage ways, water impoundment areas, cut or fill banks, sharp slopes and buildings.
 Location of existing or proposed water wells.
 Location of (numbered) soil boring and dug pits (show distance of each hole from property line or other discernible point).



Presence of 100 year flood zone	Yes _____	No <u> </u>
Presence of upper water shed	Yes _____	No <u> </u>
Presence of adjacent ponds, streams, water impoundment area	Yes _____	No <u> </u>
Existing or proposed water well in nearby area	Yes _____	No <u> </u>

ATTESTED BY: [Signature]
 Signature _____



1615 LYNN HAVEN
 Address _____

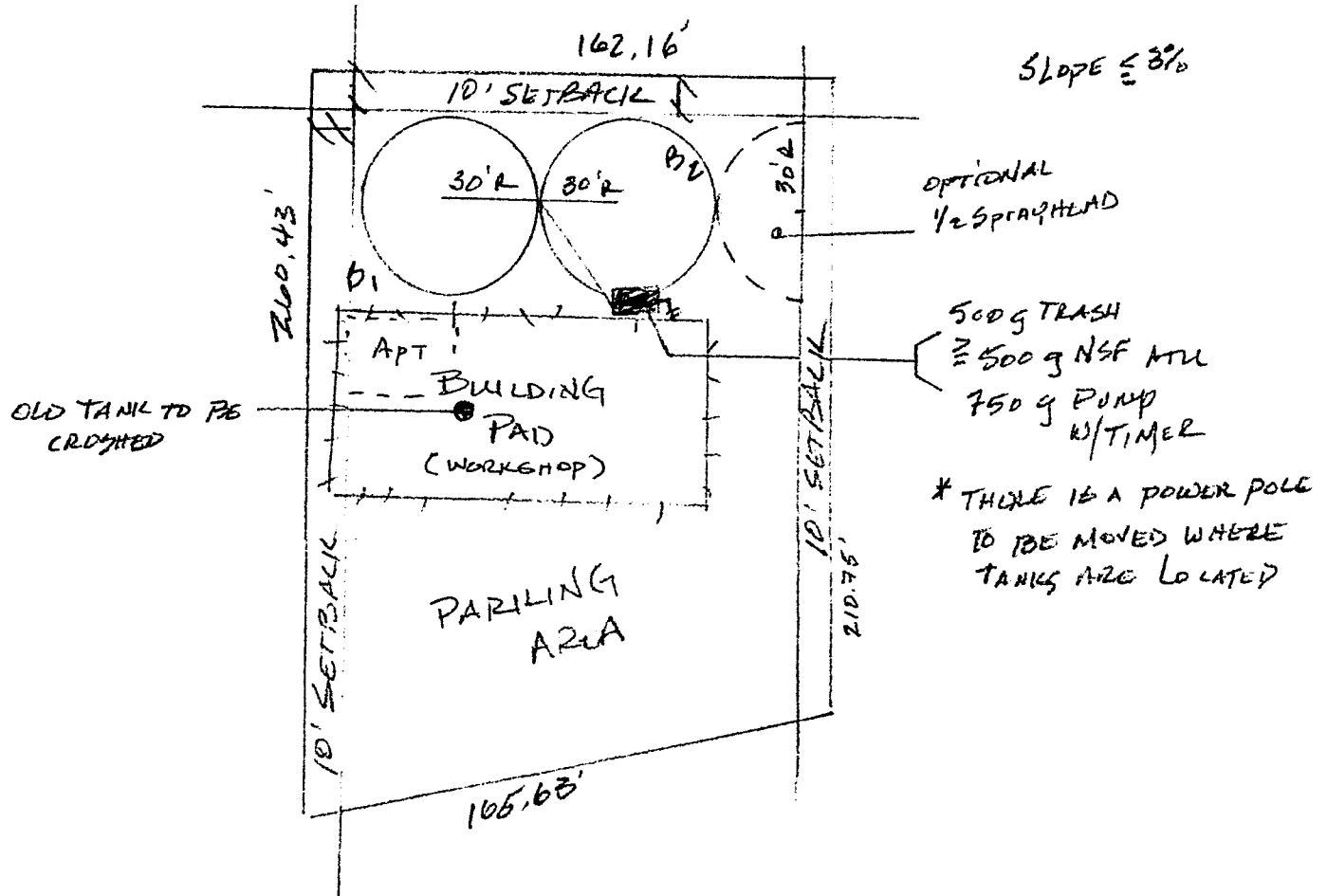
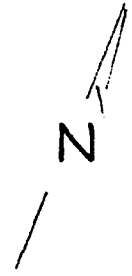
The information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County.

Revised 7/10/2012

 **COPY**

Date: 10/02/2015

SCALE 1" = 60'



6101 East FM 67

Becca Grassl-Petersen
Registered Sanitarian II, #4024



COPY

Becca Grassl-Petersen, R.S II

Professional Sanitarian #4024
1615 Lynnhaven Road
Fort Worth, TX. 76103
817.994.0095

Date: 10/02/2015

Design Purpose: Proposed Commercial/Residential Onsite Sewage Facility
Location of Proposed Onsite Sewage Facility: 6101 East FM 67, Johnson County, TX
Designed for: Eleazar Rodriguez (Property Owner)

The following information is designed in accordance with TAC 285 for the location intended.

Structures: Proposed 1 bedroom apartment (800sqft) and Stoneworking shop (2 toilets/sinks)
Square Footage: total \leq 6000sqft
Soil Type: Class III/IV
Site Evaluation: This site is suitable to support vegetation for surface application
Estimated Daily Flow: 212 gpd: 180gpd (appt) and 32gpd workshop (8 proposed workers x 4gpd)
Loading Rate: .064
Disposal Area Required: 3313sqft
Disposal Area Proposed: 5654sqft; 2-30' 360 degree spray heads or optional addition of 1-180degree sprayhead to accommodate growth giving a total of 8481sqft
Special Comments: any existing OSSF tanks and components are to be properly abandoned
Minimum Requirements for System Installation:
Sewer Cleanout: Double
Sewer Pipe: Schedule 40 or SDR 26 PVC from building to tank inlet
Sewer Pipe Slope: 1/8 per foot of fall
Tank Installation: If needed, follow specifics from TAC 285.32 (F);
4" Class III Soil pad below tanks
All tanks with ground surface risers must have double lids for protection from unauthorized access
All tanks must be watertight
Private water lines within 10' of the tanks must be sleeved or moved to adhere to 10' setback
Primary Tank:
500gallon
TAC 285.32 required inlet/outlet devices used
Aerobic Class I Tank:
 \geq 500 gallon (as discussed with property owner for growth)
NSF Approved
See manufacturer's specifications
Inline Chlorinator(s): installed post aerobic unit; liquid or tablet fed; must be NSF approved
Pump Tank:
750 gallon
All electrical wiring must meet the National Electric Code requirements
All electrical components must be contained in a code approved watertight electrical grade box
All wiring must be contained in code approved rigid, none metallic grey conduit
1/2 hp
Manual override
Mercury floats on a separate circuit from the pump
Wall mounted electrical components are to be in site of the lift station with an electrical disconnect.
Visual and audible high water alarm required
Dosing Volume: 150 gallons
Timer: is required for this system
For more specifications see TAC 285.34(c)
Pipes and Fittings:
Schedule 40 or SDR 26 PVC for sewer line is required



 COPY

Between tanks: SDR 35 is allowed

Disposal line from the treated effluent pump tank: Schedule 40 PVC ¾" to 1" purple pipe is required

One-foot of separation below any water line

Disposal line is to be a depth of 12 inches to avoid freezing

Private water lines within 10' of sewer manifold must be sleeved or moved to adhere to 10' setback

Sprinkler Heads:

Low angle (13 degree), non-aerosol nozzles are to be used

Purple colored tops

Heads are to be installed at grade and protected, if need be from hooved animals or mowers

A check valve is required to prevent back flow into the pump tank if higher than tanks

Natural grasses are to be mowed and maintained in the disposal field year round

Important Facts:

-Grease, oil, bleach, medications and other non-biodegradable products or hazardous compounds and chemicals are to be avoided at all cost to protect the integrity of this system. Failure to comply could result in costly damage to the system and legal action against the operator by the permitting authority.

-Avoid hydraulic over use; stay with in permitted daily flow

-Only septic system approved chlorine is allowed in the chlorinator

-Chlorine residual is to be maintained at 1.0mg/l at all times

-pH is to be maintained between 7 and 8

-Water saving devices are required

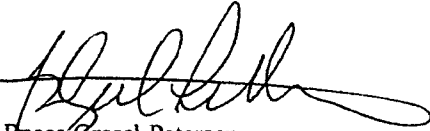
-Sludge pumping is recommended every 3 to 5 years

-Do not build, drive or torture this system in any way

-Any other requirements or recommendations set forth by the manufacturer or permitting authority to protect the health and safety of humans and the environment

Contact your permitting authority for service contract requirements in your area.

Due to the unpredictable habits of humans and the ways of nature, this design is not guaranteed



Becca Grassl-Petersen
Registered Sanitarian II, #4024



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AFFIDAVIT TO THE PUBLIC

County of Johnson
State of Texas

CERTIFICATION OF OSSF

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Johnson County, Texas.

I.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II.

An OSSF according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

ELEAZAR ADDITION
LOT 1 BLOCK 1
6101 E HWY 67 AINARADO

The property is owned by (print owner's full name):

ELEAZAR RODRIQUEZ

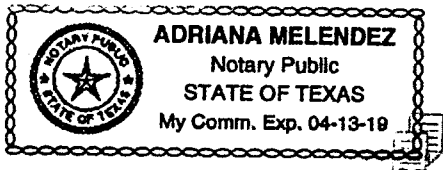
This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from JOHNSON COUNTY PUBLIC WORKS.

WITNESS BY HAND(S) ON THIS 14th DAY OF October, 2015
Eleazar Rodriguez
Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14th DAY OF October, 2015
[Signature]

Notary Public, State of Texas
Notary's Printed Name: Adriana Melendez
My Commission Expires: 04-13-19



COPY

PROVIDENCE TITLE
GF NO. BL886

CASH WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: AUGUST 25, 2009

Grantor: JUAN R. REYES AND WIFE, LUZ A. RODRIGUEZ

Grantor's Address (including County):

3423 CRUTCHFIELD PLACE
CHARLOTTE, NORTH CAROLINA 28213
MCLENQUIN COUNTY

Grantee: ELEAZAR RODRIGUEZ, A MARRIED MAN

Grantee's Address (including County):

4908 WAGON WHEEL
JOSHUA, TEXAS 76058
JOHNSON COUNTY

Consideration: TEN AND NO/100 ~~—————~~ (\$10.00) ~~—————~~ DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF JOHNSON, STATE OF TEXAS, BEING A PART OF THE WILLIAM BALCH SURVEY, ABSTRACT NO. 47, BEING A PORTION OF THAT CERTAIN 3.823 ACRE TRACT OF LAND CONVEYED BY CONSTANCIO CASTRO AND WIFE TO TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS BY DEED DATED DECEMBER 13, 1991 AND RECORDED IN VOLUME 1590, PAGE 173, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. ALL BEARINGS BEING CORRELATED TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 67 (SOUTH 72 DEGREES 44 MINUTES WEST).

BEGINNING AT A ONE-HALF INCH IRON PIN SET FOR THE NORTHWEST CORNER OF THIS TRACT, SAID NORTHWEST CORNER BEING SOUTH 00 DEGREES 29 MINUTES 13 SECONDS WEST A DISTANCE OF 356.71 FEET AND SOUTH 09 DEGREES 30 MINUTES 47 SECONDS EAST A DISTANCE OF 130.39 FEET FROM THE NORTHWEST CORNER OF THE TEXAS CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS 3.823 ACRE TRACT;

THENCE SOUTH 89 DEGREES 30 MINUTES AND 47 SECONDS EAST, A DISTANCE OF 162.46 FEET TO A ONE-HALF INCH IRON PIN RECOVERED FOR THE NORTHEAST CORNER OF THIS TRACT, SAID NORTHEAST CORNER BEING IN THE EAST LINE OF THE TEXAS CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS 3.823 ACRE TRACT;

THENCE SOUTH 05 DEGREES, 22 MINUTES AND 47 SECONDS EAST, WITH THE EAST LINE OF THE TEXAS CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS 3.823 ACRE TRACT, A DISTANCE OF 210.51 FEET TO A ONE-HALF INCH IRON PIN RECOVERED FOR THE SOUTHEAST CORNER OF THIS TRACT IN THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 67, SAID SOUTHEAST CORNER BEING THE SOUTHEAST CORNER OF SAID 3.823 ACRE TRACT;

THENCE SOUTH 72 DEGREES AND 44 MINUTES WEST, WITH THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 67 AND THE SOUTH LINE OF THE TEXAS CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS 3.823 ACRE TRACT, A DISTANCE OF 165.15 FEET TO A ONE-HALF INCH IRON PIN SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 05 DEGREES 22 MINUTES AND 47 SECONDS WEST, A DISTANCE OF 261.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.875 OF AN ACRE, MORE OR LESS.

Reservations from and 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 in validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing as the same appear of record in the Office of the County Clerk of the County in which the above described property is situated.

GRANTOR, for and in consideration 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 successors, 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.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

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

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

Juan R. Reyes

 JUAN R. REYES

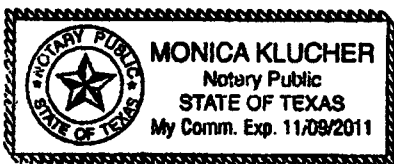
Luza A. Rodriguez

 LUZA A. RODRIGUEZ

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
 COUNTY OF Johnson §

The foregoing instrument was acknowledged before me on this the 25 day of AUGUST, 2009, by JUAN R. REYES AND LUZA A. RODRIGUEZ.



Monica Klucher
 NOTARY PUBLIC, STATE OF TEXAS
 My Commission Expires:
 Printed Name of Notary:

AFTER RECORDING RETURN TO:

ELEAZAR RODRIGUEZ
 4908 WAGON WHEEL
 JOSHUA, TEXAS 76058

PREPARED IN THE LAW OFFICE OF:

DANIEL A. FOSTER
 5001 HWY 287 SOUTH, STE. 105
 ARLINGTON, TEXAS 76017



C.H.D.

**CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS**

FILED FOR RECORD IN:
JOHNSON CO CLERK - RECORDING

ON: AUG 26, 2009 AT 11:48A
AS A(N) REAL PROPERTY
CURTIS DOUGLAS, COUNTY CLERK
CLERK NUMBER 26377 PAGES 3
AMOUNT: 20.00

RECEIPT NUMBER 09008115

BY ASHLEYC
STATE OF TEXAS JOHNSON CO CLERK -
AS STAMPED HEREIN BY ME. AUG 26, 2009

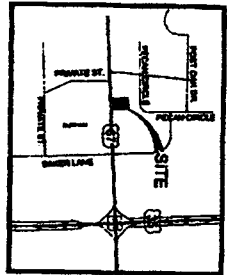
CURTIS DOUGLAS, COUNTY CLERK

Recorded: _____

WARNING — THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

**ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.**

MONITZ MAP
M/S



GRANTOR'S CERTIFICATE

I, the undersigned, grantor of the above-mentioned premises, do hereby certify that the grantor of the above-mentioned premises is the same as the grantor named in the foregoing plat, to-wit: **WILLIAM BUCK, SONNEY, ABSTRACT NO. 47, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS**, and that the grantor is a duly qualified grantor under the laws of the State of Texas.

I, the undersigned, grantor of the above-mentioned premises, do hereby certify that the grantor of the above-mentioned premises is the same as the grantor named in the foregoing plat, to-wit: **WILLIAM BUCK, SONNEY, ABSTRACT NO. 47, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS**, and that the grantor is a duly qualified grantor under the laws of the State of Texas.

GRANTOR'S POWER OF ATTORNEY

I, the undersigned, grantor of the above-mentioned premises, do hereby authorize and empower **THOMAS L. HAY**, my attorney-in-fact, to execute and deliver the foregoing plat, to-wit: **WILLIAM BUCK, SONNEY, ABSTRACT NO. 47, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS**, and to do all things necessary and proper to carry out the intent and purpose of the foregoing plat, to-wit: **WILLIAM BUCK, SONNEY, ABSTRACT NO. 47, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS**.

Witness my hand and seal this 15th day of March, 2015.
 THOMAS L. HAY, Attorney-in-Fact



BINDING CONTRACT

That inasmuch as the above-mentioned premises are subject to a lien in favor of the grantor named in the foregoing plat, to-wit: **WILLIAM BUCK, SONNEY, ABSTRACT NO. 47, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS**, and that the grantor of the above-mentioned premises is the same as the grantor named in the foregoing plat, to-wit: **WILLIAM BUCK, SONNEY, ABSTRACT NO. 47, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS**, and that the grantor is a duly qualified grantor under the laws of the State of Texas.



FINAL PLAT

**BLUESTAR ADDITION
LOT 1, BLOCK 1
BEING
0.875 ACRES
SITUATED IN
WILLIAM BUCK, SONNEY, ABSTRACT NO. 47
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS
MARCH 18, 2015**

BLUESTAR SURVEYING
 2021 E. Highway 41
 Alvarado, Texas 75821
 Phone: 817-438-4300
 Fax: 817-438-4301
 bluestarsurveying@gmail.com

Created by: [Signature]
 Date: 3/15/15

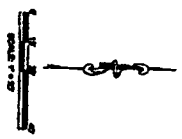
Approved by: THOMAS L. HAY
 Date: 3/15/15

Approved by: WILLIAM BUCK, SONNEY
 Date: 3/15/15

CONTRACTS OF MORTGAGE
 Approved by: THOMAS L. HAY, by the undersigned of the City of Alvarado, Texas.

THOMAS L. HAY
 Attorney-in-Fact

NOTICE TO CREDITORS
 ALL PERSONS AND ENTITIES WHOSE CLAIMS AGAINST THE ESTATE OF THE DECEASED ARE KNOWN OR UNKNOWN AT THE TIME OF THE DEATH OF THE DECEASED ARE HEREBY NOTICED TO FILE SAID CLAIMS WITHIN THE TIME SPECIFIED IN THIS NOTICE.



CALLING 1.800 ACRES
 1.800 ACRES
 0.8 ACRES

CALLING 1.800 ACRES
 1.800 ACRES
 0.8 ACRES

LOT 1,
 BLOCK 1
 38.925 SQ. FT. OR
 0.875 ACRES
 CALLING 1.800 ACRES
 1.800 ACRES
 0.8 ACRES

CALLING 1.800 ACRES
 1.800 ACRES
 0.8 ACRES

U.S. HIGHWAY 87
 STATE R. 2815
 MONITZ MAP
 M/S

CALLING 1.800 ACRES
 1.800 ACRES
 0.8 ACRES