

DEC 28 2015

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 12/14/2015

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X December 28, 2015

SPECIFIC AGENDA WORDING: Consideration to grant a variance for Lot 14 Block B Phase 5 The Homesteads (9500 Johns Rd, Alvarado) for a 2nd septic system to be placed on a 1.87 acre located in Precinct 3.

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 _____



Denied
Commissioners Court

DEC 28 2015

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 MARK B. BROWNE Date 12-11-15

Contact Information: Phone no. _____

Cell no. 469-569-5442 Email address marknworb@yahoo.com

Property Information for Variance Request:

Property 911 address 9500 Johns Rd ALVARADO

Subdivision name Homesteads Ph 5 Block B Lot 14

Lot size: 1.87 acres Size of existing residence: 2000 sq. ft.

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

ETJ: Yes - City _____ No

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

Reason for request DAUGHTER IS MOVING NEW HOME ON
PROPERTY

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

1 North Main Street/Suite 305, Cleburne, TX 76033

City of Cleburne, Texas, Phone: (817) 556-6360 - Fax: (817) 556-6361

Application for 'Authorization to Construct' OSSF System

Denied

Office use only Authorization to Construct Permit # _____ Date _____
 FIRM Panel # _____ Precinct _____

This is to certify that: _____ has paid a
 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: Linda Dudley Date 12-14-15
 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: MARK B. BROWNE Ph. # 469-569-5442
 911 site address: 9500 JOHNS ROAD Current mailing address: _____
 Legal Description: Metes and Bounds: Acreage: 1.87
 Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____ -or-
 Subdivision: The Homestead Lot #: 14 Blk #: 3 Phase / Section #: (5) IV

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. _____
 Single-Family # Bdrms 3 Multi-Family # Bdrms _____ Commercial # Employees _____
 Well -or- Water Co. SW

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] _____ 12-10-2015 _____
 (Signature of Owner) (Date)

.....
 Site Evaluator: Helen Ashe License No. OS 0022976
 Phone No: 254 592 9629 Other No. RS 4185
 Mailing Address: 6168 FM 205 City STEPHENVILLE State Tx Zip 76401
 Installer: Sedford Services License No. _____
 Phone No: 817-596-9729 Other No. _____
 Mailing Address: 1170 Old Airport Rd City Aledo State Tx Zip 76008

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



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 805
Cleburne, Texas 76033 - (817) 556-6880 - Fax (817) 556-6893
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: VICTOR FISKE License Type and No. RS 4185
Phone No. 254 592 9639 Other or Fax No.
Mailing Address: 6145 FM 205 City: STEPHENSVILLE State: TX Zip: 76401

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

Stub out to treatment tank: 3" SCH 40 PVC
Treatment tank to disposal system: 1" SCH 40 PVC

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

Water Saving Devices: Yes No = 240 GPD

240 GPD = 0.064 APPLICATION RATE
= 3750 SQ FT REQUIRED
30' R SPRAY = 2827 SQ FT
X 2 ROTORS = 5654 SQ FT

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

A. Tank Dimensions: 7x9' Liquid Depth (bottom of tank to outlet): 67"
Size proposed: 300 GPD ATN (gal) Manufacturer: ACOVA
Material/Model: D500

Pretreatment Tank: Yes No NA
Size: 250 (gal) No NA
Pump/Lift Tank: Yes No NA
Size: 750 (gal) No NA

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

IV. DISPOSAL SYSTEM:

Disposal Type: SURFACE
Manufacturer and Model: KUBIK PLATEAU 11003 LA-204 (ALUMINUM)
Area Proposed: 5654 SQ FT Area Required: 3750 SQ FT

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: 12-10-2015

Denied

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 12-10-2015

Owner's Name MARK BROWNE

Physical Address 9500 JOHN'S ROAD

Site Evaluator VICTOR ASHE

O.S. Number 05 0022976

Proposed Excavation Depth NA

*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 1

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
0				
12	IV	YES	YES	U
24				
36				
48				
60				

Soil Boring Number 2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
0				
12	IV	YES	YES	U
24				
36				
48				
60				

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

ATTESTED BY:

Signature



Site Evaluator No. 05 0022976

6168 FM 205, Stephenville, TX 76401
Address

254 592 9629
Phone

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

Revised 7/10/2012

Denied

JOHNSON COUNTY - SITE EVALUATION REPORT

Date 12-10-2015

Name MARK B. BROWN

Phone 469-569-5442

Address 9500 7500 JOHNS RD. ARLINGTON, TX

PROPERTY LOCATION

Lot 14

Block B

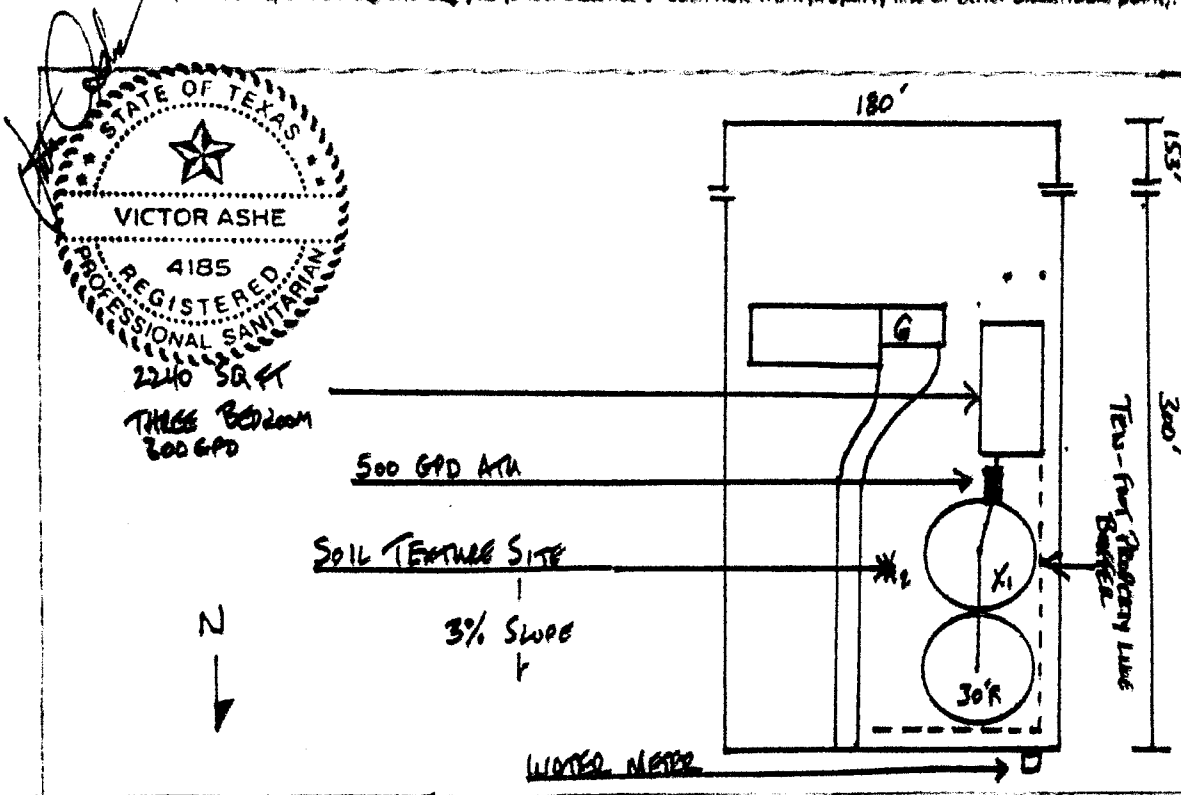
Subdivision 1/4 Homesteads

Street/Road Address 9500 John's Road

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, steep 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).



SCALE: ONE INCH = 100'

Presence of 100 year flood zone	Yes _____	No <input checked="" type="checkbox"/>	Firm Panel # _____
Presence of upper water shed	Yes _____	No <input checked="" type="checkbox"/>	
Presence of adjacent ponds, streams, water impoundment areas	Yes _____	No <input checked="" type="checkbox"/>	
Existing or proposed water well in nearby area	Yes _____	No <input checked="" type="checkbox"/>	

ATTESTED BY: Signature [Signature] Site Evaluator No. 25 0023976

Address 4168 FM 205, Stephenville, Texas 76401 Phone 254 592 9638

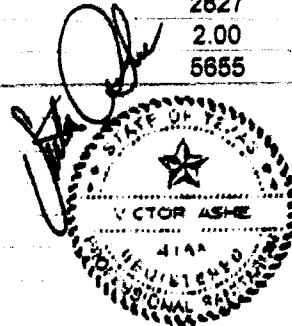
The information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County. Revised 7/10/2012

Denied

Victor Ashe, RS 9500 John's Road 12/10/2015

Aerobic Treatment Design Calculations

1	Facility Type	SFR
2	Number Bedrooms	3
3	Square Footage	2240
4	Flow Rate GPD	300
5	Water Saving Devices Used in Calculations	Yes
6	Flow Rate WSD-GPD	240
7	Required Aerobic Treatment Capacity GPD	360
8	Design Aerobic Treatment Capacity GPD	500
9	Chlorination Device	Yes
10	Pump Tank Capacity (Gallons)	750
11	Pump Tank Controls (Demand or Timer)	Timer
12	Capacity Pump-On & Alarm-On Gallons	100
13	Capacity Between Inlet & Alarm-On	300
14	Pump Tank To be Equipped With High Water Alarm	Yes
15	1/2 HP Utility Pump	Yes
16	Quantity ProPlus 11003-RCW-LA Rotors	2
17	Surface Application Rate (Gallons/Square Ft.)	0.064
18	Required Surface Application Area (Square Feet)	4688
19	Proposed Nozzle Radius (Ft)	30
20	Surface Area per Nozzle (Sq ft)	2827
21	Nozzle Throw (Degrees)	360
22	Area per nozzle (sq ft)	2827
23	Number of Nozzles proposed	2.00
24	Total Surface Area (Sq Ft)	5655



AFFIDAVIT TO THE PUBLIC

County of Johnson
State of Texas

Denied

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):

LOT 14 BLOCK B HOMESTEADS PHASE
V 54 E H 1 M O K 3 7 8 3 F / B L A T R A 0 5 1 1 4 7 8 / 9
ELECTED PERSONAL

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

MARK B. BROWNE

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.

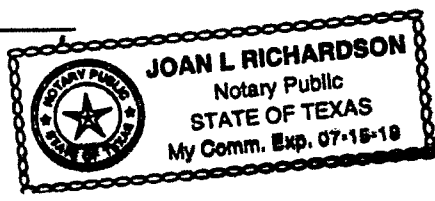
The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from JOHNSON COUNTY PUBLIC WORKS.

WITNESS BY HAND(S) ON THIS _____ DAY OF _____, 2015

Mark B. Browne
Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF December, 2015

Notary Public, State of Texas
Notary's Printed Name:
My Commission Expires:



Denied

LEDFORD SERVICES

1170 AIRPORT RD ALEDO, TX 76008
(817) 596-9729 fax (817) 596-3641
kim@aroc.biz

In consideration of prepayment of the inspection contract cost indicated below, Ledford Services agrees to make 6 inspection calls during the service period specified on your Aerobic system located at the address below:

NAME Mark Branne PHONE _____
ADDRESS 9500 John's Road
CITY Abilene ST TX ZIP 76009

This contract is effective from _____ to _____.

- A. Items covered by this contract with LEDFORD SERVICES. \$300
 - 1. Check and adjust floats for water pump and high water alarm.
 - 2. Visually check quality and color of effluent in pump tank.
 - 3. Clean filters and aerator shafts as suggested by manufacturer.
 - 4. Visually check operation of sprinklers.
 - 5. Check sludge level of aerobic plant as conditions suggest.
 - 6. Suggest to homeowner when system needs pumping.
- B. Items NOT covered by this contract.
 - 1. Service calls.
 - 2. Labor or materials which are required due to "mis-use or abuse" of the system, failure to maintain electrical power to the system, sewage flows exceeding the hydraulic/organic design capabilities of the system, disposal of on-biodegradable materials, chemicals, solvents, grease, oil, paint, etc., or any usage contrary to the requirements listed in the owner's manual.
- C. Time frame for responding to homeowner complaints.
24 hours or less.
- D. Individual certified by the manufacturer.
See attachment AA.
- E. Frequency of routine maintenance and frequency of the required testing & reporting. At least three inspection calls spaced at 4 month intervals with required reporting to the appropriate D.R. and homeowner as inspections are done.
- F. Responsibility for providing chlorine. Indicate by circling one of the below
 - 1. Homeowner
 - 2. Ledford Services ADDITIONAL COST \$110.00

IMPORTANT: Please mail this contract & payment back to the above address. A schedule of charges for parts and additional service is available upon request.

Mark Branne
Signature of Owner

Dennis Ledford
Dennis Ledford, Director

(X) INITIAL TWO YEAR CONTRACT

Date _____

GP-95-B-5990-BLT

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS)
COUNTY OF JOHNSON)
KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Allen Brewer, not joined herein by my wife as no part of this property constitutes that which we own, occupy or claim as our homestead, hereinafter called grantor, of the County of Johnson and State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to me paid, and secured to be paid, by Mark B. Browne and wife, Monica M. Browne, hereinafter called grantees, as follows:

- 1. Cash, the receipt and sufficiency of which is hereby acknowledged; and
2. By the execution and delivery by grantees of their one certain promissory note of even date herewith in the principal sum of \$10,800.00, payable to the order of Paul Allen Brewer, whose address is Route 2, Box 532, Burleson, Texas (Zip Code 76028), as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said grantees, whose address is 3508 Willowood Circle, Arlington, Texas (Zip Code 76015) of the County of Johnson and State of Texas all that certain lot, tract or parcel of land lying and being situated in Johnson County, Texas, and described as follows, to-wit:

Surface only of Lot 14, Block B, THE HOMESTEADS, PHASE FIVE, an addition in Johnson County, Texas, according to the plat recorded in Volume 6, Page 176, Plat Records, Johnson County, Texas.

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the herein described real property, to the extent and only to the extent, that the same may still be in force and effect, shown of record in the office of the Johnson County Clerk.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees; their heirs and assigns forever; and I do hereby bind myself; my heirs, executors, successors, representatives, and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said grantees; their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises is retained against the above described property, premises and improvements until the above described note, and all interest thereon has been fully paid according to its face and tenor, effect and reading thereof, when this deed shall become absolute.

WITNESS OUR HANDS on this 1st day of March, 1995.

Paul Allen Brewer
PAUL ALLEN BREWER

THE STATE OF TEXAS)
COUNTY OF JOHNSON)

This instrument was acknowledged before me on the 1st day of March, 1995, by

Paul Allen Brewer,

Shella B. Pries, Notary Public in and for the State of Texas Commission Expires

Shella B. Pries
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

Mr. and Mrs. Mark B. Browne
3508 Willowood Circle
Arlington, Texas 76015

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.

FILED FOR RECORDING *253*

MAR 03 1995

COUNTY CLERK JOHNSON COUNTY:
BY *[Signature]* DEPUTY

STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown hereon.

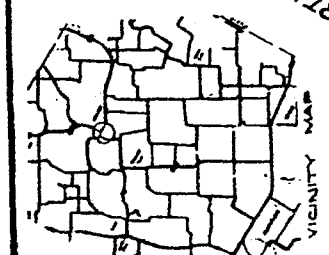
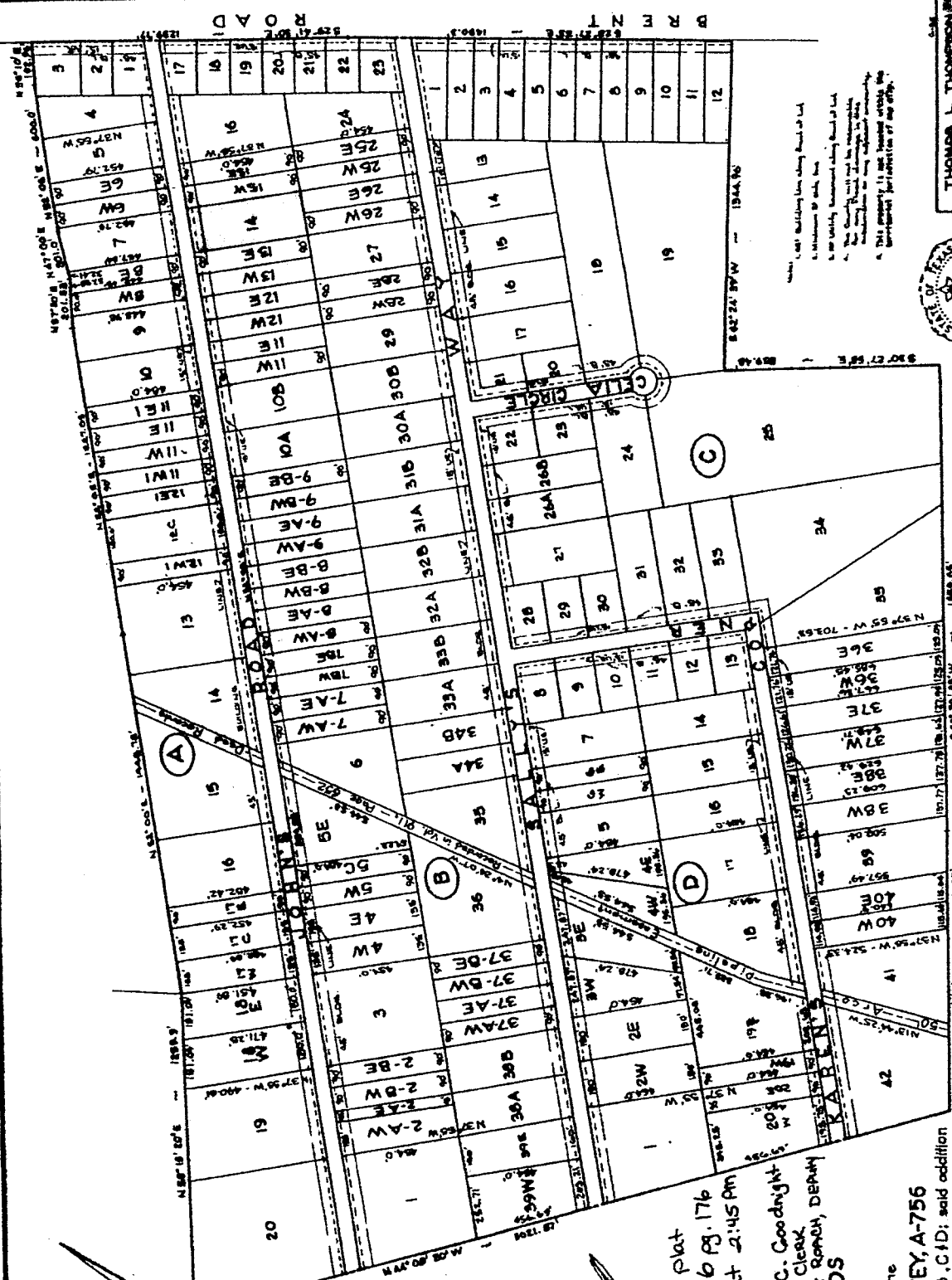


[Signature]

CURTIS H DOUGLAS
COUNTY CLERK
JOHNSON COUNTY, TEXAS

176

Denied



OFFICE OF THE COUNTY CLERK
 COUNTY OF JOHNSON, TEXAS
 RECEIVED THIS PLAT ON MAY 1, 1987.

Recorded in the plat
 records Volume 6 pg. 176
 OF JOHNSON Co. at 2:45 PM
 ON MAY 1, 1987.

Robby C. Goodnight
 County Clerk
 BY JACKIE BENCH, DEPUTY

THE HOMESTEADS
PHASE FIVE
 Being A Portion of The
ELIZABETH SMITH SURVEY, A-756
 Being A Revision of Portions of Blocks A, B, C, D; said addition
 Johnson County, Texas



THOMAS L. THOMPSON
 REGISTERED PUBLIC SURVEYOR
 1400 W. EULER BLVD. - SUITE 100
 DALLAS, TEXAS 75240
 PH. 877-847-9849
 DATE: August 17, 1987

I certify this plat to be
 true and accurate representation
 of this property as determined
 by means on this ground.
 Thomas L. Thompson