



Approved
Commissioners Court

MAR 14 2016

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 / structures 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 DANIEL + CYNTHIA MURPHY Date 2-16-16

Contact Information: Phone no. _____

Cell no. 817-683-5574 Email address piperaero@windstream.net

Property Information for Variance Request:

Property 911 address 10525 C.R. 105B GRANDVIEW TX 76050

Subdivision name _____ Block _____ Lot _____

Lot size: 10.5 acres Size of existing residence: 4600 sq. ft.

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

ETJ: Yes - City _____ No

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

Reason for request current system failed & replacing with a new aerobic system

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

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

has paid a

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 7.14.16

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: SYNTHIA MURPHY

Ph. # 817-683-5574

911 site address: 10525 CR 105-B GRANDVIEW TX 76050

Current mailing address: SAME

Legal Description: Metes and Bounds:

Acreage: 10.9

Recorded deed: Volume _____

Page _____

Survey JOSEPH FISHER

Abstract 274

-or-

Subdivision: _____

Lot #: _____

Blk #: _____

Phase / Section #: _____

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. 4600

Single-Family # Bdrms 5

Multi-Family # Bdrms _____

Commercial

Employees _____

Well

-or-

Water Co. _____

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.

Synthia Murphy
(Signature of Owner)

7-14-16
(Date)

Site Evaluator: JIMMY NED WALLACE

License No. 11469

Phone No: 817-645-4924

Other No. 817-933-3501

Mailing Address: 5348 CR 423

City GRANDVIEW State Tx Zip 76050

Installer: LALKEY SEPTIC

License No. 27917

Phone No: 817-645-7586

Other No. _____

Mailing Address: 450 N CR 310

City ALVARADO State Tx Zip 76009

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



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305
Cleburne, Texas 76033 - (817) 556-6380

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No
 Designer Name: TIM WALLACE License Type and No. PE 113369
 Phone No. 817-643-4999 Other or Fax No. _____
 Mailing Address: 6600 CR 204 City: GRANDVIEW State: TX Zip: 76050

I. TYPE AND SIZE OF PIPING FROM: (Example: 4: SCH 40 PVC)
 Stub out to treatment tank: 3" P - SCH. 40 - PVC
 Treatment tank to disposal system: 1" P - SCH. 40 - PVC

II. DAILY WASTEWATER USAGE RATE: Q = HOME 625 (gallons/day)
 Water Saving Devices: Yes No HOME 525 GPD + SHOP 100 GPD

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit
 A. Tank Dimensions: 107" x 82" x 70" Liquid Depth (bottom of tank to outlet): N/A
 Size proposed: 750 (gal) Manufacturer: CLEARSTREAM
 Material/Model# CONCRETE / 750 HCL
 Pretreatment Tank: Yes No Size: 500 (gal) No NA
 Pump/Lift Tank: Yes No Size: 850 (gal) No NA
 B. OTHER Yes No If yes, please attach description.

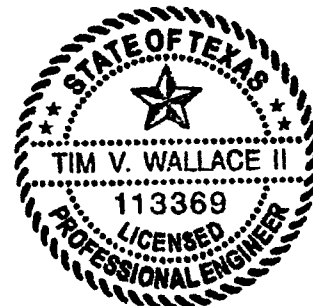
IV. DISPOSAL SYSTEM:
 Disposal Type: SURFACE IRRIGATION
 Manufacturer and Model CLEARSTREAM 750 HCL
 Area Proposed: 11308 SF Area Required: 9766 SF

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: Tim Wallace DATE: 2/4/16

Tim Wallace, P.E. Consulting Engineer
 Firm Registration No. F-2776



JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 2-4-16
 Owner's Name CYNTHIA MURPHY
 Physical Address 10525 CR 109-B GRANDVIEW, TX 76050
 Site Evaluator JIMMY NED WALLACE O.S. Number 11465
 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
12	IV CLAY	No	CLAY	UNSUITABLE
24				
36				
48				
60				

Soil Boring Number #2 SITE IS SUITABLE

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12				
24	SAME AS #1			
36				
48				
60				

I certify that the above statements are true and are based on my own field observations.
 ATTESTED BY: Jimmy Ned Wallace Site Evaluator No. 11465
 Signature _____
5348 CR 423 GRANDVIEW, TX 76050 817-645-4924
 Address 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

JOHNSON COUNTY - SITE EVALUATION REPORT

Date 2-4-16

Name CYNTHIA MURPHY

Phone 817-683-5574

Address 10525 CR 105-B GRANDVIEW, TX 76050

PROPERTY LOCATION

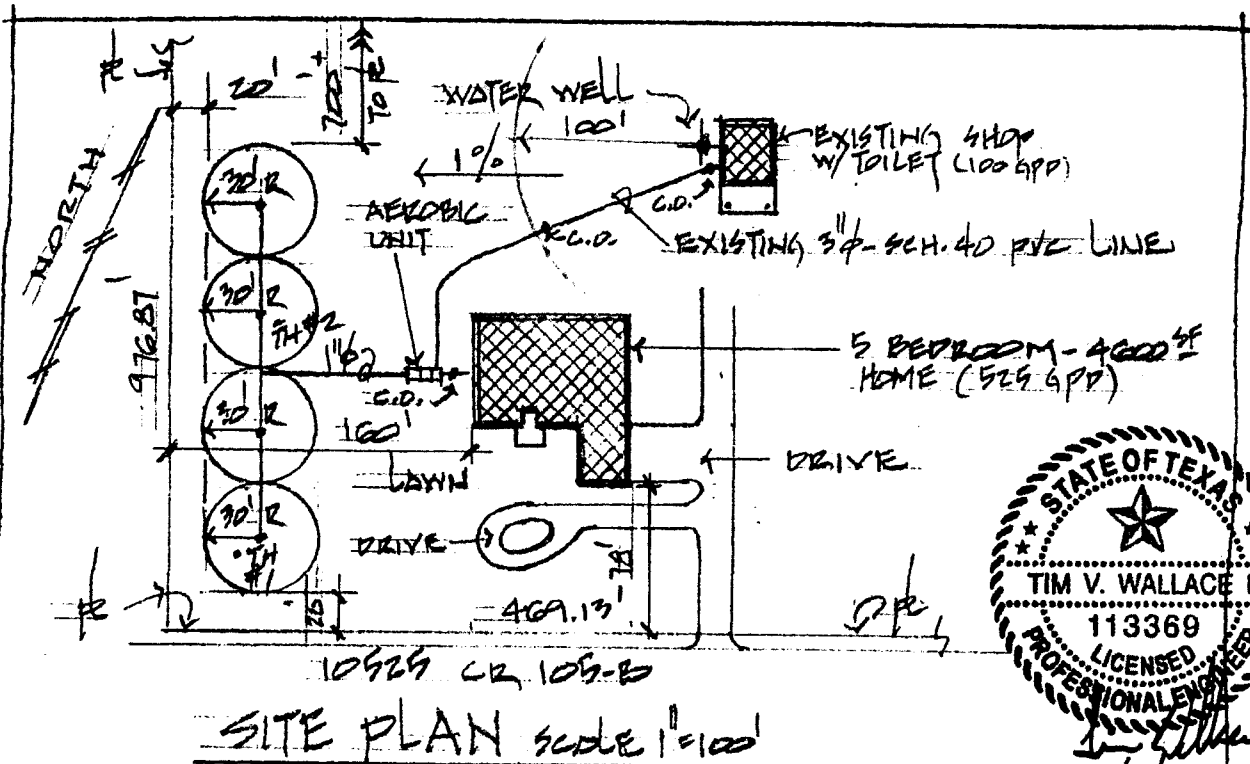
Lot _____ Block _____ Subdivision _____

Street/Road Address 10525 CR 105-B GRANDVIEW, TX 76050

Additional Information MAP 60 6F-F

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 <input checked="" type="checkbox"/>	Firm Panel # <u>350-2</u>
Presence of upper water shed	Yes _____	No <input checked="" type="checkbox"/>	
Presence of adjacent ponds, streams, water impoundment area	Yes _____	No <input checked="" type="checkbox"/>	
Existing or proposed water well in nearby area	Yes <input checked="" type="checkbox"/>	No _____	

ATTESTED BY: Tim V. Wallace
 Signature _____ Site Evaluator No. 11465
5340 CR 42'S GRANDVIEW, TX 76050 817-645-4924
 Address _____ Phone _____

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

NOTE

GRAY AREAS TO BE SOODED AND/OR SEEDED WITH AN APPROPRIATE VEGETATIVE COVER.

**DESIGN DATA FOR
A PRIVATE SEWAGE DISPOSAL SYSTEM WITH
AEROBIC TREATMENT POWERED SURFACE DISCHARGE**

PREPARED FOR:

CYNTHIA MURPHY
10525 CR 109-B
GRANDVIEW, TX 76050
817-683-5574

USAGE AND SITE LOCATION:

5 BEDROOM - 4600 SF HOME @ 525 GPD
+ SHOP w/ TOILET @ 100 "
= 625 GPD -
10525 CR 109-B
GRANDVIEW, TX 76050

Design information reported herein will serve as design documentation for the installation of an aerobic surface discharge wastewater disposal system. This design report is to be submitted for review and approval by the Johnson County Public Works Department.

The specifications used herein for the design are based on data supplied by the Engineering Extension Service of Texas A&M University. The design derived from using the data should provide operation within the normal limits and expectations without causing significant threat or harm to existing water or water supplies.

This system is designed with a design capacity of 625 gallons per day. Usage in excess of this quantity over a period of time will most likely result in system failure.

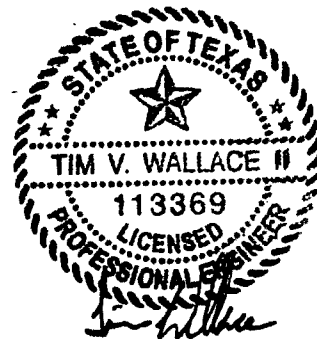
DESIGN PARAMETERS FOR THIS PROJECT:

Estimated Flow:	<u>625</u> gallons/day
Loading Rate:	<u>.064</u> gallons/sq. ft.
Area Required:	<u>9766</u> sq. ft.
Area Provided:	<u>11308</u> sq. ft.

SYSTEM SPECIFICATIONS:

Trash tank size:	<u>500</u> gallon
Aeration tank:	<u>750</u> gallon
Pump tank:	<u>850</u> gallon (minimum)
Pump spec.:	<u>1/2 H.P.</u>
Chlorinator:	Tube type in line
Water Supply:	<u>WELL</u>

Tim Wallace, P.E. Consulting Engineer
Firm Registration No. F-2776



5/6

2/4/10

SPECIFICATIONS FOR PROPOSED SYSTEM

TREATMENT UNIT: Pretreatment of effluent shall meet the requirements for an NSF, Standard 40, Class I effluent by means of aerobic action and a contact chlorine chamber. Effluent shall maintain a residual chlorine level of no less than 0.1 mg/liter with a pH rating between 7 and 8.

PIPING: Piping shall be 1 inch schedule 40 PVC. Sprinkler lines shall be installed a minimum of 12 inches beneath any water lines crossed in the installation.

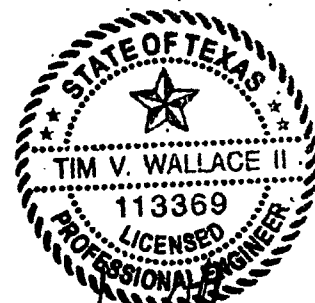
PUMP CONTROLS AND ALARM SYSTEM: A Clearstream P18 pump, or equivalent, shall be required. Control for the pump shall include a manual over-ride of an automatic float control in case of an emergency. An automatic float switch on a dedicated electrical circuit shall be the normal controlling device for on/off operation of the pump. The pump motor shall have its own dedicated electrical circuit. A high water switch with both audible and visual alarm shall be required in the pump chamber and pre-set to the 200 gallon level. All electrical connections shall be made outside the liquid chambers.

SPRINKLER HEADS: Toro or equivalent shall be used. Sprinkler heads placed at an elevation higher than the pump tank shall be equipped with check valves in order to prevent liquid back-flow into the holding tanks. If sprinkler heads are placed lower than the tank, an antisiphon device shall be added to the supply line.

SITE LAYOUT: The treatment unit, pump tank, and distribution system shall be installed at the site approximately as shown on the attached site plan. All supply lines shall be placed a minimum of 12 inches below grade. All spray patterns shall be adjusted in order to provide separation of the spray from concrete improvements, property lines, and any surface impounds of 5 ft., 20 ft., and 50 ft., respectively.

MAINTENANCE:

1. A two-year service contract is required to provide, as part of the basic purchase price, maintenance and inspection of the system, by manufacturers and distributors of on-site aerobic plants sold in Texas.
2. An additional fee can be charged for renewal of the service contract after the initial two-year period.
3. Owners or plants utilizing surface application for disposal of wastewater must have a service contract continuously in place to legally operate their systems.
4. State policy requires site visits at least once every four months, more frequent visits are better.
5. Sludge accumulation in the tanks should be monitored and pumped as required.
6. THE CHLORINATOR SHALL BE NSF INTERNATIONAL APPROVED STACKABLE TABLET DISPENSER (EROSION FREE.)
7. UNIT RISERS TO HAVE SAFETY LIDS.



2/4/12

6/6

C/est 270882 042309

BK 3190PG0970

FATU

WFHM LOAN NO. 00354641897632

**WARRANTY DEED WITH
VENDOR'S LIEN**

Grantor: **LARRY SCHMIDT**

Grantor's Mailing Address (including county):

Grantee: **DANIEL R. MURPHY AND SPOUSE, CYNTHIA A. MURPHY**

Grantee's Mailing Address (including county): **1516 BAKER RD., BURLESON, JOHNSON COUNTY, TEXAS
76028**

Consideration: **TEN AND NO/100-----(\$10.00)-----DOLLARS** and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of the Promissory Note(s) in the original principal sum, being in the amount specified in that certain Deed of Trust referenced below, being of approximate even date herewith, payable to the order of **WELLS FARGO BANK TEXAS, N.A.**, hereinafter called "Mortgagee", and bearing interest at the rate therein provided; said Note(s) containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien (to the extent of \$41,120.00), and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to **STEPHEN F. MARQUART, TRUSTEE(S)**.

Property (including any improvements):

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from and Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, RESERVATIONS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY.

Grantor, for the 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 hereby 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 whosoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien (to the extent of \$41,120.00), 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.

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

EK 3190P60971

The said Vendor's Lien (to the extent of \$41,120.00), and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to WELLS FARGO BANK TEXAS, N.A., its successors and assigns, the Payee named in said Note, without recourse on Grantor.

Dated the 21 day of November 2003

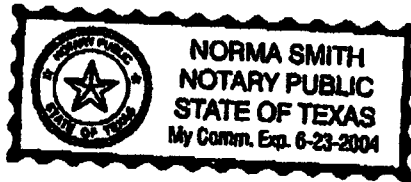
[Signature]
LARRY SCHMIDT

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on the 21 day of November 2003 by
LARRY SCHMIDT.

[Signature]



Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

(Acknowledgment)

THE STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, _____, by

Notary Public, State of _____
Notary's Name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
DANIEL R. MURPHY
1516 BAKER RD.,
BURLESON, TEXAS 76028

EXHIBIT "A"

BK 3190 PG 0972

TITLE COMPANY TO ATTACH EXHIBIT "A" METES AND BOUNDS DESCRIPTION TO DEED OF TRUST AND ALL APPLICABLE DOCUMENTS PRIOR TO CLOSING.

INITIAL

<i>LS</i>

Being a tract or parcel of land situated in the Joseph Fisher Survey, Abstract No.274, Johnson County, Texas, being part of the same 70.22 acre tract conveyed to L. Schmidt by deed recorded in Volume 2954, Page 174, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner in said County Road No.105B, being South 59°24'24" West, 469.13 feet from the southeast corner of said 70.22 acre tract;

Thence South 59°24'24" West with said County Road No.105B and the southerly line of said 70.22 acre tract a distance of 469.13 feet to a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner in said County Road No.105B and in the southerly line of said 70.22 acre tract, being the southwest corner of this tract;

Thence North 30°54'06" West a distance of 976.87 feet to a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner, being the northwest corner of this tract;

Thence North 59°05'54" East a distance of 469.12 feet to a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner, being the northeast corner of this tract;

Thence South 30°54'06" East a distance of 979.40 feet to the POINT OF BEGINNING and containing 10.53 acres of land, more or less as surveyed on the ground October 1, 2003 by Texas Surveyors.

SAVE AND EXCEPT and there is hereby reserved unto the Grantors, all of the mineral interest not previously reserved by predecessors in title, and that may be produced from the hereinabove described land, together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said land for oil, gas and other minerals, and removing the same therefrom.

BK 3190 PG 0973

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

Filed For Record 301 AM/PM


DEC 09 2003

County Clerk Johnson County
By CM Deputy

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.

STATE OF TEXAS
COUNTY OF JOHNSON

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


CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS