

Approved

Commissioners Court

MAY 09 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
two residences / structures on one (1) septic system
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 Amanda & Everardo Torres Date 4/19/2016

Contact Information: Everardo Torres Phone no. 817-504-4202

Cell no. Email address aperezan3@yahoo.com

Property Information for Variance Request:

Property 911 address 9224 Hiddenview Ln

Subdivision name Kerr Addition Block 1 Lot 1

Lot size: 5 acres Size of existing residence: sq. ft.

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

ETJ: Yes - City Burleson No

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

Reason for request To hook existing shop and future house to same septic.

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@johnsoncountytx.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: _____ 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: _____ Date 4/9/16
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: EVERARD TORRES Ph. # _____
 911 site address: 9224 Hidden View Ln BURLESON TX 76028 Current mailing address: SAME
 Legal Description: Metes and Bounds: Acreage: _____
 Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____ -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. _____
 Single-Family # Bdrms 3 Multi-Family # Bdrms _____ Commercial # Employees: _____
 Well -or- Water Co: Bethesda

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.

X _____ (Signature of Owner) X04-15-16 (Date)

.....
 Site Evaluator: TERRY D. RODRIGUES, P.E.S. License No. 050010841
 Phone No: 972-878-2172 Other No. _____
 Mailing Address: 5776 F.M. 1081 City LENNIS State TX Zip 75119
 Installer: MICHAEL D GLOVER License No. 0030091
 Phone No: 817 401-7394 Other No. _____
 Mailing Address: 5880 RENT POTTSWOM City MANFIELD State TX Zip 76063

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

COPY



JOHNSON COUNTY Department of Public Works

1 North Main 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: TERRY D. RODGERS, P.E. License Type and No. RS 2322
Phone No. 978-878-7177 Other or Fax No. 214-460-9951
Mailing Address: 5776 F.M. 1181 City: Gunnis State: TX Zip: 75119

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

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

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

Water Saving Devices: Yes No

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

A. Tank Dimensions: 13" X 63.5" Liquid Depth (bottom of tank to outlet): 55"
Size proposed: 500 GPD (gal)* Manufacturer: HTM 0 500
Material/Model# _____

Pretreatment Tank: Yes No NA
Pump/Lift Tank: Yes No NA
Size: 380 (gal) No NA
Size: 800 (gal) No NA

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

IV. DISPOSAL SYSTEM:

Disposal Type: Surface Application
Manufacturer and Model N/A
Area Proposed: 4926 S.F. Area Required: 4688 S.F.

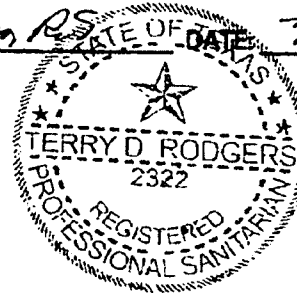
V. ADDITIONAL INFORMATION:

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: Terry D. Rodgers, P.E. DATE: 7-29-16



COPY

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 3-21-16
 Owner's Name BUEARDO TORRES
 Physical Address 4888 HIDDEN VIEW LN.
 Site Evaluator Terry D. Rodgers, R.S. O.S. Number 050010811
 Proposed Excavation Depth AEROBIC

*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 15"	II	NO	NO	
12 - 24				
24 - 36 30"	IV	YES	YES	
36 - 48				
48 - 60				

Soil Boring Number 2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
0 - 12 15"	II	NO	NO	
12 - 24				
24 - 36 30"	IV	YES	YES	
36 - 48				
48 - 60				

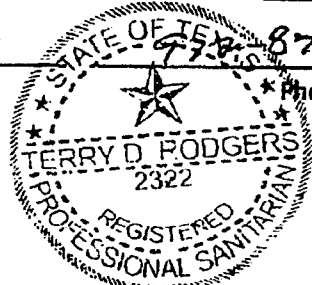
I certify that the above statements are true and are based on my own field observations.

ATTESTED BY:
 Signature Terry D. Rodgers, R.S.

Site Evaluator No. 050010811

5705 F.M. 1081 DENNIS, TX. 75119
 Address

878-7172
 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

COPY

On-Site Sewerage Facility Site & Soil Evaluation Report Information

Date site evaluation performed: March 21, 2016

Site Location: Everado Torres property, 9224 Hidden View Lane, Burleson, Texas 76028

County: Johnson Proposed Excavation Depth: Aerobic Additional Info: 5 acres

Name of Site Evaluator: Terry D. Rodgers, R.S. Registration Number: OS0010811

Requirements: At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed trench depth. For surface disposal, the surface horizon must be evaluated.

Soil Borings

	Hole # 1	Hole # 2	Hole # 3
Depth (feet)	0-5" Fine Sand Loam 5"-30" Clay	0-5" Fine Sand Loam 5"-30" Clay	
0			
1			
3			
4			
5			
Soil Class	IV	IV	
Soil Texture	Clay	Clay	
Drainage redox features	No	No	
Restrictive Horizon	Yes	Yes	
Groundwater	No	No	
Flood Hazard	No	No	
Topography	1-2%	1-2%	
Observations			

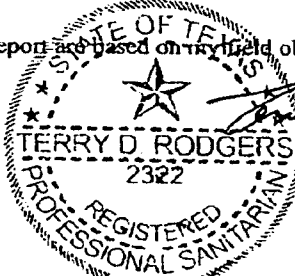
Information/comments: Crosstell Fine Sand Loam Soils

Standard subsurface conventional system suitability: No

Disposal area vegetation: Native Grasses and Bermudas

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

Signature of Site Evaluator:



Terry D. Rodgers, R.S.
 OS0010811
 3-29-16

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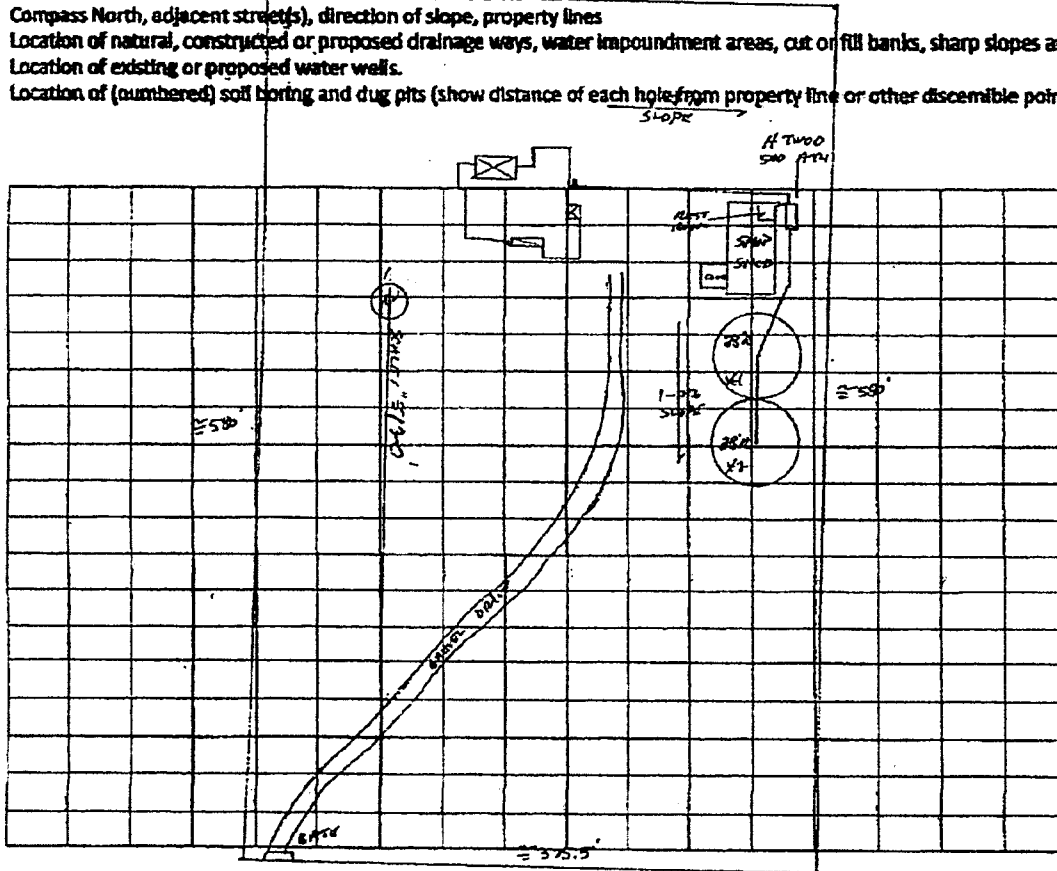
JOHNSON COUNTY - SITE EVALUATION REPORT

Date 3-29-16
 Name EVERARDO TORRES Phone 817-502-4002
 Address _____
 PROPERTY LOCATION
 Lot N/A Block N/A Subdivision N/A
 Street/Road Address 9784 Hidden View Lane Burleson, TX. 76008
 Additional Information _____

SCHMATIC OF LOT OR TRACT

≈ 3755

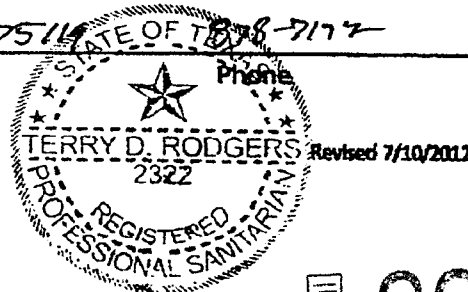
Compass North, adjacent street(s), direction of slope, property lines
 Location of natural, constructed or proposed drainage ways, water impoundment areas, cut or fill banks, sharp slopes and buildings.
 Location of existing or proposed water wells.
 Location of (numbered) soil boring and dug pits (show 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 # _____
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 _____	No <input checked="" type="checkbox"/>	

ATTESTED BY:
 Signature Terry D. Rodgers, P.S. Site Evaluator No. 050010811
5725 F.M. 1181 GENNIS, TX. 75114 817-717
 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.

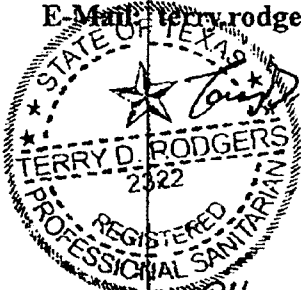


COPY

≈ 375.5'

Terry D Rodgers, R.S.
 Registered Professional Sanitarian
 Site Evaluator Number OS0010811
 5725 FM 1181, Ennis, Texas 75119
 972-87807172 cell # 214-460-9951
 E-Mail: terry.rodgers82@att.net

Everado Torres
 9224 Hidden View Lane
 Burleson, Texas 76028
 5 acres

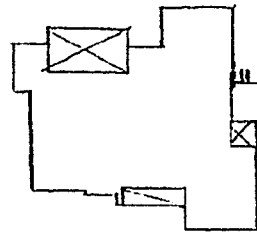


OS0010811
 3-29-16

Terry D. Rodgers, R.S.

1-290
 SLOPE

H TWO
 500 HTU



REST ROOM

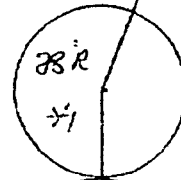
SHOP
 SHOP

COND



SCALE 1" = 77.425'

1-290
 SLOPE



28'R

X1

28'R

X2

≈ 580'

≈ 580'

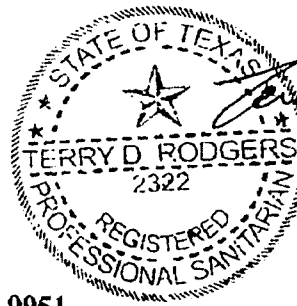
GARAGE DRIVE

GATE

≈ 375.5'

COPY

Terry D. Rodgers, R.S.
Registered Professional Sanitarian
Site Evaluator Number OS-0010811
5725 FM 1181, Ennis, Texas 75119
972-878-7172 972-878-7179 cell# 214-460-9951
E-mail terry.rodgers82@att.net



Terry D. Rodgers, R.S.
OS0010811
3-29-16

Aerobic Surface Application Sewerage System Design for:

Everado Torres, 9224 Hidden View Lane, Burleson, Texas 76028

Minimum Area of Application: Design is based on a four bedroom, 3 bath, house with water saving devices of approximately 2600 square feet of living area, 300 GPD estimated flow.

Wastewater Usage Rate	300 GPD
Application Rate	0.064 Gals./sq. ft./ day = 4688 sq. ft.
Designed Area	4926 sq. ft.

The designed area will use two 28 feet radius spray areas. The spray area shall be at least 10 feet inside all property lines. If the spray area is closer than 20 feet to any property line, then a timer shall be required on the pump tank to activate between the times of 12:00 AM to 5:00 AM.

Sprinkler heads will be the low angle type with a maximum nozzle trajectory of 13 degrees. Maximum pressure for sprinklers shall be maintained at 40 pounds per square inch and non-aerosol heads shall be used.

Aerobic Treatment Unit: Pretreatment of effluent shall meet the requirements for a NSF Standard 40, Class I effluent by means of aerobic action and a contact chlorine chamber. Effluent should maintain a residual Chlorine level of no less than 0.1 mg./L. with a pH of 7 to 8.

Manufacturer:	H Two O 500
Treatment Capacity (GPD):	500 GPD residential

The ATU should be installed according to manufacturer specifications and TCEQ guidelines.

Pump Chamber and Reserve Volume: The pump chamber shall have a 500 gallon tank capacity minimum (approved by the Regulatory Authority) with an alarm wired on a separate circuit from the pump and shall provide a warning of pump failure or tripped circuit breaker. The warning system should be audio and visually placed in an available location. Alarms and high water alarms should have a manual "silent" switch. The pump tank reserve capacity above the on-alarm level should be one third of the daily flow minimum. The pump should be rated by the manufacturer for pumping sewage effluent and electrical wiring should be done in accordance with National Electric Code (NEC)'s most recent guidelines.

 **COPY**

Method of Disinfection for Effluent:

Liquid or Stackable Tablet Chlorinator

Pump and Supply Line: The pump should be at least a ½ HP submersible pump. The chlorinated effluent should be discharged through a 1 inch Schedule 40 PVC purple pipe distribution line to the sprinklers with a total application area as given. A sampling port shall be provided in the treated effluent line in the pump tank. If the sprinkler line crosses any water line, the sprinkler line must be a minimum of 1 foot below the water line. Supply lines should be buried to a depth of no less than 12 inches to avoid freezing temperatures.

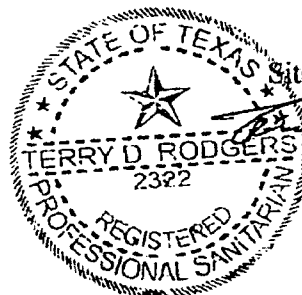
Landscaping: The topography of the site should be designed to allow for good drainage of surface water. The site should have an existing cover or be seeded or landscaped with grasses, evergreen shrubs, bushes, or trees. The disposal area can also be made up of landscaped beds utilizing ornamental vegetation. **Surface irrigation effluent shall not be used or applied on fruits, vegetables, nuts, or other crops meant for human consumption.**

MAINTENANCE REQUIREMENTS:

1. A two year service contract is required and provided, as part of the basic purchase price by manufacturers and distributors of on-site aerobic plants sold in Texas.
2. An affidavit (available at the permitting authority) must be completed and filed with the respected county clerk's office, and submitted to the permitting authority.
3. An additional fee will be charged for renewal of the service contract after the initial two-year period.
4. TCEQ requires, for the first 2 years following installation, owners of plants utilizing surface application for disposal of wastewater to have a service contract continually in place to legally operate their system.
5. State rules call for site visits at least once every four months by the maintainer.
6. Sludge accumulation in the tanks should be monitored and pumped as required. Grease and other non-degradable wastes should be closely monitored. Failure to do so could cause system failure.

Note: This design proposal is based on the Minimum Construction Standards of on-site sewerage facilities standards by the Texas Commission on Environmental Quality and indicates only that a system can be installed here which meets these minimum requirements. Home owner understands that satisfactory performance cannot be guaranteed because of the many variables involved. Designer assumes no liability for the satisfactory operation of the owner's system. Construction of this on-site sewerage facility should follow TCEQ regulations along with the local licensing agency's regulations.

Terry D. Rodgers, R.S.



Site Evaluator Number OS-0010811

T. Rodgers, R.S.
OS 0010811
3-29-16

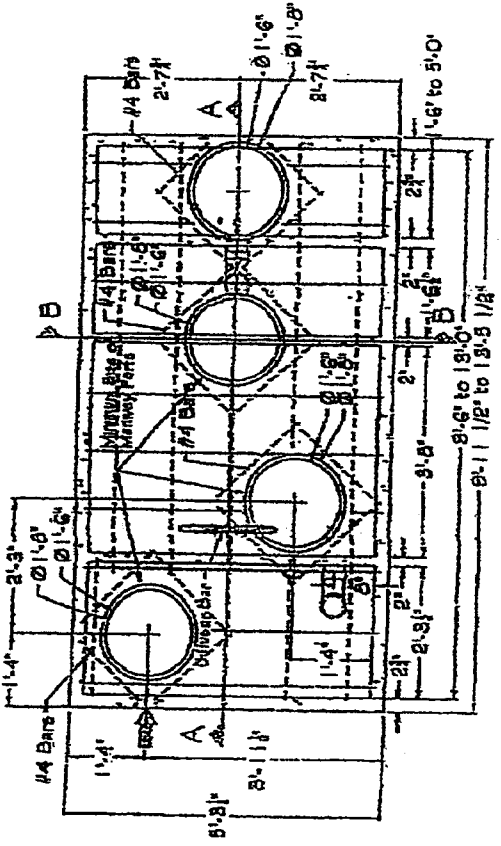
**COPY**

STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 TERRY D. RODGERS
 2802
 050010811
 3-27-16
 D. Rodgers P.E.
 050010811
 3-27-16

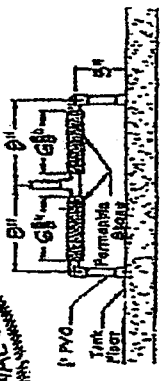
CONTINENTAL ENGINEERING SERVICE
 500 West Hwy 2
 HOUSTON, TEXAS 77057
 REGISTERED PROFESSIONAL ENGINEER
 TERRY D. RODGERS
 2802



DESOTO CONCRETE PRODUCTS INC.
 11700 West Loop South, Suite 100
 Houston, Texas 77042
 281-461-1111
 FAX 281-461-1112
 www.desotoconcrete.com

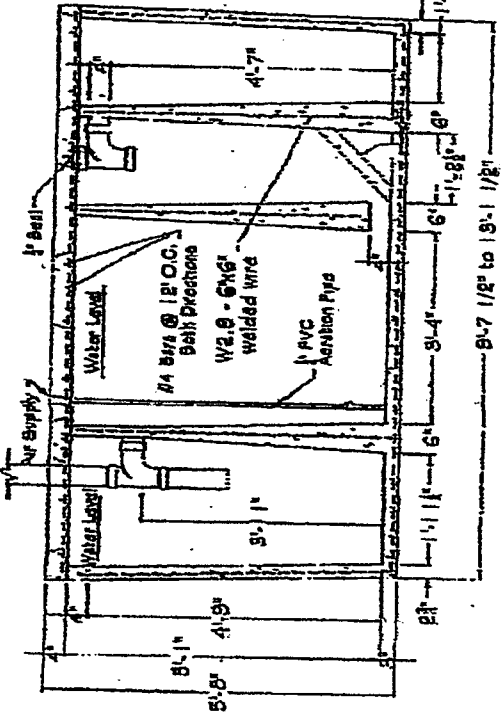


TOP VIEW
 REBAR PLAN

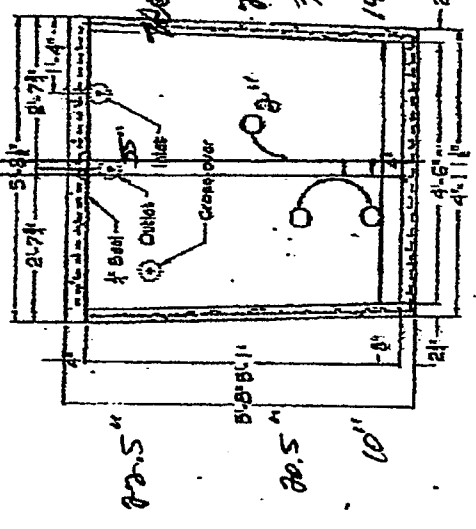


DIFFUSER BAR DETAIL
 REBAR PLAN

NOTES:
 All Concrete to Be 4000 psi, With A Maximum Aggregate Size of 3/4".
 Minimum cover for rebar shall be 3". Structural filler may be used in place of w/c shown.
 All inspection Holes, Joints, And Taps Are To Be Sealed With A Neoprene Gasket.
 The Subgrade is To Be Level Within +/- 1/4" And Free Of Foreign Objects.



SECTION A
 REBAR PLAN



SECTION B
 REBAR PLAN
 PUMP TANK 14.55 G/MON
 500 G.

COPY

Aerobic System Only

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):

9224 Hidden View LN
BARLESOR TX 76028

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

EVERARDO TORRES

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.

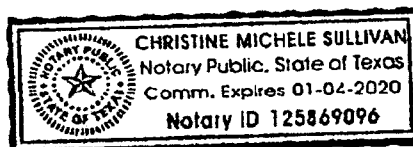
WITNESS BY HAND(S) ON THIS 15 DAY OF April, 2016

Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF April, 2016

Christine Sullivan

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



COPY

ANNUAL MAINTENANCE AGREEMENT – Aerobic Treatment System
Provided by: Danny. Scarbro DBA Lone Star Aerobic Service Company, MP0000456

CONTRACT BEGIN DATE: 4-15-16 CONTRACT END DATE 4-15-18

OWNER: Everardo Torres

ADDRESS: 9224 Hidden View Ln.

CITY / ZIP: Burleson, TX 76028

Gate Code or Special Entry Info: _____
Phone: _____ Cell: (817) 504-4202 EMAIL: _____
(Inst. Mike Glover)

CHOOSE YOUR PLAN:	
<input type="checkbox"/> 1 Year BASIC PLAN	<input checked="" type="checkbox"/> 2 Year BASIC Plan
<input type="checkbox"/> 1 Year S	<input type="checkbox"/> 2 Year S
<input type="checkbox"/> PLATINUM PLAN Full warranty \$50 monthly	

In consideration of payment, an AGREEMENT is entered this day, by and between the parties signed hereto, for the testing and reporting to the local permitting agency of the aerobic system at the above detailed property under the following terms and conditions:

THIS AGREEMENT COVERS THE FOLLOWING:

1. Three (3) Service calls per year performed every four (4) months (Basic and Star Plan) or Six (6) per year performed every two (2) months (Platinum Plan) which includes the inspection of the mechanical / electrical components of the system for proper function and application. A visual inspection of all the pumps, switches, control panel, circuitry, tank contents and spray rotors is performed. The compressor output shall be measured for flow and pressure.
2. A sludge measuring test shall be performed to determine sludge levels. If the test determines a need for pumping the OWNER shall arrange for pump service and shall bear all associated costs.
3. An effluent sample shall be tested for chlorine residual and pH levels. OWNER is responsible to maintain a constant supply of chlorine in the stack at all times. Under the STAR and PLATINUM plans Service Tech will add chlorine tablets (no bleach will be added for those using bleach dispensers) to the stack at each visit.
4. The OWNER shall be notified in writing of any necessary repairs and OWNER bears the responsibility to contact the Service Company to discuss costs and schedule repairs under the BASIC AND STAR PLAN. Under the PLATINUM PLAN any repairs found necessary during an inspection will be reported to the SERVICE COMPANY who will then arrange for the repairs to be completed at the earliest possible date at no additional cost to OWNER. The Service Company shall respond to any calls within 48 hours with a scheduled service call within 72 hours (weekdays only) or within a reasonable amount of time during inclement weather conditions.

THIS AGREEMENT DOES NOT COVER THE FOLLOWING:

1. Pumping for solids / sludge UNDER ANY PLAN – NO PUMPING IS PROVIDED BY LONE STAR AEROBIC. Bleach or Chlorine tabs other than those added once every four months on the STAR PLAN or every two months under the PLATINUM PLAN. If high flow volume occurs in between the regular service calls OWNER shall add necessary additional tablets. Note: **Any JET brand or NORWECO brand of Treatment System that has an internal filter which requires removal and cleaning is considered a 'repair' and incur a fee of \$75.00**

VIOLATIONS OF THIS AGREEMENT:

1. Non-payment of any nature – monthly billing, annual fees, service call out fees or repair bills. OWNER failure to respond to repair notices. Owner failure to respond to request for appointments to provide service or repairs.
2. OWNER failure to provide a constant supply of electric current to the system. Overloading of the system above its' rated capacity. Damage by owner or acts of nature. Usage of aftermarket products by OWNER. Usage of harsh chemicals, cleansers, chemicals or excess usage of any paper product.

Upon execution of this agreement all parties agree mutually to the covenants and conditions contained herein. No refunds of any fees will be provided at any time.

Signed: [Signature] OWNER
Signed: [Signature] D. SCARBRO, MP0000456

Sign and return this contract along with your payment – please make and keep a copy for your records.

Mail Payment and contract to:

LONE STAR AEROBIC SERVICE CO. D. Scarbro, P.O. BOX 485, RIO VISTA, TX 76093

Office: 817-373-3170

FAX: 817-373-3532



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.

General Warranty Deed

Date: October 31, 2014

Grantor: Edward Marvin Gifford and wife, Virginia Helen Gifford

Grantor's Mailing Address: 9225 Hiddenview Ln, Burleson TX 76028

Grantee: Amanda Torres and Everado Castro Torres

Grantee's Mailing Address: 1900 Coleman Rd, Burleson TX 76028

Consideration:

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

Property (including any improvements):

Being all that certain lot, tract or parcel of land situated in the J.B. KERR SURVEY, Abstract No. 481, Johnson County, Texas and being described in Warranty Deed from Lonzo Wallace, Jr. and wife, Nellie P. Wallace to Edward Marvin Gifford and wife, Virginia Helen Gifford, dated April 15, 2009 and recorded in Volume 4580, Page 128, Deed Records Johnson County, Texas and more particularly described by metes and bounds as follows:

Beginning at a found 3/4 inch iron rod for the northwest corner of the herein described tract of land, same being the northeast corner of that certain 4.986 acre tract of land described in Warranty Deed from Ed Gifford, Inc. to Marvin Gifford and wife, Virginia Gifford, dated January 14, 1994 and recorded in Volume 1758, Page 657, Deed Records, Johnson County, Texas and described as being South, a distance of 1448.9 feet and East, a distance of 335.0 feet for the northwest corner of said J.B. Kerr Survey;

Thence Due East (directional control line), in the common boundary line between said herein described tract of land and that certain 4.0 acre tract of land described in Warranty Deed from Ruby Nellie Pemberton, et al to Paul Elliott Pemberton and Cherry Aileen Pemberton, dated December 24, 1984 and recorded in Volume 1101 Page 759, Deed Records, Johnson County, Texas, a distance of 335.94 feet (336.40 feet by deed) to a found 1/2 inch iron rod for corner;

Thence South 00 degrees 07 minutes 49 seconds West, in the common boundary line between said herein described tract of land and that tract of land described in Special Warranty Deed from Billy Eugene Gifford to Brian W. Elliott and wife, Scharlotte g. Elliott, dated October 16, 1992 and recorded in Volume 1650, Page 929, Deed Records, Johnson County, Texas, a distance of 648.35 feet (643.50 feet by deed) to a set 5/8 inch capped iron rod for corner, same being the southwest corner of a 60 foot wide ingress, egress and utility easement described in Warranty Deed from Billy Eugene Gifford to Patricia Ann Gifford, dated January 13, 1978 and recorded in Volume 772, Page 731, Deed Records, Johnson County, Texas;

Thence North 89 degrees 47 minutes 14 seconds West, in the south boundary line of said 60 foot wide, ingress, egress and utility easement and in the common boundary line between said herein described tract of land and that certain 4.0 acre tract of land described in document dated July 7, 2014 and recorded under Instrument No. 16059, Deed Records, Johnson County, Texas passing at a distance of 320.87 feet a found 5/8 inch iron rod on line for the northeast corner of a 30 foot wide private road easement recorded in

Volume 1412, Page 283, Deed Records, Johnson County, Texas and continuing a total distance of 335.94 feet (336.40 feet by deed) to a set R.R. spike for corner, same being the southwest corner of said 60 foot wide, ingress, egress and utility easement;
Thence North 00 degrees 07 minutes 49 seconds East, in the common boundary line between said herein described tract and the aforementioned 4.986 acre tract of land, a distance of 647.10 feet (647.50 feet by deed) to the POINT OF BEGINNING and containing 5.000 acres of land, more or less.

Reservations from Conveyance: None


Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2014 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; shortages in area; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

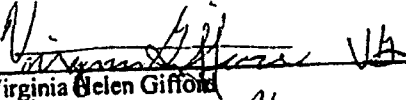
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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



Edward Marvin Gifford



Virginia Helen Gifford

STATE OF TEXAS

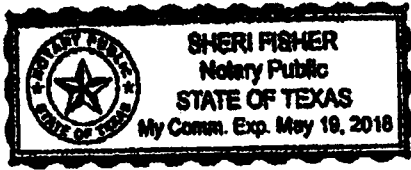
COUNTY OF Tarrant

Before me, Sheri Fisher, on this day personally appeared Edward Marvin Gifford and Virginia Helen Gifford, proved to me through JL DL to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Edward Marvin Gifford and Virginia Helen Gifford executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 31st day of Oct., 2014.

[Handwritten signature of Sheri Fisher]

Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
Dorsett Johnson & Swift, LLP
109 East Third Street, Suite 350
Fort Worth, Texas 76102
817-900-8202 Phone

AFTER RECORDING RETURN TO:

1900 Coleman Rd
Burleson TX 76028

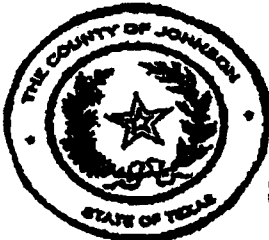
BK 3727PG0132

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

Filed For Record 9:03 AM PM

FEB 07 2006

County Clerk Johnson County
By DP Deputy



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 OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown heron.

C.H. Douglas
CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

TAX TRACT 9A
FROM & SHERIFF JONES
1871.71
1871.71

TAX TRACT 9
FROM & SHERIFF JONES
1871.71
1871.71

TAX TRACT 12B
FROM & SHERIFF JONES
1871.71
1871.71

TAX TRACT 9D & 9E
FROM & SHERIFF JONES
1871.71
1871.71

135.94' 136.40' 47' 14" W 136.40'

HIDDEN VIEW LANE

(8724)

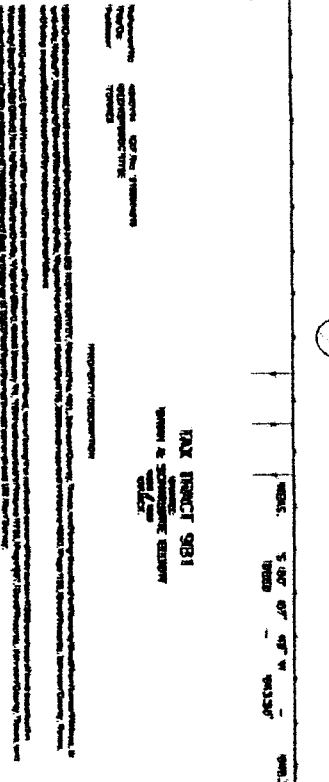
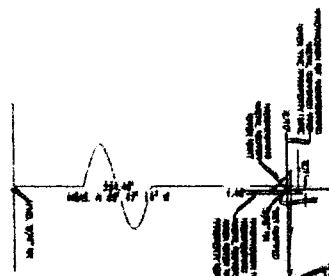
TAX TRACT 9B
FROM & SHERIFF JONES
1871.71
1871.71
5.000 ACRES

J.B. KERR SURVEY
ABST. NO. 481

TAX TRACT 12A
FROM & SHERIFF JONES
1871.71
1871.71

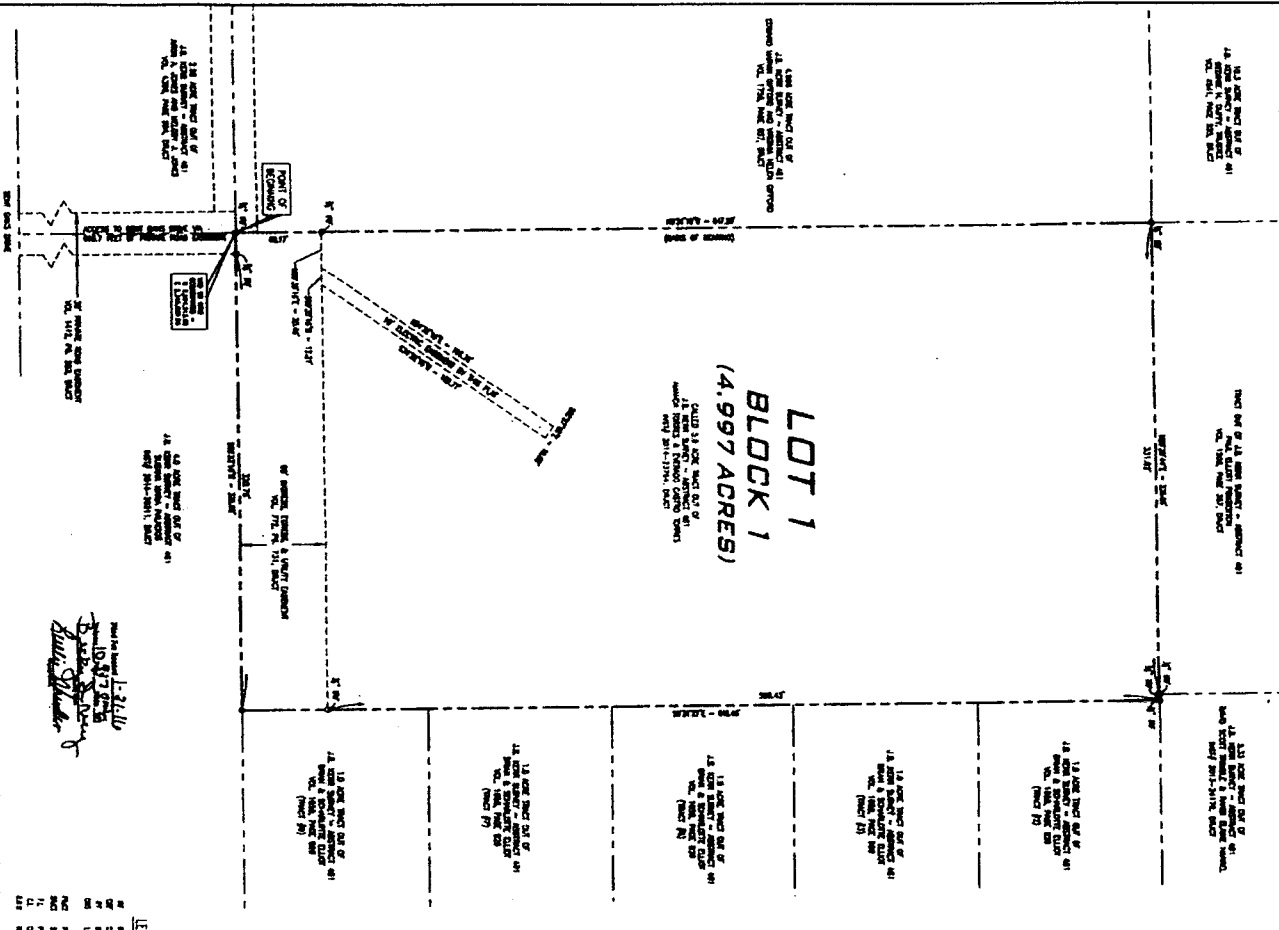
TAX TRACT 9B1
FROM & SHERIFF JONES
1871.71
1871.71

TAX TRACT 12
FROM & SHERIFF JONES
1871.71
1871.71

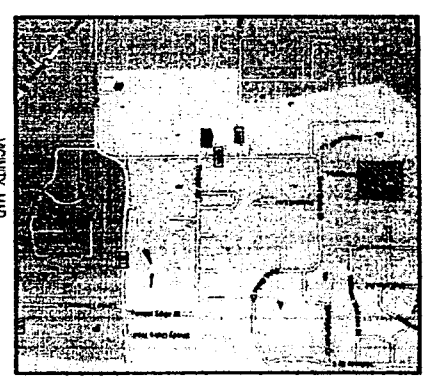


DEPARTMENT OF REVENUE
STATE OF MISSISSIPPI
TAX TRACT 9B
5.000 ACRES
TAX TRACT 9B1
FROM & SHERIFF JONES
1871.71
1871.71

PROLINE
SURVEYING LTD.
WWW.PROLINESURVEYING.COM
THE 817-234-1188 PROLINESURVEYING.COM
P.O. Box 117, 817, 211, 117
JAMES W. WELLS, JR.
10-21-11



LOT 1
BLOCK 1
(4.997 ACRES)



VICINITY MAP

- NOTES
- 1. The drawings herein are intended to be used as a guide only.
- 2. All lot and block numbers are given in accordance with the plat of the whole.
- 3. All lot and block numbers are given in accordance with the plat of the whole.
- 4. All lot and block numbers are given in accordance with the plat of the whole.

CITY OF BARKSDALE NOTES

- 1. The City of Barksdale is a city of the State of Louisiana, created by Act No. 127 of the Louisiana Legislature, dated July 12, 1904.
- 2. The City of Barksdale is a city of the State of Louisiana, created by Act No. 127 of the Louisiana Legislature, dated July 12, 1904.
- 3. The City of Barksdale is a city of the State of Louisiana, created by Act No. 127 of the Louisiana Legislature, dated July 12, 1904.

LEGEND

- 1. All lots shown on this plat are to be divided into four equal parts.
- 2. All lots shown on this plat are to be divided into four equal parts.
- 3. All lots shown on this plat are to be divided into four equal parts.

OWNER
GRAND LUMBER TRADING
1800 COLUMBIAN ROAD
BARKSDALE, LOUISIANA 70504
TELEPHONE: 817-331-0033
FAX: 817-331-0034
EMAIL: AMERICANLUMBER.COM

THIS PLAT IS RECORDED IN:
BOOK NO. _____
PAGE NO. _____
DATE: _____

APPROVED BY THE CITY COUNCIL OF BARKSDALE, LOUISIANA

DATE: NOVEMBER 3, 2013

Shylocke Jack R. Sudd

ENG. A. PLAN OF 1471 ACRES TRACT OF LAND IS RECORDED IN
BOOK NO. 11000, PAGE NO. 100, IN THE 11th EIGHTH DISTRICT OF
JOHNSON COUNTY, TEXAS

DATE: NOVEMBER 2013 SCALE: 1" = 40' OF THE 21/23RD JORDON-JOHNSON COUNTY
ON BULLOCHBERRY, STANTON & ABERNETHY, INC.

111 WEST MAIN STREET - TAMULONIA, TEXAS 75781
TELEPHONE: 817-331-3211 - FAX: 817-331-3800
ESTABLISHED 1924 - FIRM NO. 51813 & 51813A (S)

(Seal: Professional Engineer)

CLASS 15-125

4.997 ACRE TRACT
MINOR PLAT
KERR ADDITION
LOT 1, BLOCK 1

APPROVED BY THE CITY COUNCIL OF BARKSDALE, LOUISIANA

DATE: NOV 2013

Shylocke Jack R. Sudd

APPROVED BY THE CITY COUNCIL OF BARKSDALE, LOUISIANA

DATE: NOV 2013

Shylocke Jack R. Sudd

NOTES

1. The drawings herein are intended to be used as a guide only.
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PLAT OF 1471 ACRES TRACT OF LAND IS RECORDED IN
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