

SEP 26 2016

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 9/14/16

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X September 26, 2016

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 4255 CR 307 Grandview for a residence and a small office on one septic system, 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 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 JACKIE DAUNPORT Date 8-14-16

Contact Information: Phone no. 817-925-5531

Cell no. SAME Email address _____

Property Information for Variance Request:

Property 911 address 4255 CR 307 GRANDVIEW TX 76050

Subdivision name _____ Block _____ Lot _____

Lot size: 7AC acres Size of existing residence: 1680 sq. ft.

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

ETJ: Yes - City _____ No

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

Reason for request TO HOOK SMALL OFFICE TO
RESIDENCE 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
 developer1@johnsoncountytx.org - (817) 596-6380 - Fax (817) 596-6391
 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 \$875.00 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: [Signature] Date 9.14.16
 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: JACKIE DAVERNART Ph. # 817-925-5531
 511 site address: 4255 CR 307 Current mailing address: 3951 CR 307
GRANDVIEW TX 76050 GRANDVIEW TX 76050
 Legal Description: Metes and Bounds: Acreage: 7 AC
 Recorded deed: Volume _____ Page _____ Survey URBANO Abstract 543 -or-
MONDOZA
 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. 1680
 Single-Family # Bdrms 3 Multi-Family # Bdrms _____ Commercial # Employees _____
 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]
 (Signature of Owner)

9-14-16
 (Date)

Site Evaluator: KIRK FURVA License No. 050028715
 Phone No: 8175976041 Other No. _____
 Mailing Address: 6395 RENDON NEW HOPE City FT WORTH State TX Zip 76140
 Installer: JACKIE DAVERNART License No. 050000466
 Phone No: 817-925-5531 Other No. _____
 Mailing Address: 3951 CR 307 City GRANDVIEW State TX Zip 76050

****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: JACKIE DAVENPORT License Type and No. 050000466
Phone No. 817-925-5531 Other or Fax No. _____
Mailing Address: 3951 CR 307 City: GRANDVIEW State: TX Zip: 76050

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

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

II. DAILY WASTEWATER USAGE RATE: (Q) 240 (gallons/day)

Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank V = 750 min Aerobic Unit

A. Tank Dimensions: _____ Liquid Depth (bottom of tank to outlet): 45"

Size proposed: 1000 (gal)* Manufacturer: CYT

Material/Model# CONCRETE

Pretreatment Tank: Yes No Size: 500 (gal) No NA

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

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

IV. DISPOSAL SYSTEM:

Disposal Type: LATERAL LINE PIPE & GRAVE

Manufacturer and Model CYT CONCRETE

Area Proposed: 1250 SQ FT Area Required: 960 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: JACKIE DAVENPORT DATE: 9-14-16

Jackie Davenport

COPY

OSSE SOIL EVALUATION FORM

Date Performed 6-3-16
 Owner's Name JACKIE DAVENPORT
 Physical Address 4255 ER 307
 Site Evaluator KIRK FUGUA O.S. Number 050028715
 Proposed Excavation Depth _____

* 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 (B-1,2)

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
0				
12	(II)			SANDY LOAM
24				
36				
48				
60				

Soil Boring Number _____

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

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

ATTESTED BY: Kirk Fugua
 Signature _____

Site Evaluator No. 050028715

6395 RENDON NEW HOPE RD FT WORTH TX 76140 8175976041
 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

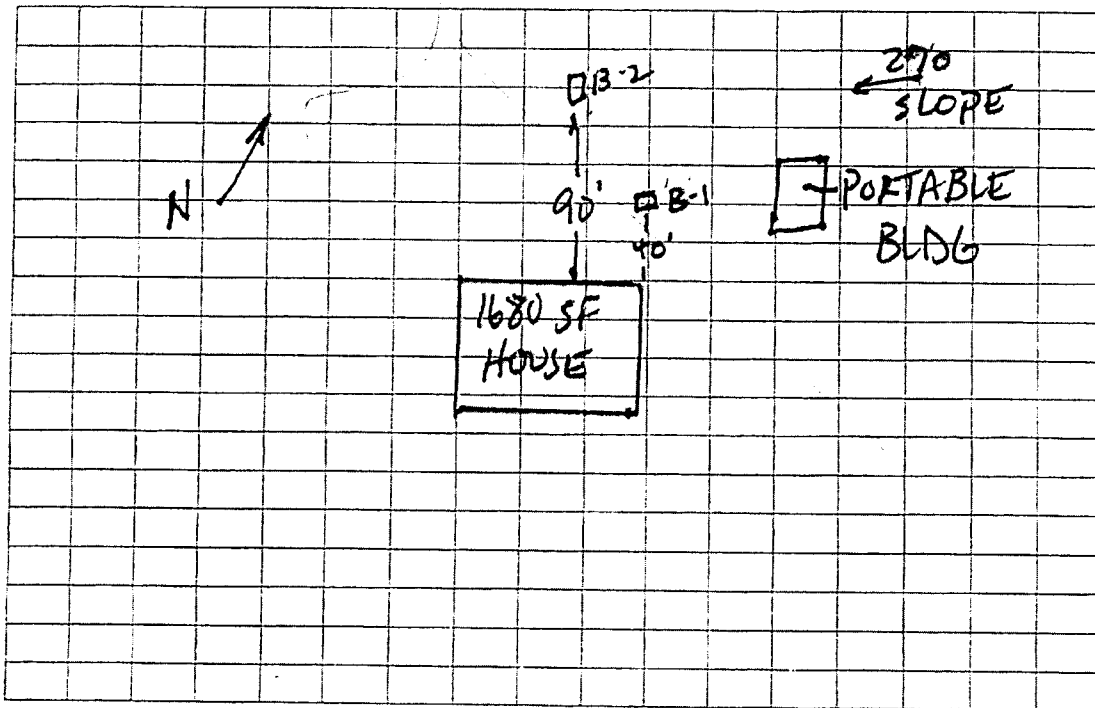


JOHNSON COUNTY - SITE EVALUATION REPORT

Date 6-3-16
 Name JACKIE DAVENPORT Phone 817-925-5531
 Address 3951 CR 307
 PROPERTY LOCATION
 Lot _____ Block _____ Subdivision _____
 Street/Road Address 4255 CR 307
 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 <input checked="" type="checkbox"/>	Firm Panel # _____
Presence of upper water shed	Yes <input checked="" type="checkbox"/>	No _____	
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 K. Jagne Site Evaluator No. 050028715

6395 RENDON NEW HOPE, FT WORTH TX 76140 8175976041
 Address Phone

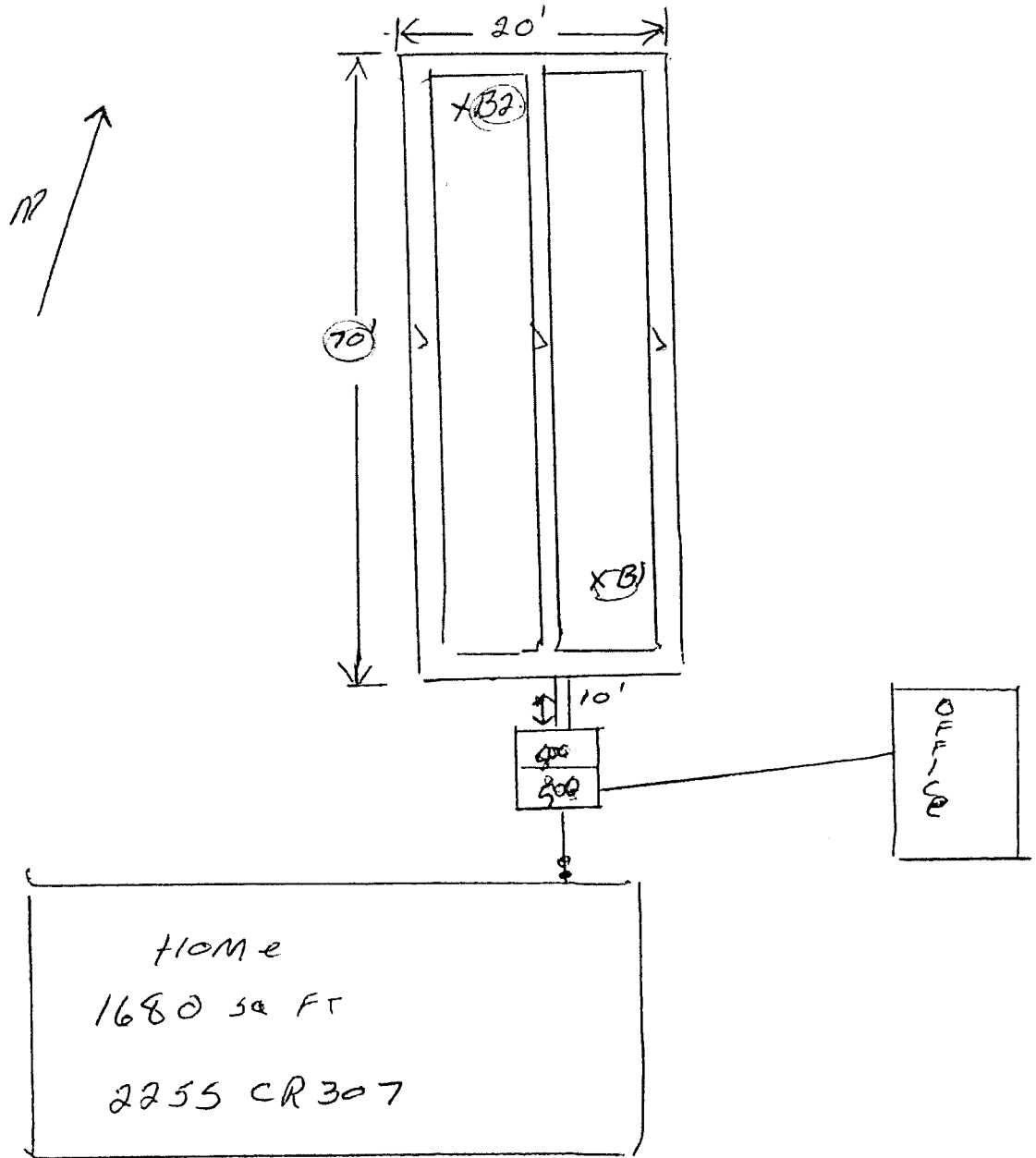
The information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County.

JACKIE DAVENTPORT

2255 CR 307

GRANDVIEW TEX 76050

← (270) SLOPE



9-12-16

DESIGNED BY
JACKIE DAVENTPORT
Jackie Daventport
050000466
3951 CR 307
GRANDVIEW TEX 76050

17890

WARRANTY DEED WITH VENDOR'S LIEN

Date: July 22, 1998

Grantor: Louise Foust, a single person

Grantor's Mailing Address: County Road 1121, Cleburne, Johnson County, Texas 76031

Grantee: Jackie Earl Davenport and wife, Vicki Andra Davenport

Grantee's Mailing Address: 3951 County Road 307, Grandview, Johnson County, Texas 76050

Consideration: TEN AND NO/100 DOLLARS and a note of even date that is in the principal amount of \$134,000.00 and is executed by Grantee, payable to the order of Farm Credit Bank of Texas. The note is secured by a vendor's lien retained in favor of Farm Credit Bank of Texas in this deed and by a deed of trust of even date from Grantee to Arnold R. Henson, Trustee.

Farm Credit Bank of Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Farm Credit Bank of Texas in this deed and are transferred to that party without recourse on Grantor.

Property: Being a tract or parcel of land situated in the URBANO MENDOZA SURVEY, Abstract No. 543, Johnson County, Texas and being more particularly described by metes and bounds on the attached Exhibit "A".

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made subject to any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property shown of record in Johnson County, Texas, and to all zoning laws, regulations or ordinances of municipal and other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property.

Minerals: For Grantor's life only, a reservation of an undivided one-half interest in the oil, gas, and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

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

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

Warranty Deed With Vendor's Lien
Louise Foust to
Jackie Earl Davenport and wife, Vicki Andra Davenport

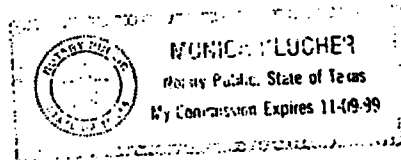
When context requires, singular nouns and pronouns include the plural.

Louise Foust
Louise Foust

THE STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on the 22nd day of July, 1998, by Louise Foust.

Monica Klucher
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Jackie Davenport
3951 County Road 307
Grandview, TX 76050

PREPARED IN THE LAW OFFICE OF:

Cox & Associates, P.C.
517 S.W. Wilshire Blvd.
Burleson, Texas 76028
(817) 295-1345
FAX 295-4627

EXHIBIT "A"

BEING a tract or parcel of land situated in the URBANO MENDOZA SURVEY, Abstract No. 543, Johnson County, Texas, being all of a 52.61 acre tract conveyed to L. Foust by deed recorded in Volume 537, Page 73, Deed Records, Johnson County, Texas and all of a 5.00 acre tract conveyed to L. Foust by deed recorded in Volume 537, Page 80, Deed Records, Johnson County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in County Road No. 307, being the Southwesterly corner of said 52.61 acre tract and being the Southeasterly corner of a 123.14 acre tract conveyed to J.E. Davenport by deed recorded in Volume 1549, Page 593, Deed Records, Johnson County, Texas;

THENCE North 29 degrees 48 minutes 47 seconds West with the common line between said Foust tract and Davenport tract passing a fence corner post in the North line of said County Road No. 307 at 30.50 feet continuing generally along a barb wire fence a total distance of 1522.54 feet to a 1/2 inch iron rod found for corner in the East line of said Davenport tract, being the Northwesterly corner of said Foust tract and being the Southwesterly corner of a 15.44 acre tract conveyed to F.E. Sylvester by deed recorded in Volume 1377, Page 847, Deed Records, Johnson County, Texas;

THENCE North 61 degrees 34 minutes 53 seconds East with the common line between said Foust tract and Sylvester tract passing the Southeasterly corner of said Sylvester tract and the Southwesterly corner of a 5.00 acre tract conveyed to J.D. Pierce by deed recorded in Volume 1349, Page 147, Deed Records, Johnson County, Texas, continuing on and passing the Southeasterly corner of said 5.00 acre tract and the Southwesterly corner of a 16.14 acre tract conveyed to J.D. Pierce by deed recorded in Volume 1349, Page 147, Deed Records, Johnson County, Texas and continuing on and passing the Southeasterly corner of said 16.14 tract and the most Northerly Southwesterly corner of a 14.23 acre tract conveyed to B.R. Doak by deed recorded in Volume 1705, Page 111, Deed Records, Johnson County, Texas continuing in all a total distance of 1653.00 feet to a 1/2 inch iron rod found for corner, being the Northeasterly corner of said Foust tract and being the ell corner of said Doak tract;

THENCE South 29 degrees 44 minutes 24 seconds East with the common line between said Foust tract and Doak tract passing the Southwesterly corner of said Doak tract and the Northwesterly corner of a 3.87 acre tract conveyed to R.J. Yandell by deed recorded in Volume 1979, Page 699, Deed Records, Johnson County, Texas, continuing on and passing the Southwesterly corner of said 3.87 tract and the Northwesterly corner of a 8.49 acre tract conveyed to L.L. McGehee by deed recorded in Volume 2135, Page 699, Deed Records, Johnson County, Texas and continuing in all a total distance of 1618.71 feet to a 1/2 inch iron rod found for corner in the Northerly line of said County Road No. 307, being the Southeasterly corner of said Foust tract and being the Southwesterly corner of said McGehee tract;

THENCE South 61 degrees 27 minutes 00 seconds West with said County Road No. 307 and the Southeasterly line of said 52.61 acre tract passing the Southeasterly corner of said Foust 5.00 acre tract and the Southwesterly corner of said 5.00 acre tract continuing in all a total distance of 1650.98 feet to the POINT OF BEGINNING and containing 57.65 acres of land, more or less.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

BK 2215 PG 0238

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

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL, OR USE OF THE DE-
SCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNEN-
FORCEABLE UNDER FEDERAL LAW

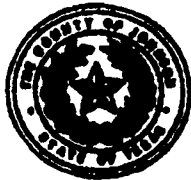
FILED FOR RECORD *2:01 PM*

AUG 06 1998

COUNTY CLERK JOHNSON COUNTY
BY 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
hereon.

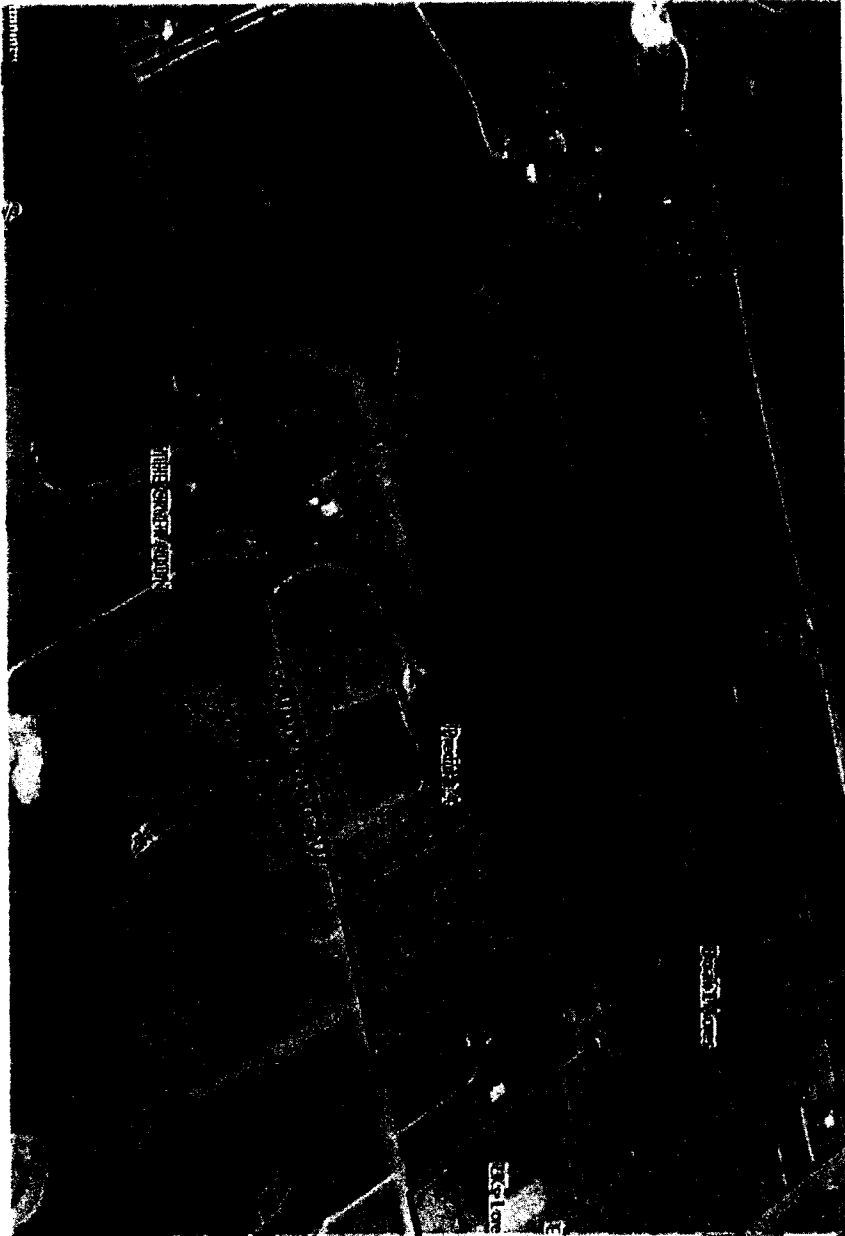


C.H. Douglas
CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

CONNECTEXPLORER

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Johnson County Tax Office Central Appraisal District Help Desk Johnson County Internet Administration/Online Login

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Identify

Choose an identify tool

- Point
- Line
- Polygon
- Area
- Circle

Custom (13)

Results by layer

- APPLICANTS
- APPROPRIATES

126 0543 00380

gis_126054300380
 name DAVENPORT JACQUE E & F
 deed_date 1994-07-07
 volume_num 02716
 page_num 00306
 deed_desc UNASSIGNED
 situs_desc 307
 descrt_1 70 X 14 1/2
 descrt_2 UNRECORDED
 of_parc_ 57 51
 geo_recour 126054300380

No Flood
No ETS