

SEP 26 2016

**REQUEST FOR AGENDA PLACEMENT FORM**

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

**SUBMITTED BY: David Disheroon**

**TODAY'S DATE: 9/14/2016**

**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 2617 Bent Oaks, Burlison for a shop and residence on one septic system so that they can live in the shop until the residence is built 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 \_\_\_\_\_



## 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 LUTHER PARKERSON Date 9-14-16

Contact Information: Phone no. 214-926-8823

Cell no. SAME Email address -

### Property Information for Variance Request:

Property 911 address 2617 BENT OAKS BURLISON

Subdivision name PARKERSON ESTATES Block 1 Lot 1

Lot size: 2.83 acres Size of existing residence: 1700 sq. ft.

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

ETJ:  Yes - City BURLISON  No

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

Reason for request LIVE IN SHOP TILL THEY SELL

EXISTING HOME & BUILD NEW HOME

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

F:/Platting/Variations/Septic System Variance Request App



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: \_\_\_\_\_ 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: [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: WALTER PARKERSON Ph. # 214-926-8823  
Elizabeth PARKERSON  
 911 site address: 2617 BENTON BLVD, BURKESON Current mailing address: 1044 PEREGRINE PL  
KENNEDALE, TX 76060  
 Legal Description:  Metes and Bounds: Acreage: 2.83  
JB Kerr  
 Recorded deed: Volume \_\_\_\_\_ Page \_\_\_\_\_ Survey \_\_\_\_\_ Abstract 481 -or-  
 Subdivision: PARKERSON ESTATE Lot #: 1 Blk #: 1 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. 6000 4200  
 Single-Family # Bdrms 2  Multi-Family # Bdrms \_\_\_\_\_  Commercial # Employees \_\_\_\_\_ 2000  
 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 on-site sewage facility.

[Signature] 09-05-2016  
Elizabeth Parkerson 08-05-2016  
 (Signature of Owner) (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 DAVENTPORT 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: KIRK FURUKI License Type and No. RS# 2327  
Phone No. 817 597 6041 Other or Fax No. \_\_\_\_\_  
Mailing Address: 6395 RENDON NEW HWY City: FW State: TX Zip: 76140

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

Q= II. DAILY WASTEWATER USAGE RATE: Q= 510 <sup>480</sup> (gallons/day)  
Water Saving Devices:  Yes  No

V= III. TREATMENT UNIT(S):  Septic Tank  Aerobic Unit  
A. Tank Dimensions: 6 X 12 X 6 Liquid Depth (bottom of tank to outlet): 60"  
Size proposed: 750 (gal)\* Manufacturer: CYT  
Material/Model# CONCRETE  
Pretreatment Tank:  Yes  No Size: 750 (gal)  No  NA  
Pump/Lift Tank:  Yes  No Size: 750 (gal)  No  NA  
B. OTHER  Yes  No If yes, please attach description.

A= IV. DISPOSAL SYSTEM:  
Disposal Type: SURFACE APPLICATION  
Manufacturer and Model Y3550 KF  
Area Proposed: 8478 SF Area Required: 8478 7500

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: 7-10-16



COPY

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 7-8-17  
 Owner's Name WALTERS  
 Physical Address 2617 BENT OAKS  
 Site Evaluator KIRK FURUA 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
<u>12</u>	<u>IT w/CHUNK ROCK</u>	<u>NO</u>		<u>clay</u>
<u>24</u>				
<u>36</u>				
<u>48</u>				
<u>60</u>				

Soil Boring Number \_\_\_\_\_

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

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

ATTESTED BY:  
 Signature [Signature]

Site Evaluator No. 050028715

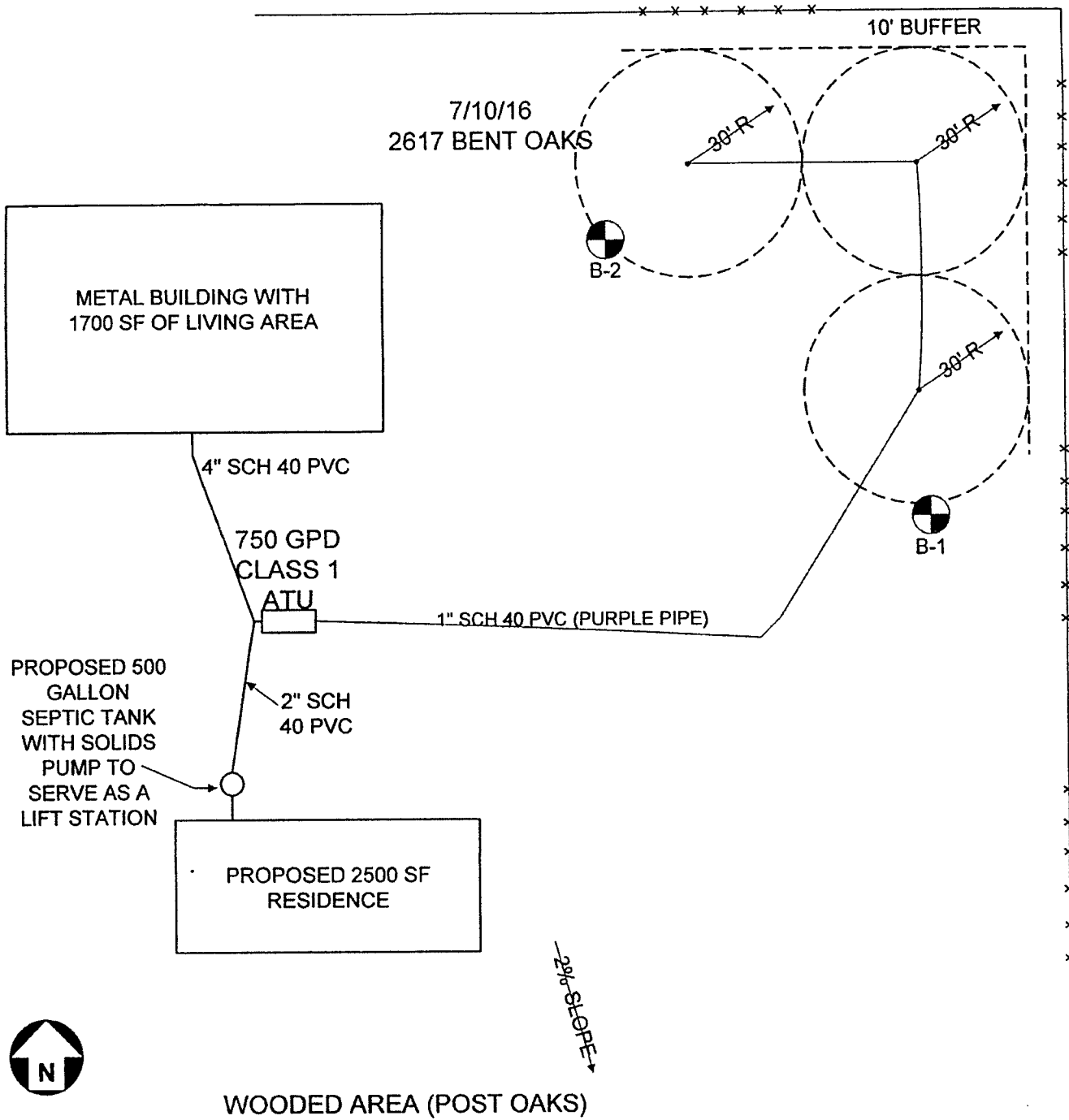
6595 RENDON NEW HOPE RD FT WORTH TX 76140 8175976041  
 Address Phone

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



COPY



SCALE: 1" = 40' 0"

2617  
BENT OAKS DRIVE

  
**P. KIRK FUQUA**  
 REGISTERED SANITARIAN #2327



July 25, 2016

To: Randall Walters  
From: Kirk Fuqua, R.S.  
Re: OSSF Design, Surface Application System for 2617 Bent Oaks

The following design document is based upon the Texas Commission on Environmental Quality's (TCEQ), "On-Site Sewage Facility Rules Compilation", Title 30, TAC Chapter 285, effective December 27, 2012. This report should be submitted to the appropriate Authorized Agent for review and approval prior to system installation.

**DESIGN PARAMETERS:**

Estimated Daily Flow:	480 gallons per day
Loading Rate:	.064 gallons/square foot /day
Coverage Area Required:	7500 square feet
Coverage Area Proposed:	8478 square feet
Primary Clarifier Capacity:	400 gallons
Aeration Unit Capacity:	750 gallons
Pump Tank Capacity:	750 gallons
Reserve Capacity Required:	160 gallons
Timer Required:	YES

**SITE EVALUATION AND STRUCTURE:**

This design is for a metal building with 1700 square feet of living area and two bedrooms and a proposed 2500 square foot home with three bedrooms. The slope is less than 15% in the disposal area. Therefore, this site should be suitable for a surface application system. Water saving fixtures will be used.

**TREATMENT UNIT:**

Secondary treatment of effluent shall meet the requirements of an NSF approved, Class 1 aerobic treatment unit. To prevent unauthorized access to OSSF's a secondary cap, plug, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed (30 TAC Chapter 285.38). Following secondary treatment, the effluent shall be disinfected by means of chlorine contact. This tertiary treatment shall maintain a chlorine residual of at least one part per million (1.0). The disinfection equipment must be approved by the National Sanitation Foundation (NSF) International or by an ANSI accredited institution under ANSI / NSF Standard 46 (30 TAC Chapter 285.33).

**PIPE AND FITTINGS:**

Schedule 40 PVC pipe will be used in this installation. One inch or .75 inch purple PVC shall be used for the supply line to the sprinkler heads. The lines must be a minimum of 12 inches deep to prevent freezing.

**PUMP, FLOAT CONTROLS AND ALARM SYSTEM:**



**P. KIRK FUQUA**  
REGISTERED SANITARIAN #2327

WARRANTY DEED

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.

GF# 12639FW KM

Date: MAY 28, 2015

Grantor: HAROLD R. KRAMER AND SPOUSE, IDA M. KRAMER

Grantor's Mailing Address: 2601 BENT OAKS DRIVE, BURLESON, TEXAS 76028

Grantee: LUTHER MARTIN PARKERSON AND ELIZABETH PARKERSON

Grantee's Mailing Address: 1044 PEREGRINE PLACE, KENNEDALE, TEXAS 76060

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (Including any improvements):

BEING THAT CERTAIN 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 Conveyance: NONE

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, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance 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 whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

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

Harold R. Kramer  
HAROLD R. KRAMER  
Ida M. Kramer  
IDA M. KRAMER



(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF Johnson

This instrument was acknowledged before me on the 28th day of May 2015, by  
HAROLD N. KRAMER AND SPOUSE, IDA M. KRAMER.



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

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:  
LUTHER MARTIN PARKERSON AND ELIZABETH  
PARKERSON  
1044 PEREGRINE PLACE  
KENNEDEALE, TEXAS 76060

PREPARED IN THE LAW OFFICE OF:  
BEADLES, KEWISAN & LAHLER  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
3500 HULEN STREET, SUITE 200  
FORT WORTH, TEXAS 76107-6812

## EXHIBIT "A"

## METES AND BOUNDS DESCRIPTION

BEING a 2.83 acre tract of land located in the J.B Kerr Survey, Abstract Number 481, Johnson County, Texas, also known as Tracts 1 and 2 in an unrecorded subdivision of the John Garrett 38.13 acre tract, and being a tract of land conveyed to Harold R. Kramer et ux Ida M., as recorded in instrument Number 10652 of the Deed Records of Johnson County, Texas, (DRJCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of the herein described tract of land and the southeast corner of a tract of land conveyed to Harold Roy Kramer, as recorded in Volume 1456, Page 993, DRJCT, also being in Bent Oaks Drive (CR 602-A);

THENCE N 00°05'00" E, with the west line of the herein described tract of land and the east line of said Harold Roy Kramer tract, at a distance of 20.00 feet passing a 5/8 inch iron rod found, continuing in all a total distance of 381.20 feet to a 5/8 inch iron rod found for the northwest corner of the herein described tract of land and a point in the east line of the said Harold Roy Kramer tract, said point also being at the southwest corner of a tract of land conveyed to Jorge Galvan, as recorded in instrument Number 4540, DRJCT;

THENCE EAST, with the north line of the herein described tract of land and the south line of said Galvan tract, a distance of 324.50 feet to a point for the northeast corner of the herein described tract of land and the northwest corner of a tract of land conveyed to Beverly Montgomery, as recorded in Volume 2896, Page 634, DRJCT, from which a metal fence post bears S 03°47'03" W, 66.85 feet;

THENCE S 00°17'00" W, with the east line of the herein described tract of land and the west line of said Montgomery tract, a distance of 380.92 feet to a point for the southeast corner of the herein described tract of land and the southwest corner of said Montgomery tract, and said point also being in said Bent Oaks Drive, from which a metal fence post bears N 02°12'51" W, 14.87 feet;

THENCE S 89°57'00" W, with the south line of the herein described tract of land and said Bent Oaks Drive, a distance of 323.17 (Deed-323.00) feet, to the POINT OF BEGINNING and containing 2.83 acres of land, more or less.

Subject tract also known as 2617 Bent Oaks Drive, Burleson, Texas.

\*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

# Johnson County

Becky Ivey  
Johnson County Clerk  
Cleburne, TX

Document Number: 2015-11283

Recorded As : ERX-WARRANTY DEED

Recorded On: May 28, 2015

Recorded At: 11:13:49 am

Number of Pages: 4

Recording Fee: \$34.00

**Parties:**

Direct-  
Indirect-

Receipt Number: 31755

Processed By: Leslie Shuler

\*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\*



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.  
Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

*Becky Ivey*  
BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

Fuller Engineering, Inc.  
1800 W. Loop West, Suite 100  
Houston, Texas 77056  
Telephone (713) 961-1100  
FAX (713) 961-1101

JOHNSON COUNTY, TEXAS  
SUBJECT: NO. 881  
AN ADDITION TO THE CITY OF BULLHEADS STA.  
PARKERSON ESTATES  
BLOCK 1  
LOT 1

1. Boundary lines between the land in this plat and the land in the plat of the City of Bullheads Station, Parker Estates, Block 1, Lot 1, are shown in red ink on the plat.

2. The plat is subject to the easements, covenants, and restrictions shown thereon.

3. The plat is subject to the easements, covenants, and restrictions shown thereon.

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15. The plat is subject to the easements, covenants, and restrictions shown thereon.

16. The plat is subject to the easements, covenants, and restrictions shown thereon.

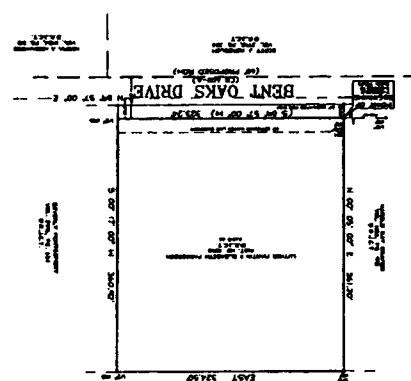
17. The plat is subject to the easements, covenants, and restrictions shown thereon.

18. The plat is subject to the easements, covenants, and restrictions shown thereon.

19. The plat is subject to the easements, covenants, and restrictions shown thereon.

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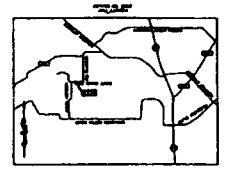
*[Handwritten signatures and notes]*



*[Handwritten signature]*  
Surveyor  
No. 12345



NAME	ADDRESS	CITY	STATE



JOHNSON COUNTY, TEXAS  
SUBJECT: NO. 881

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