

OCT - 6 2016

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 9/22/2016

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X October 06, 2016

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 2621 Trail Tree Ct. Burleson to replace an existing system and add a guest residence onto one system, 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 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 Brian T Calaluca Date 9-21-16

Contact Information: Phone no. (817) 919-0182

Cell no. (817) 300-7964 Email address Cal4798@att.net

Property Information for Variance Request:

Property 911 address 2621 Trail Tree Ct.

Subdivision name Bent Tree Ct. Block 3 Lot 46&47

Lot size: .993 acres Size of existing residence: 3156 sq. ft.

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

ETJ: Yes - City BURLESON No

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

Reason for request Adding second house on lot 46

Adding second house on lot 46

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 Public Works Department

1 North Main Street, Suite 305
Cleburne, Texas 76033
817-556-6380 Fax: 817-556-6391

**Development Permit
Not Required**

Septic Permit Application Checklist

Items that do not have a check must be provided to complete the approval process for your Septic Permit.

Property Owner: Juan Calabuca Site Address: 2621 Trail Tree Ct
Burlison

Filed Deed attached Survey or Plat attached Acreage: _____

Septic Application _____
 Current OSI license Current OSII license

Technical Sheet _____

Soil Test _____

Site Sheet _____

- Bore Holes
- Slope %
- Flood Zone
- Ground Water
- Acreage

existing permit 004457
Replacing
VARIANCE

Drawing _____

Spec Sheets _____

Affidavit _____

Maintenance Contract _____

Current MP

Other _____

Sign Brought in

Date 9-9-16



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 9.20.16
 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: BRIAN CALALUCA Ph. # 817-300-7964
 911 site address: 2621 TRAIL TREE CT. BURLESON, TX 76028 Current mailing address: SAME
 Legal Description: Metes and Bounds: Acreage: 2.05 ±
 Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____ -or-
 Subdivision: BENT TREE ADDITION Lot #: 46/47 Blk #: 3 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. _____
HOME #1 = 3 BEDROOM - 2100 SQ FT HOME #2 = 1 BEDROOM - 1050 SQ FT
 Single-Family # Bdrms 4 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.

[Signature] (Signature of Owner) 9-1-2016 (Date)

Site Evaluator: JIMMY NED WALLACE License No. 11465
 Phone No: 817-645-4924 Other No. 817-933-3301
 Mailing Address: 5348 CR 423 City GRANDVIEW State TX Zip 76050
 Installer: Randy Youngblood License No. 596
 Phone No: (817)-994-1359 Other No. _____
 Mailing Address: 3475 Collins Rd City Burleson State Tex Zip 76028

****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

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No
 Designer Name: RONALD J. ROBINSON License Type and No. PE 45264
 Phone No. 817-645-6122 Other or Fax No. _____
 Mailing Address: BOB SMADY PARK CT. City: CLEBURNE State: TX Zip: 76033

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

Stub out to treatment tank: 4" SCH 40 PVC
 Treatment tank to disposal system: 1" SCH 40 PVC

II. DAILY WASTEWATER USAGE RATE: Q = 420 (gallons/day)

Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank

Aerobic Unit

A. Tank Dimensions: _____

Liquid Depth (bottom of tank to outlet): N/A

Size proposed: _____ (gal)*

Manufacturer: _____

Material/Model# CONCRETE

Pretreatment Tank: Yes

Size: 500 (gal) No NA

Pump/Lift Tank: Yes

Size: 750 (gal) No NA

B. OTHER

Yes No If yes, please attach description.

NIGHT TIME SPRAY ONLY - A TIMER IS REQUIRED - SPRAY HEADS ARE CLOSER THAN 120' (10') TO THE PROPERTY LINE

IV. DISPOSAL SYSTEM:

Disposal Type: SURFACE IRRIGATION

Manufacturer and Model: _____

Area Proposed: 7000 SF Area Required: 6563 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: RJ Robinson DATE: 1-28-16

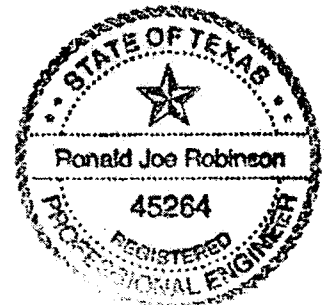
FLOW BASED ON THE FOLLOWING CRITERIA IN THE
 OSSE PUBLICATION DATED MARCH 2013:

A. 3 BEDROOM DWELLING WITH LESS THAN
 2500 sq ft of Living Area using Water Saving Devices 240 GPD

B. 1 BEDROOM DWELLING WITH LESS THAN
 1500 sq ft of Living Area using Water Saving Devices 180 GPD

Total 420 GPD

Revised 7/10/2012



TRANSPORTATION AND MUNICIPAL ENGINEERS, LLC
 FIRM REGISTRATION NO. F 4736

COPY

Date Performed 1-20-16

Owner's Name BRIAN CALALUCA

Physical Address 2601 TRAIL TREE CT. BURLESON, TX, 76028

Site Evaluator JIMMY NED WALLACE

O.S. Number 11465

Proposed Excavation Depth N/A

*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	II SANDY LOAM	No	No	SUITABLE
24	I	/	/	/
36	III SANDY CLAY	/	/	/
48	IV CLAY	/	CLAY	UNSUITABLE
60	I	/	/	/

Soil Boring Number #2

SITE IS SUITABLE

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12	II SANDY LOAM	No	No	SUITABLE
24	III SANDY CLAY	/	/	/
36	IV CLAY	/	CLAY	UNSUITABLE
48	/	/	/	/
60	/	/	/	/

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

ATTESTED BY: Jimmy Ned Wallace
Signature

Site Evaluator No. 11465

5348 CR 423 GRANDVIEW, TX, 76050
Address

817-645-4924
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

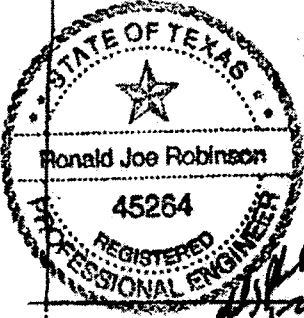
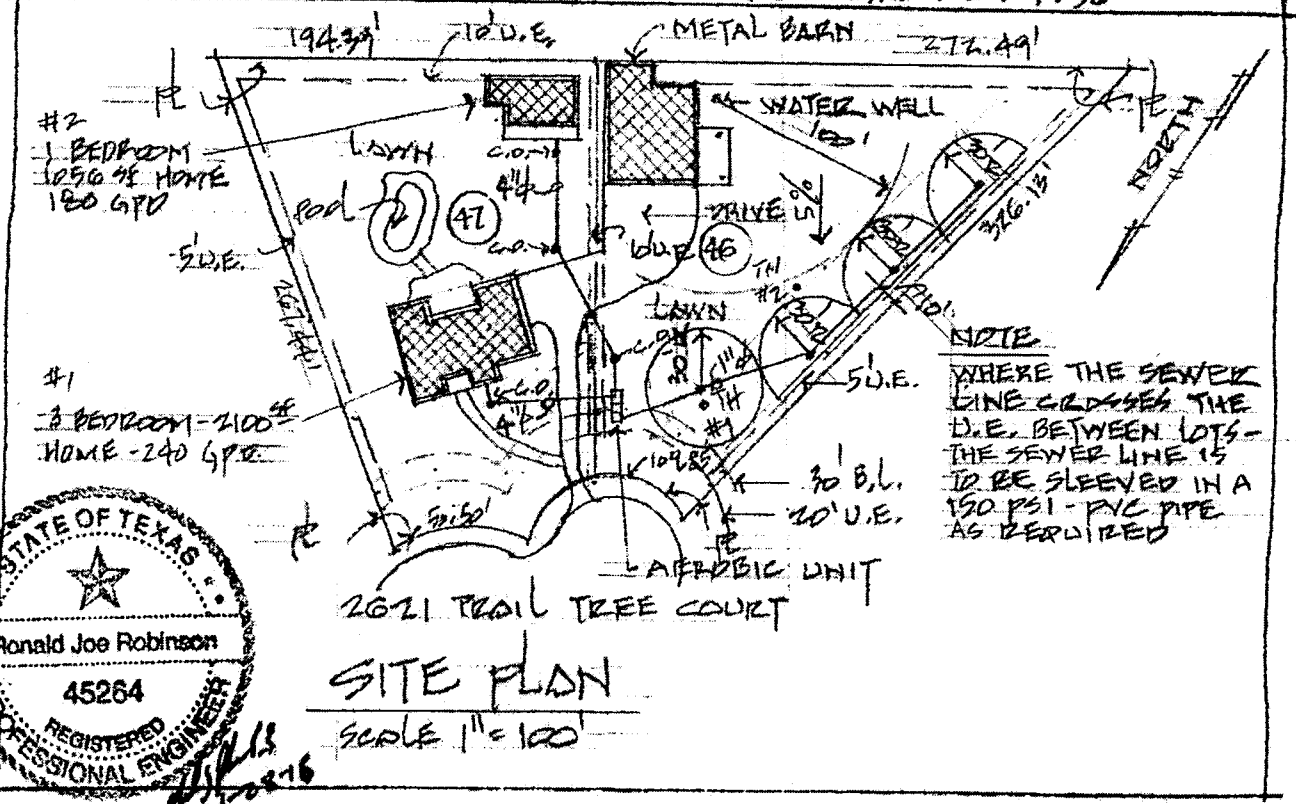
Revised 7/10/2012

COPY

Date 1-20-16
 Name BRAIN CALALUCA Phone 817-300-7964
 Address 2621 TRAIL TREE CT BURLESON, TX. 76028
 PROPERTY LOCATION
 Lot 46 & 47 Block 3 Subdivision BENT TREE ADDITION
 Street/Road Address TRAIL TREE CT, BURLESON, TX. 76028
 Additional Information MAPS 970-W & X

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).
 TRANSPORTATION AND MUNICIPAL ENGINEERS, LLC FIRM REGISTRATION NO F-4736



Presence of 100 year flood zone	Yes _____	No <input checked="" type="checkbox"/>	Firm Panel # <u>TD-nd</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: Ronald Joe Robinson
 Signature: [Signature] Site Evaluator No. 11469
5340 CR 4th 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

NOTES

1. SPRAY AREAS TO BE SOODED AND/OR SEEDED WITH AN APPROPRIATE VEGETATIVE COVER.
2. NIGHT TIME SPRAY ONLY - SPRAY AREAS ARE CLOSER THAN 20' (10') TO THE PROPERTY LINE - D TIMER IS REQUIRED.

COPY

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

PREPARED FOR:

BRIAN CALAWCA
2621 TRAIL TREE CT.
BURLESON, TX. 76028
817-300-7464

USAGE AND SITE LOCATION:

LOTS 46 & 47, Block 3, BENT TREE ADDITION.
ONE SYSTEM THAT HAS A 3 Bedroom Dwelling with
2100 sq. ft. of living AREA that uses water saving devices
& A 1 Bedroom Dwelling with 1056 sq. ft. of living area
that uses water saving devices.

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 420 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:

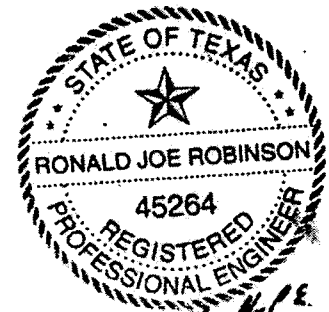
Estimated Flow:	<u>420</u> gallons/day
Loading Rate:	<u>.064</u> gallons/sq. ft.
Area Required:	<u>6563</u> sq. ft.
Area Provided:	<u>7066</u> sq. ft.

SYSTEM SPECIFICATIONS:

Trash tank size:	<u>500</u> gallon
Aeration tank:	<u>500</u> gallon
Pump tank:	<u>750</u> gallon (minimum)
Pump spec.:	<u>0.50 HP</u>
Chlorinator:	Tube type in line
Water Supply:	<u>BETHESDA</u>

FLOW BASED ON THE FOLLOWING CRITERIA IN THE
ISSF PUBLICATION DATED MARCH 2018:

- A. 3 Bedroom Dwelling with less than 2500 sq. ft. of living Area using water saving devices: 240 GPD
 - B. 1 Bedroom Dwelling with less than 1500 sq. ft. of living Area using water saving devices: 180 GPD
- Total: 420 GPD



Handwritten signature and date:
1-28-18

TRANSPORTATION AND MUNICIPAL ENGINEERS, LLC
FIRM REGISTRATION NO. F-4736

COPY

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.

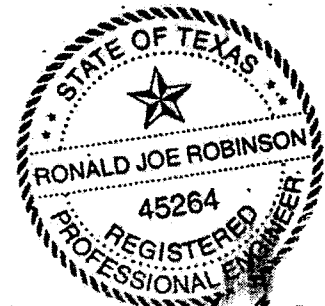
SITE LAYOUT: The treatment unit, pump tank, and distribution system shall be installed at the site approximately as shown on the attached site plan. All supply lines shall be placed a minimum of 12 inches below grade. All spray patterns shall be adjusted in order to provide separation of the spray from 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 of 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 (PROBION FED.)

7. UNIT RISERS TO HAVE SAFETY LIDS.



COPY

RJR
1-28-16

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):

2621 Trail Tree Ct - Burleson, Texas 76028.
Bent Tree Addition Lot # 46 & 47 Blk # 3

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

Brian Thomas Catalucw

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

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

WITNESS BY HAND(S) ON THIS _____ DAY OF _____, 2____.

Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 2____.

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



021513

SPECIAL WARRANTY DEED

Date: October 2, 1996

Grantor: Christina Ann Calaluca
P.O. Box 692
Burleson, Texas 76097

Grantee: Brian Thomas Calaluca
2621 Trail Tree Ct.
Burleson, Texas 76097

Consideration:

For \$11.00 and other valuable consideration resulting from the settlement of the parties divorce action Cause Number 18-5484-95.

Property (including any improvements):

Lot 47, Block 3, Bent Tree, Second Filing Johnson County, Texas, better known as: 2621 Trail Tree Court, Burleson Texas 76097

Reservations from and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

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 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 warrant, when the claims is by, through, or under Grantor but not otherwise.

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

Grantee assumes all ad valorem taxes due on the property for the current year.

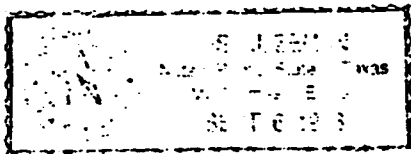
Christina Ann Calaluca
CHRISTINA ANN CALALUCA

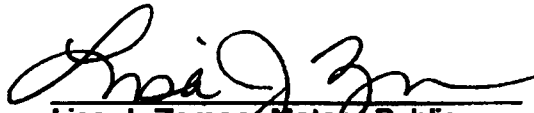
BK 2017PG0475

(Acknowledgement)

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 22nd day of October, 1996
by Christina Ann Calaluca.





Lisa J. Zeman, Notary Public
State of Texas

My commission expires:
September 6, 1998

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

~~FILED FOR RECORD~~ *9:20A*

NOV 21 1996

COUNTY CLERK JOHNSON COUNTY
BY *[Signature]* 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

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



[Signature]
COURTIS H. BOUCE
COUNTY CLERK
JOHNSON COUNTY, TEXAS

NO. 5484-95

IN THE MATTER OF
THE MARRIAGE OF

CHRIS ANN CALALUCA
AND
BRIAN T. CALALUCA

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IN THE DISTRICT COURT
CERTIFIED COPY 1/2 PG(S)
DISTRICT COURT
18TH JUDICIAL DISTRICT
JOHNSON COUNTY, TEXAS
AUG 15 2018

AGREED FINAL DECREE OF DIVORCE

On April 2, 1996, this case came on for hearing
DAVID R. LLOYD
DISTRICT CLERK, JOHNSON COUNTY, TEXAS
BY BETTY MURRAH DEPUTY

Appearances

Petitioner, CHRIS ANN CALALUCA, Social Security number [REDACTED]-1865, appeared in person and through attorney of record, Gene de Bullet, Jr.

Respondent, BRIAN T. CALALUCA, Social Security number [REDACTED]-1130, appeared in person and through attorney of record, David T. Kulesz, and announced ready for trial.

Intervenor, HAROLD WATKINS and wife ESTA WATKINS, appeared in person and with attorney of record, Gene de Bullet, Jr., and announced ready for trial.

Record

A record of testimony was made by the official Court Reporter.

Jurisdiction and Domicile

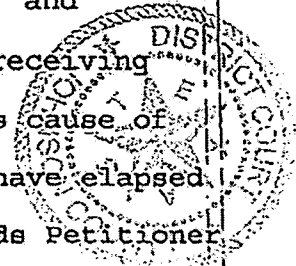
The Court finds that the pleadings of Petitioner are in due form and contain all the allegations, information, and prerequisites required by law. The Court, after receiving evidence, finds that it has jurisdiction over this cause of action and the parties and that at least 60 days have elapsed since the date the suit was filed. The Court finds Petitioner

OKT 55300 6140 JW

BY DEPUTY
BETTY MURRAH

96 NOV 20 9 2:59

FILED
JEANNY JOHNSON
DISTRICT CLERK
JOHNSON CO., TEXAS



386
000298

[Handwritten signature]

has been a domiciliary of this state for at least a six-month period preceding the filing of this action and a resident of the county in which this suit is filed for at least a 90-day period preceding the filing of this action. All persons entitled to citation were properly cited.

Jury

A jury was waived, and all questions of fact and of law were submitted to the Court.

Divorce

IT IS ORDERED AND DECREED that CHRIS ANN CALALUCA, Petitioner, and BRIAN T. CALALUCA, Respondent, are divorced and that the marriage between them is dissolved.

Child

The Court finds that there is no child of the marriage and that none is expected.

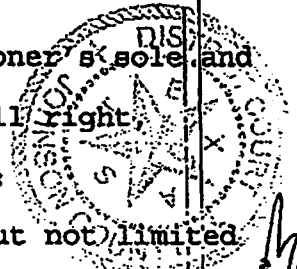
Division of Marital Estate

The Court finds that the following is a just and right division of the parties' marital estate, having due regard for the rights of each party.

IT IS ORDERED AND DECREED that the estate of the parties is divided as follows:

Petitioner is awarded the following as Petitioner's sole and separate property, and Respondent is divested of all right title, interest, and claim in and to such property:

- (1) The following real property, including but not limited to any escrow funds, prepaid insurance, utility deposits, keys,



Handwritten signature or initials

institutions, which accounts stand in Petitioner's sole name or from which Petitioner has the sole right to withdraw funds or which are subject to Petitioner's sole control.

(5) Any and all sums, whether matured or unmatured, accrued or unaccrued, vested or otherwise, together with all increases thereof, the proceeds therefrom and any other rights related to any profit-sharing plan, retirement plan, pension plan, employee stock option plan, employee savings plan, accrued unpaid bonuses, or other benefit program existing by reason of Petitioner's past, present, or future employment.

(6) The 1993 Chevrolet Suburban motor vehicle, together with all prepaid insurance, keys, and title documents.

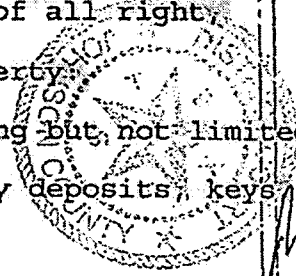
(7) The 1985 Corvette motor vehicle, together with all prepaid insurance, keys, and title documents.

(8) All the parties right, title and interest in the name "Willow Creek".

(9) The sum of \$20,000 to be payable on or before May 1, 1997. Said \$20,000.00 to be evidenced by a Note and secured by a Deed of Trust on the four lots adjacent to the residence at 2621 Trail Tree Court and more particularly described hereinafter and in the Deed of Trust.

Respondent is awarded the following as Respondent's sole and separate property, and Petitioner is divested of all right, title, interest, and claim in and to such property:

(1) The following real property, including but not limited to any escrow funds, prepaid insurance, utility deposits, keys



[Handwritten signature]

house plans, warranties and service contracts, and title and closing documents:

619 Race Street, Crowley, Texas, legally described as Lot 2, Block 2, Holley Place, an addition to the City of Crowley, Tarrant County, Texas.

621 Race Street, Crowley, Texas, legally described as Lot 1, Block 2, Holley Place, an addition to the City of Crowley, Tarrant County, Texas.

2621 Trail Tree Court, Burleson, Texas, legally described as Lot 47, Block 2, Bent Tree Addition, and Lots 42, 43, 44, 45, 46, Block 2, Bent Tree Addition, to the City of Burleson, Johnson County, Texas, and all other personal property in and around 2621 Trail Tree Court except as specifically awarded to Petitioner as hereinabove set forth.

(2) The following household furniture, furnishings, fixtures, goods, appliances, and equipment whether located at 2621 Trail Tree Court or elsewhere:

Tools and Rollaway Chest
 Gympac 1000
 Coffee Table
 Oak 3 pc. Stereo Cabinets
 Back Bedroom Suite (4 piece)
 Mower - Toro
 Desk and Chair, 2 filing cabinets (1 metal, 1 wood)
 7 piece ceramic wildlife set
 CDs, tapes, LPs, Books
 Toshiba Microwave
 Wood Dining Table with Chairs
 Gun Safe with Guns
 Sears Beer Keg
 Shop Heater
 Washer-Dryer
 Freezer
 Utility Trailer
 oak cabinets, cassette player and subwoofer with amp
 31" Hitachi TV
 20" Hitachi TV

(3) All clothing, jewelry, and other personal effects in the possession of or subject to the sole control of Respondent

(4) Any and all sums of cash in the possession of or

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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-19992

Recorded As : ERX-DIVORCE

Recorded On: August 17, 2016

Recorded At: 10:23:25 am

Number of Pages: 14

Recording Fee: \$74.00

Parties:

Direct-

Indirect-

Receipt Number: 71325

Processed By: Cheryl Woolsey

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, COUNTY CLERK
JOHNSON COUNTY, TEXAS



Central Appraisal District of Johnson County

109 North Main St
 Cleburne, Texas 76033
 Phone: (817) 648-3000
 Fax: (817) 645-3105

Account Details for 126.2510.01230

Ownership

Owner Name:	Calaluca Brian T
Owner Address:	2621 Trail Tree Ct, Burleson, TX 760280000
Property Location:	2621 Trail Tree Ct
Ownership Interest:	1.000000
Description:	LOT 46,47 BLK 3 BENT TREE
Deed Date:	2016-08-17
Deed Type:	Divorce Decree
Page #:	
Volume #:	
Instrument #:	19993
Exemptions	<ul style="list-style-type: none"> ◦ Homestead
Tax Entities	<ul style="list-style-type: none"> ◦ Johnson County ◦ Burleson ISD ◦ Lateral Road ◦ Johnson Co ESD#1

	◦ Briar Oaks Fire Dept
Improvement State Code:	A1 - Real, Residential, Single Family
Land State Code:	A1 - Real, Residential, Single Family
Productivity State Code:	
GEO Num:	126.2510.01230
Last Update:	Jul 27 2016 10:32AM

Value

Improvement Value	\$242,256
Land Market Value:	\$69,700
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$311,956
Appraised Value:	\$306,059
Land Acres	1.8660
Impr Area Size	2225
Year Built	1986