

OCT 24 2016

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 10/11/2016

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X October 24, 2016

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 8701 CR 206A, Alvarado for a mobile home and a shop on one new 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 _____

Approved

Commissioners Court

OCT 24 2016



Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. To request a variance for the purpose of:

- installing a septic system on a lot or tract of less than an acre or
- two residences 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 PARKER Date 10.4.16

Contact Information: Phone no. N/A
Cell no. 817.999.7306 Email address blparker@alvaradoisd.net

Property Information for Variance Request:

Property 911 address 8701 CR 206A ALVARADO

Subdivision name N/A Block N/A Lot N/A

Lot size: 67.147 acres Size of existing residence: 1500 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 INSTALLATION OF AEROBIC SYSTEM
INSTALLATION OF AEROBIC SYSTEM

Provide the following with this request:

- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing home, buildings, existing & proposed septic system locations



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytexas.org - (817) 556-6380 - Fax (817) 556-6391

Application for 'Authorization to Construct' OSSF System

Office use only Authorization to Construct Permit # _____ Date _____
 FIRM Panel # _____ Precinct _____

This is to certify that: _____ 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 10-16-16
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 PARKER Ph. # 817-999-7306
 911 site address: 8701 CR 206A ALVARADO TX 76009 Current mailing address: SOME
 Legal Description: Metes and Bounds: Acreage: 6+
 Recorded deed: Volume _____ Page _____ Survey JOHN T. EDWARDS Abstract 243 -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. 2375
 Single-Family # Bdrms 4 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) 10/4/16 (Date)

Site Evaluator: SIMMONS NED WALLACE License No. 11A659
 Phone No: 317-645-4924 Other No. 317-999-7301
 Mailing Address: 5948 CR 463 City GRANITVIEW State TX Zip 76050
 Installer: INGRAM SEPTIC License No. 19854
 Phone No: 817-558-0343 Other No. _____
 Mailing Address: 3616 DUNE CREEK RD City CLEBURNE State TX Zip 76031

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

1/6





JOHNSON COUNTY Department of Public Works

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

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No
 Designer Name: TIM WALLACE License Type and No. PE 113369
 Phone No. 817-643-4959 Other or Fax No. _____
 Mailing Address: 6640 CR 204 City: GRANDVIEW State: TX Zip: 76050

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

II. DAILY WASTEWATER USAGE RATE: Q = 420 (gallons/day) SHOP OPT = 180
MOBILE HOME = 240
 Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit
 A. Tank Dimensions: 16' x 6' x 6' Liquid Depth (bottom of tank to outlet): N/A
 Size proposed: 500 (gal)* Manufacturer: NO WATER
 Material/Model# CONIC / B550
 Pretreatment Tank: Yes No Size: 550 (gal) No NA
 Pump/Lift Tank: Yes No Size: 760 (gal) No NA
 B. OTHER Yes No If yes, please attach description.

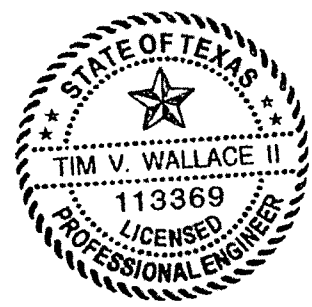
IV. DISPOSAL SYSTEM:
 Disposal Type: SURFACE SPRAY
 Manufacturer and Model NO WATER B-550
 Area Proposed: B431 SF Area Required: 656 SF

V. ADDITIONAL INFORMATION:
 NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.
 A. Soil/Site Evaluation B. Planning materials (If Applicable).

DO NOT BEGIN CONSTRUCTION PRIOR TO OBTAINING AUTHORIZATION TO CONSTRUCT. UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

SIGNATURE OF INSTALLER OR DESIGNER: Tim Wallace DATE: 9/26/16

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



JOHNSON COUNTY - USSF SOIL EVALUATION FORM

Date Performed 9-20-16
 Owner's Name BENJIN PARKER
 Physical Address 3701 CR 206-A ALVA, TX 76009
 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 S. LOAM	No	-	SUITABLE
24	III S. CLAY			
36	IV CLAY		CLAY	UNSUITABLE
48				
60				

Soil Boring Number #2 SITE IS SUITABLE

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

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

ATTESTED BY: Jimmy Ned Wallace
 Signature
5940 CR #23 GRANDVIEW TX
 Address 76050

Site Evaluator No. 11465
317-645-4924
 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

3/6

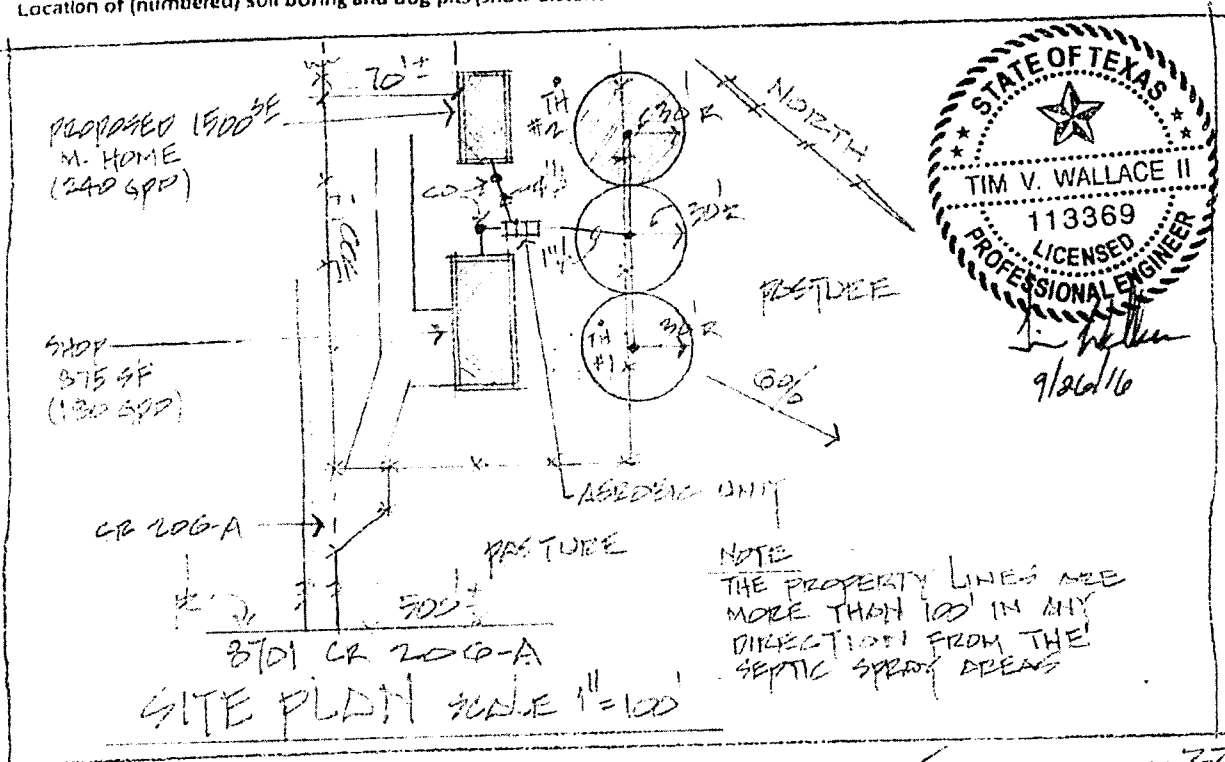


JOHNSON COUNTY - SITE EVALUATION REPORT

Date 9-22-16
 Name BRIAN PARKER Phone 317-449-7306
 Address 8701 CR 206-A ALVA, TX, 76009
 PROPERTY LOCATION
 Lot _____ Block _____ Subdivision _____
 Street/Road Address 8701 CR 206-A ALVA, TX, 76009
 Additional Information MOSES 1121-H

SCHEMATIC OF LOT OR TRACT

Compass North, adjacent street(s), direction of slope, property lines
 Location of natural, constructed or proposed drainage ways, water impoundment areas, cut or fill banks, sharp slopes and buildings.
 Location of existing or proposed water wells.
 Location of (numbered) soil boring and dug pits (show distance of each hole from property line or other discernible point).



Presence of 100 year flood zone	Yes _____	No <input checked="" type="checkbox"/>	Firm Panel # <u>225-D</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 _____	No <input checked="" type="checkbox"/>	

ATTESTED BY: Tim V. Wallace II
 Signature _____ Site Evaluator No. 11465
8701 CR 206 ALVA, TX 76009 Phone 317-449-7306
 Address _____

The information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County.
 Revised 7/10/2012

NOTE
 SPRAY AREAS TO BE SCOOBED AND/OR SEEDED WITH AN APPROPRIATE VEGETATIVE COVER.

46
 COPY

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

PREPARED FOR:

BRIAN PARKER
STO1 CR 206-A
ALVARADO, TX. 76009
317-999-7306

USAGE AND SITE LOCATION:

SHOP w/ 1 BEDRM. ADJ = 1800 GPD = 4200 GPD
M. HOME - 3 BEDRM = 760 GPD
STO1 CR 206-A
ALVARADO, TX. 76009

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 440 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:
Loading Rate:
Area Required:
Area Provided:

440 gallons/day
.064 gallons/sq. ft.
6567 sq. ft.
2421 sq. ft.

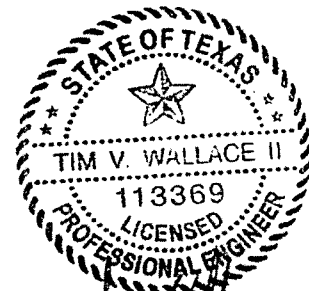
SYSTEM SPECIFICATIONS:

Trash tank size:
Aeration tank:
Pump tank:
Pump spec.:
Chlorinator:
Water Supply:

353 gallon
560 gallon
768 gallon (minimum)
1/2 H.P.
Tube type in line
JCSUP

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

S/6



Tim Wallace
9/26/10

SPECIFICATIONS FOR PROPOSED SYSTEM

TREATMENT UNIT: Pretreatment of effluent shall meet the requirements for an NSF, Standard 46, Class I effluent by means of aerobic action and a contact chlorine chamber. Effluent shall maintain a residual chlorine level of no less than 0.1 mg/liter with a pH rating between 7 and 8.

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

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

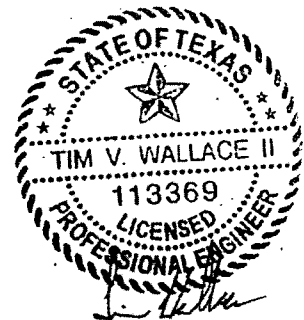
SPRINKLER HEADS: Toro or equivalent shall be used. Sprinkler heads placed at an elevation higher than the pump tank shall be equipped with check valves in order to prevent liquid back-flow into the holding tanks. If sprinkler heads are placed lower than the tank, an antisiphon device shall be added to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

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

MAINTENANCE:

1. A two-year service contract is required to provide, as part of the basic purchase price, maintenance and inspection of the system, by manufacturers and distributors of on-site aerobic plants sold in Texas.
2. An additional fee can be charged for renewal of the service contract after the initial two-year period.
3. Owners or plants utilizing surface application for disposal of wastewater must have a service contract continuously in place to legally operate their systems.
4. State policy requires site visits at least once every four months, more frequent visits are better.
5. Sludge accumulation in the tanks should be monitored and pumped as required.

6. THE CHLORINATOR SHALL BE NSF INTERNATIONAL APPROVED STACKABLE TABLET DISPENSER (EROSION FREE.)
7. UNIT RISERS TO HAVE SAFETY LIDS.



9/20/16

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):

67.147 ACRES, AMBROSE POWERS SURVEY, ABSTRACT NO. 686 AND JOHN T. EDWARDS SURVEY
ABSTRACT NO 243

8701 CR 206A ALVARADO, TX 76009

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

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.

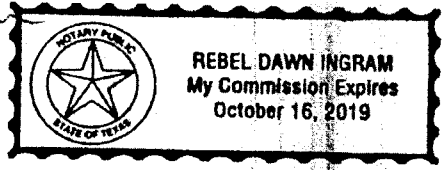
The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from JOHNSON COUNTY PUBLIC WORKS.

WITNESS BY HAND(S) ON THIS 4TH DAY OF OCTOBER, 2014

[Signature]
Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 4TH DAY OF OCTOBER, 2014

[Signature]
Notary Public, State of Texas
Notary's Printed Name: REBEL DAWN INGRAM
My Commission Expires: 10-16-19



[Stamp] COPY

Permit # _____

TWO YEAR INITIAL SERVICE POLICY

HELTON SEPTIC, INC.

(817) 558-0843

Date: 10.4.16

Our firm, **HELTON SEPTIC, INC.**, will inspect and service your Aerobic System for the first two years from the date of installation. There will be ~~X~~ 4 5 6 12 inspections made each year for this initial two year period. Effluent quality inspection will include a visual inspection for color, turbidity, sludge build-up, scum overflow and odor. Mechanical and electrical inspection and service include inspecting aerator, air filter, and alarm panel and replacing or repairing and component not found to be functioning correctly.

Upon expiration of this policy, our firm will offer a continuing service policy on a yearly basis to cover labor for normal maintenance and repairs on a year by year basis.

Violations of warranty include shutting off the electric current to the systems for more that 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse.

Chlorine added as needed for additional charge. Lab testing at additional charge.

WILLIAM INGRAM IS
CERTIFIED TO SERVICE
YOUR SYSTEM OS19854

**THIS POLICY DOES NOT INCLUDE
PUMPING SLUDGE FROM UNIT IF NECESSARY**

ADDITIONAL SERVICE
CALLS \$50.00

Service Dealer: *William Ingram*

Owner: *B.P.K.*

HIS
3618 LOVE CREEK RD
CLEBURNE, TX 76031

BRIAN PARKER

8701 CR 206A

ALVARADO, TX 76009

 COPY

**WARRANTY DEED WITH VENDOR'S LIEN
with Mineral Reservation**

PROVIDENCE TITLE COMPANY
GF NO.: 105000966A

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.

Date June 16, 2016

Grantor: Alvarado Willow Springs Ranch, Limited Family Partnership

Grantee: Jeremy Parker and spouse, Stacie Parker

620 S. Kate Street
White Settlement, TX 76108
Tarrant County

Brian Parker and spouse, Brittani Anne Parker

1017 Colina Vista Ln.
Crowley, TX 76036
Tarrant County

Consideration: TEN AND NO/100 ~~(\$10.00)~~ DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

AND, THE FURTHER CONSIDERATION of the execution and delivery by GRANTEE of that one certain promissory note in the original principal sum of **Two Hundred Twenty-Four Thousand And No/100 Dollars (\$224,000.00)**, bearing interest as therein specified and being due and payable as therein provided to the order of **AgTexas, FLCA**, and providing for the acceleration of maturity in event of default and for attorney's fees; and secured by the Vendor's Lien and Superior Title retained herein; and being additionally secured by a Deed of Trust of even date therewith to **Tim McDonald**, as Trustee; on the condition that this Vendor's Lien is cumulative of and without prejudice of or to said Deed of Trust;

Property (including any improvements):

BEING 67.147 acres (2,924,919 square feet) of land in the Ambrose Powers Survey, Abstract No. 686 and John T. Edwards Survey, Abstract No. 243, Johnson County, Texas; said 67.147 acres (2,924,919 square feet) of land being

a portion of that certain tract of land described in an Warranty Deed to Alvarado Willow Springs Ranch Limited Family Partnership, described as Tract III (hereinafter referred to as Tract III), as recorded in Book 2376, Page 145, Deed Records, Johnson County, Texas (D.R.J.C.T.), said 67.147 acres (2,924,919 square feet) of land being a portion of that certain tract of land described in an Assumption Warranty Deed to Alvarado Willow Springs Ranch Limited Family Partnership (hereinafter referred to as Alvarado Willow Springs Ranch tract), recorded in Book 2354, Page 740, D.R.J.C.T., and said 67.147 acres (2,924,919 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the most Westerly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Jack Ratjen (hereinafter referred to as Ratjen 8 Acre tract), as recorded in Instrument Number 2015-12135, D.R.J.C.T., same being an angle point on the Easterly line of the remainder of said Tract III;

THENCE South 31 degrees 37 minutes 16 seconds East with the common line between the remainder of said Alvarado Willow Springs Ranch tract and said Ratjen 8 Acre tract, passing at a distance of 197.86 feet, the common line between said Tract III and said Alvarado Willow Springs Ranch tract and continue with said course and the common line between the remainder of said Tract III and said Ratjen 8 Acre tract for a total distance of 434.19 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found;

THENCE with the common line between the remainder the remainder of said Tract III and said Ratjen 8 Acre tract for the following 4 courses:

1. South 07 degrees 10 minutes 08 seconds East, a distance of 387.32 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found;
2. North 82 degrees 44 minutes 48 seconds East, a distance of 143.13 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found;
3. North 35 degrees 46 minutes 51 seconds East, a distance of 104.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found;
4. South 79 degrees 54 minutes 40 seconds East, a distance of 71.11 feet to a cotton spindle found in County Road 206 for the Southeast corner of said Ratjen 8 Acre tract, same being the Westerly line of said Ratjen 65 Acre tract;

THENCE with the common line between the remainder of said Tract III and said Ratjen 65 Acre tract and with the center of said County Road 206 for the following 7 courses:

1. South 00 degrees 18 minutes 46 seconds East, a distance of 296.31 feet to a cotton spindle found for the beginning of a curve to the left, whose long chord bears South 10 degrees 39 minutes 16 seconds East, a distance of 107.71 feet;
2. Southerly with said curve to the left, having a radius of 300.00 feet, through a central angle of 20 degrees 40 minutes 59 seconds, for an arc distance of 108.30 feet to a cotton spindle found;
3. South 20 degrees 59 minutes 45 seconds East, a distance of 159.45 feet to a cotton spindle found for the beginning of a curve to the right, whose long chord bears South 08 degrees 44 minutes 39 seconds East, a distance of 148.55 feet;
4. Southerly with said curve to the right, having a radius of 350.00 feet, through a central angle of 24 degrees 30 minutes 13 seconds, for an arc distance of 149.68 feet to a cotton spindle found;
5. South 03 degrees 30 minutes 28 seconds West, a distance of 55.44 feet to a cotton spindle found for the beginning of a curve to the left, whose long chord bears South 24 degrees 49 minutes 19 seconds East, a distance of 385.02 feet;

6. Southeasterly with said curve to the left, having a radius of 416.72 feet, through a central angle of 55 degrees 01 minute 39 seconds, for an arc distance of 400.22 feet to a cotton spindle found for the end of said curve;

7. South 69 degrees 45 minutes 07 seconds East, leaving said curve non-tangent, a distance of 481.09 feet to a cotton spindle found in the South line of said Tract III, same being the North line of that certain tract of land described in Warranty Deed to Alvarado Willow Springs Ranch Limited Family Partnership, described as Tract IV (hereinafter referred to as Tract IV), as recorded in Book 2376, Page 145, D.R.J.C.T., same being the South line of said Ambrose Powers Survey, same also being the North line of said John T. Edwards Survey;

THENCE North 89 degrees 46 minutes 51 seconds West, departing said County Road 206 and with the common line between said Tract III and said Tract IV, and with the common line between said Ambrose Powers Survey and said John T. Edwards Survey, a distance of 80.76 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found in the fenced East line of that certain tract of land described as Duke Cemetery, as recorded in Book W, Page 253, D.R.J.C.T.;

THENCE with the fenced common line between said Tract III and said Duke Cemetery for the following 3 courses:

1. North 00 degrees 02 minutes 28 seconds West, a distance of 15.54 feet to a fence post found for the Northeast corner of said Duke Cemetery;

2. North 89 degrees 56 minutes 36 seconds West, a distance of 206.04 feet to a fence post found for the Northwest corner of said Duke Cemetery;

3. South 00 degrees 24 minutes 41 seconds East, a distance of 14.95 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found in the South line of said Tract III, same being the North line of said Tract IV and the common line between said Ambrose Powers Survey and said John T. Edwards Survey;

THENCE North 89 degrees 46 minutes 51 seconds West with the common line between said Tract III and said Tract IV and the common line between said Ambrose Powers Survey and said John T. Edwards Survey, a distance of 422.54 feet to a one-half inch iron pipe found for the Southwest corner of said Tract III, same being the Southeast corner of said Alvarado Willow Springs Ranch tract, same being the East corner of that certain tract of land described in a Quit Claim Deed to Charles L. Johnson and Diane Johnson recorded in Volume 556, Page 799, D.R.J.C.T.(hereinafter referred to as QCD);

THENCE South 49 degrees 00 minutes 51 seconds West with the South line of said Alvarado Willow Springs Ranch tract and said QCD, a distance of 47.80 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found an angle point in said South line;

THENCE South 88 degrees 08 minutes 32 seconds West with the South line of said Alvarado Willow Springs Ranch tract and said QCD, a distance of 777.65 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found an angle point in said South line same being in the North line of that certain tract of land described in a deed to Steven A. and Sherrie L. Johnson, as recorded in Book 1748, Page 759, D.R.J.C.T.;

THENCE North 89 degrees 12 minutes 02 seconds West with the common line between said Alvarado Willow Springs Ranch tract, said QCD and said Johnson tract, at a distance of 311.82 feet, pass a one-half inch iron rod found for the Northwest corner of said Johnson tract, same being an inner ell corner of that certain tract of land described in a deed to Richard L. and Diane W. Malone, as recorded in Book 1755, Page 597, D.R.J.C.T., and continue with the South line of said Alvarado Willow Springs Ranch tract and said QCD ostensibly crossing said Malone tract (per Malone deed), a total distance of 838.70 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwesterly corner of said Alvarado Willow Springs Ranch tract, same being the Southeasterly corner of that certain tract of land described as Second Tract in a Warranty Deed to Julianan Cowden (hereinafter referred to as Second Tract), as recorded in Book 526, Page 544, D.R.J.C.T.;

THENCE with the common line between said Alvarado Willow Springs Ranch tract and said Second Tract for the following 3 courses:

1. North 00 degrees 31 minutes 44 seconds East generally with a fence, a distance of 1339.70 feet to a one-half inch iron rod found;
2. North 81 degrees 31 minutes 04 seconds East, generally with a fence, a distance of 342.84 feet to a one-half inch iron rod found;
3. North 02 degrees 37 minutes 32 seconds West, a distance of 549.67 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE North 87 degrees 22 minutes 28 seconds East, departing an Easterly line of said Second Tract and crossing said Alvarado Willow Springs Ranch tract, a distance of 775.73 feet to the PLACE OF BEGINNING, and containing a calculated area of 67.147 acres (2,924,919 square feet) of land.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

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.

AgTexas, FLCA, at Grantee's request, has paid cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of AgTexas, FLCA and are transferred to AgTexas, FLCA without recourse against Grantor.


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

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

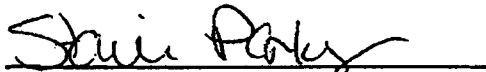
MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

ACKNOWLEDGED AND ACCEPTED:

Grantee:



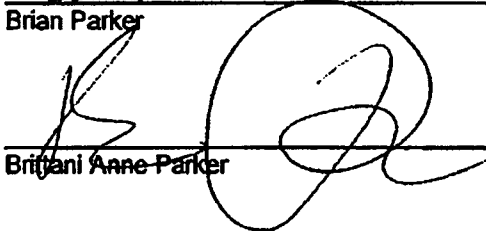
Jeremy Parker



Stacie Parker



Brian Parker



Britani Anne Parker

Grantor:

Alvarado Willow Springs Ranch Limited Family Partnership

Diane H. Johnson, Inc., Managing Partner

Doris J. Barfield AKA Doris Johnson Barfield, President

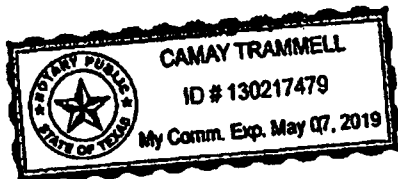
BY: *By me through her Agent and Attorney-in-Fact, Chf S. Allmond*

Doris J. Barfield aka Doris Johnson Barfield, President,
by and through her Agent and Attorney-in-Fact, Charles S. Allmond

ACKNOWLEDGMENT

State of Texas §
County of Johnson §

The foregoing instrument was acknowledged before me on this the 14 day of June, 2016 by Charles S. Allmond, Agent and Attorney-in-Fact for Doris J. Barfield aka Doris Johnson Barfield, President of Diane H. Johnson, Inc., Managing Partner of Alvarado Willow Springs Ranch Limited Family Partnership, on behalf of said entity and in the capacity herein stated.



Camay Trammell
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jeremy Parker and Stacie Parker
620 S. Kate Street
White Settlement, TX 76108

PREPARED IN THE LAW OFFICE OF:
Ramsey & Foster, PC
5001 Hwy 287 S. #105
Arlington, TX 76017

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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-14191

Recorded As : ERX-WARRANTY DEED

Recorded On: June 20, 2016

Recorded At: 10:21:31 am

Number of Pages: 7

Recording Fee: \$46.00

Parties:

Direct-
Indirect- NA

Receipt Number: 65611

Processed By: April Long

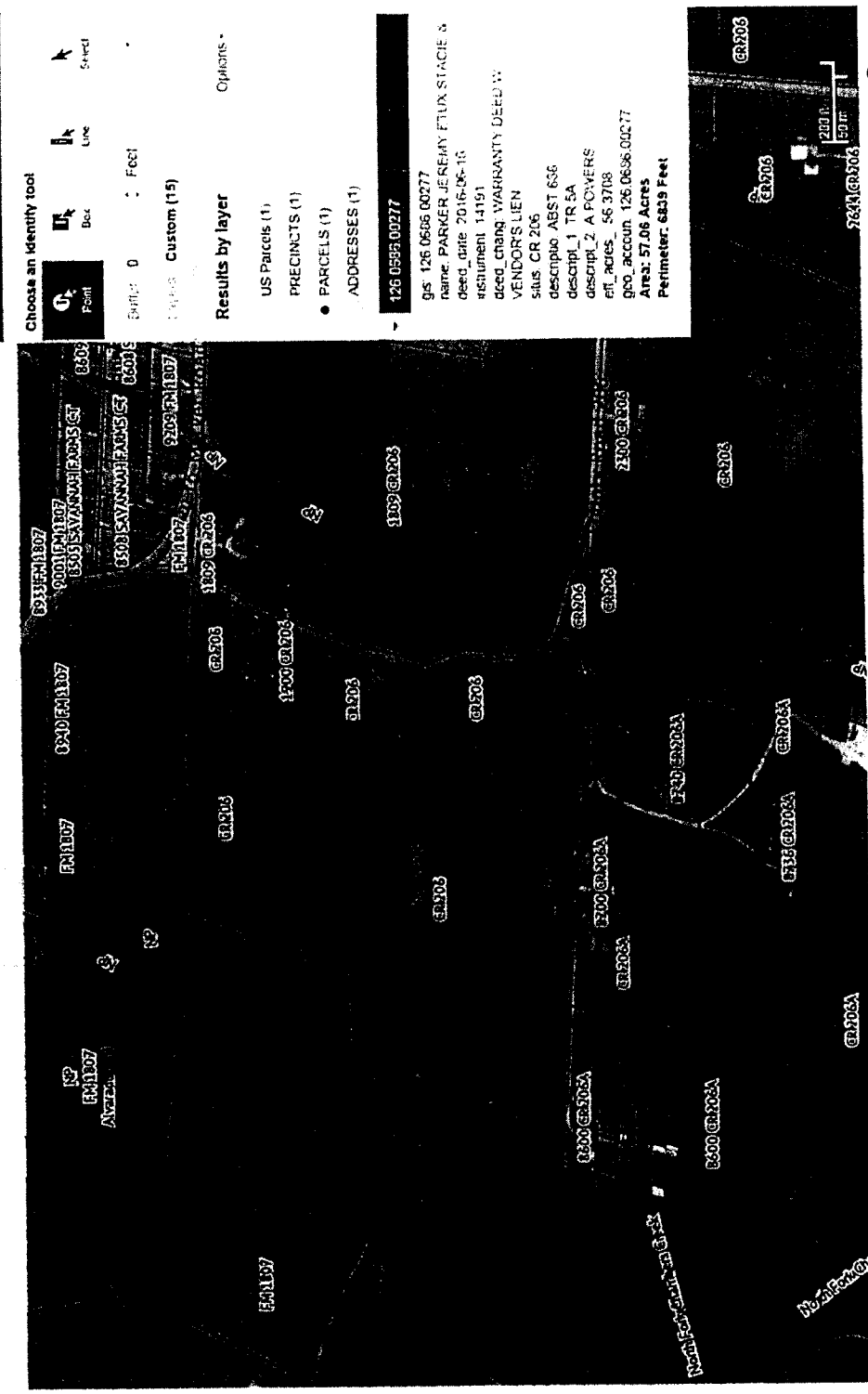
THIS PAGE IS PART OF THE INSTRUMENT



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



Choose an Identify tool

Point Line

Distance: 0 : Feet

Custom (15)

Results by layer

- Options
- US Patents (1)
- PRECINCTS (1)
- PARCELS (1)
- ADDRESSES (1)

126 0595 00277

95 126 0556 00277

name: PARKER, JEREMY ETUX, STACE &

deed_title: 2016-06-16

instrument: 14191

aced_chang: WARRANTY DEED W/

VENDOR'S LIEN

slaus: CR 206

descriptio: ABST 636

descript_1: TR 5A

descript_2: A POWERS

ref_pices: 56 3708

gso_accoun: 126 0636 00277

Area: 57.06 Acres

Perimeter: 6839 Feet