

DEC 27 2016

**REQUEST FOR AGENDA PLACEMENT FORM**

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

**SUBMITTED BY:** David Disheroon

**TODAY'S DATE:** 12/7/16

**DEPARTMENT:**

X Public Works

**SIGNATURE OF DEPARTMENT HEAD:**

X \_\_\_\_\_

**REQUESTED AGENDA DATE:**

X December 27, 2016

**SPECIFIC AGENDA WORDING:** Consideration to grant a variance for 8001 CR 1005, Godley (Dillon Creek East Lot 8 , Block 1) for a shop bathroom and residence on one new approved septic system designed to accommodate both structures located in Precinct 2.

**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

DEC 27 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 ~~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 Charles Adams Date 12-5-16

Contact Information: Phone no. 817-559-3183

Cell no. 817-219-0758 Email address Kim@aroc.biz

Property Information for Variance Request:

Property 911 address 8001 CR 1005 Dadey 76044

Subdivision name Millon Creek East Block 1 Lot 8

Lot size: 2.00 acres Size of existing residence: 2470 sq. ft.

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

ETJ:  Yes - City \_\_\_\_\_  No

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

Reason for request I'm in a shop bath with house septic

Provide the following with this request:

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



JOHNSON COUNTY Department of Public Works  
 1 North Main Street/Suite 305, Cleburne, TX 76033  
 development@johnsoncountycolorado.com - (817) 556-6300 - Fax (817) 556-6301  
 Application for 'Authorization to Construct' OS&T System

Office use only  
 HIRMA Panel # 1353 Authorization to Construct Permit # SS0185 Date 11-30-16  
 Precinct 2

This is to certify that Ledford Services 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 Linda Dinkley Date 11/23/16  
 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

This is completed and signed by property owner

Property Owner's Name: Charles Dawson / Lisa Dawson Pl. # 817-559-3183 / 817-219-0758

Physical address: 8001 CE Loop, Granbury, TX 76049 Current mailing address: 4213 Crescent Dr, Granbury TX 76049

Legal Description:  Metes and Bounds: Acreage: 2

Recorded deed: Volume \_\_\_\_\_ Page \_\_\_\_\_ Survey \_\_\_\_\_ Abstract \_\_\_\_\_ or

Subdivision: Dillon Creek Lot #: 8 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. 2470

Single-Family # Bedrooms 4  Multi-Family # Units \_\_\_\_\_  Commercial # Employees \_\_\_\_\_

Well: or  Water On Johnson County

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.

Charles Dawson  
 (Signature of Owner)

Nov 20, 2016  
 (Date)

Site Evaluator: James Sams License No. 3519

Phone No: 817-894-7817 Other No. \_\_\_\_\_

Mailing Address: 1504 Spanish Lake Granbury, TX Zip 76048

Cellular: Dennis Ledford License No. 21962

Phone No: 817-596-9729 Other No. \_\_\_\_\_

Mailing Address: 1170 Airport Rd City Wade State Tx Zip 76003

\*\*\*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: [X] Yes [ ] No If Yes, professional design attached: [X] Yes [ ] No
Designer Name: James W. Ausland License Type and No. Sanitarian TX 3519
Phone No. 817-894-7817 Other or Fax No. N/A
Mailing Address: 1509 Spanish Tr. Dr. City: GrandDuney State: TX Zip: 76048

I. TYPE AND SIZE OF PIPING FROM: (Example: 4" SCH 40 PVC)
Stub out to treatment tank: SDR 26 OR STUBOUT
Treatment tank to disposal system: SCH 40 1"

II. DAILY WASTEWATER USAGE RATE: Q = 320 (gallons/day)
Water Saving Devices: [X] Yes [ ] No

III. TREATMENT UNIT(S): [ ] Septic Tank [X] Aerobic Unit
A. Tank Dimensions: 7x9' Liquid Depth (bottom of tank to outlet): 61"
Size proposed: 500 (gal)\* Manufacturer: Aeris
Material/Model# Concrete
Pretreatment Tank: [X] Yes [ ] No Size: 400 (gal) [ ] No [ ] NA
Pump/Lift Tank: [ ] Yes [ ] No Size: (gal) [X] No [ ] NA
B. OTHER [ ] Yes [ ] No If yes, please attach description.

IV. DISPOSAL SYSTEM:
Disposal Type: Surface Application
Manufacturer and Model N/A
Area Proposed: 5,000 ft^2 Area Required: 5,652 ft^2

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: 11/22/16



**JOHNSON COUNTY - OSSF SOIL EVALUATION FORM**

Date Performed 11/20/16  
 Owner's Name CHUCK & LISA DOWNS  
 Physical Address 8001 COUNTY ROAD 1005, GODFREY, TX  
 Site Evaluator JAMES MAUSLAND O.S. Number 050009551  
 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 1

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
<u>12</u>	<u>IV clay</u>	<u>NO</u>	<u>Yes</u>	<u>unsuitable</u>
<u>24</u>	<u>Rock</u>	<u>NO</u>	<u>Yes</u>	<u>unsuitable</u>
<u>36</u>	<u>Auger refusal</u>	<u>  </u>	<u>  </u>	<u>  </u>
<u>48</u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>
<u>60</u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>

Soil Boring Number 2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
<u>12</u>	<u>IV clay</u>	<u>NO</u>	<u>Yes</u>	<u>unsuitable</u>
<u>24</u>	<u>Rock</u>	<u>NO</u>	<u>Yes</u>	<u>unsuitable</u>
<u>36</u>	<u>Auger refusal</u>	<u>  </u>	<u>  </u>	<u>  </u>
<u>48</u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>
<u>60</u>	<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>

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

ATTESTED BY: [Signature] Site Evaluator No. 050009551  
 Signature \_\_\_\_\_  
1507 Spanish Trail Drive, Granbury, TX 817-894-7817  
 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**

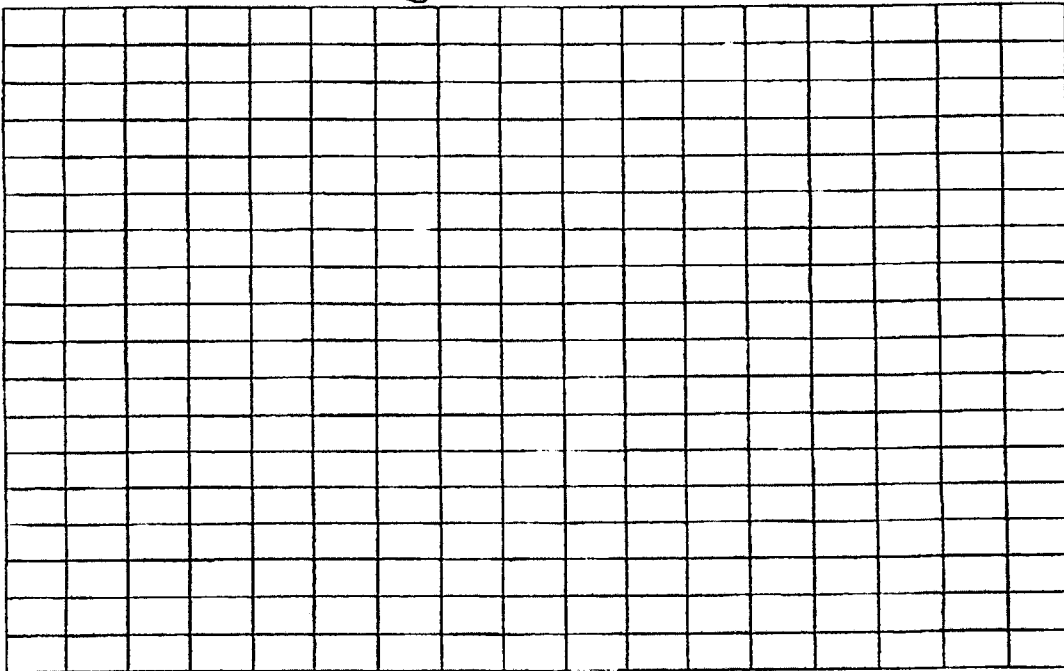
JOHNSON COUNTY - SITE EVALUATION REPORT

Date 11/20/16  
 Name Chuck & Lisa Downs Phone 817-219-0758  
 Address 4213 Crescent, Granbury, TX 76049  
 PROPERTY LOCATION  
 Lot 8 Block 1 Subdivision Dillon Creek East  
 Street/Road Address 8001 County Road 1005, Edley, Texas  
 Additional Information 2 acres

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).

\* See design layout for location of borings



Presence of 100 year flood zone Yes \_\_\_\_\_ No   
 Presence of upper watershed Yes \_\_\_\_\_ No   
 Presence of adjacent ponds, streams, water impoundment area Yes \_\_\_\_\_ No   
 Existing or proposed water well in nearby area Yes \_\_\_\_\_ No   
 Firm Panel # \_\_\_\_\_

ATTESTED BY:  
 Signature [Signature]

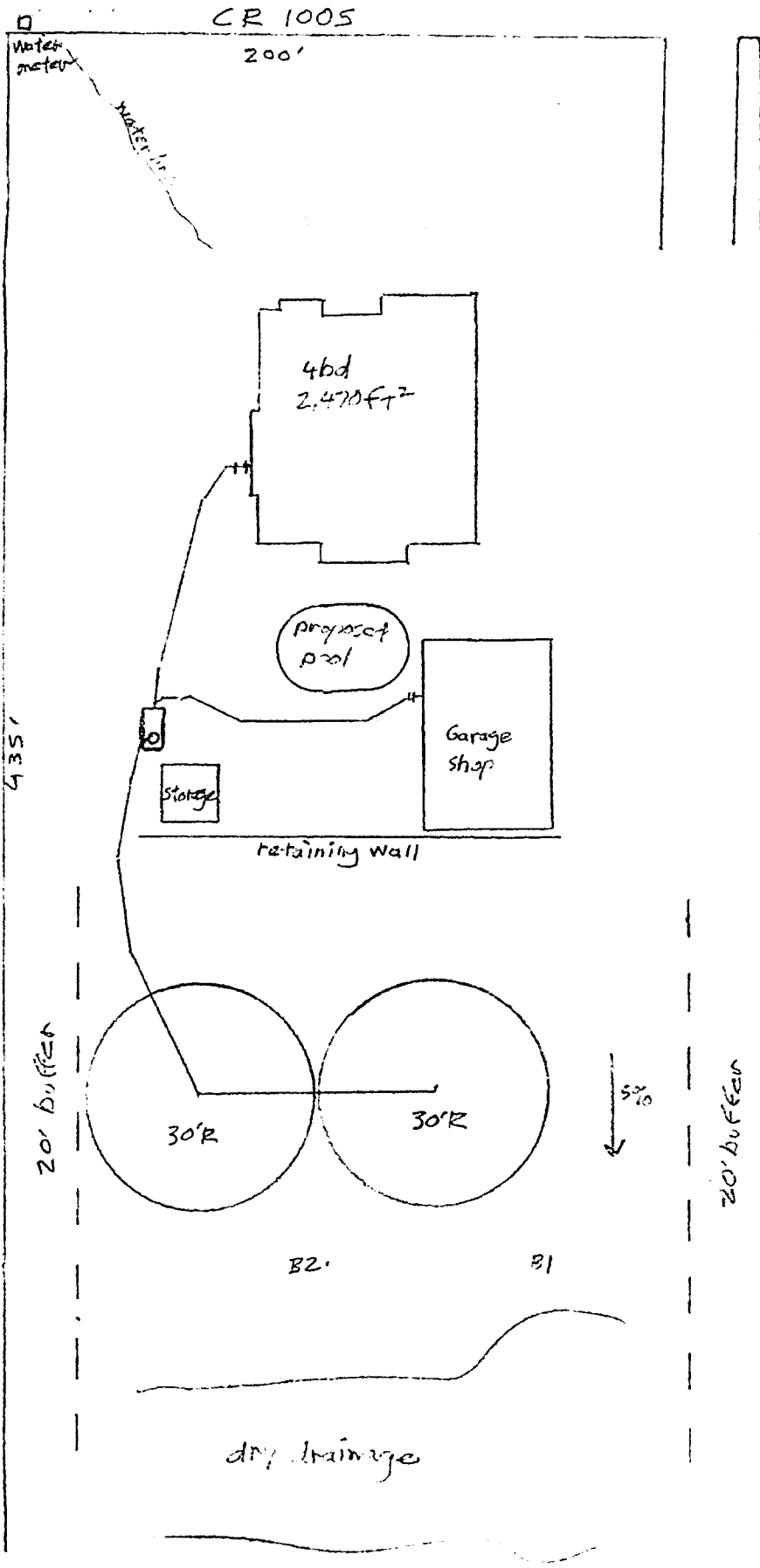
Site Evaluator No. 050009551

1504 Spanish Trail Drive, Granbury, TX 76048 817-894-7817  
 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

COPY

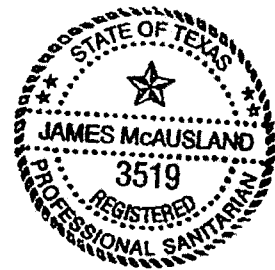
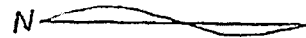


8001 CR 1005  
Godley, Texas

$$3201.064 = 5,000 \text{ ft}^2$$

$$30' \text{ R}^2 \approx 2,826$$

$$2,826 \times 2 = 5,652 \text{ ft}^2$$



Jan 11/20/16

1" = 40'

**COPY**

# On-site Sewage Facility Design

**Design purpose:** On-site sewage facility to treat and dispose of domestic wastewater from a residential structure. This facility consists of aerobic treatment and surface application.

**Property owner and location of proposed on-site sewage facility (OSSF):**

Owner: Chuck and Lisa Downs  
Address: 8001 County Road 1005  
Godley, Texas

The following On-Site Sewage Facility is designed in accordance with TAC 285.

**Technical Information:**

<u>Number of bedrooms:</u>	Four
<u>Square feet of structure(s)</u>	2,470 and garage/shop
<u>Site Evaluation:</u>	Suitable for vegetative growth in application area.
<u>Estimated flow gpd:</u>	320 gpd (300 house + 20 shop) (water saving fixtures)
<u>Loading Rate:</u>	0,064 gallons per square foot per day
<u>Disposal Area Required:</u>	5,000 square feet
<u>Disposal Area Designed:</u>	5,652 square feet <i>(See design for layout of sprinklers)</i>
<u>Water Supply</u>	Public water

**Tank(s) in series or single unit may be used:**

*Primary septic tank:* 400 gallons minimum  
*Class I-Aerobic tank:* 500 gallons per day rated minimum  
*In-line NSF chlorinator:* Tablet calcium hypochlorite or liquid sodium hypochlorite to maintain .1 ppm residual.  
*Pump tank:* 500 gallons minimum  
*Timer:* No; 20 feet minimum buffer to property line  
*Risers:* All risers must have secondary safety features to prevent accidental entry.

**Minimum Requirements for System Installation:**

COPY



**Tank(s) Installation:**

According to TAC 285.32 (F). Minimum of 4 inches of sand, sandy loam, clay loam or pea gravel to be installed under and around tank(s). Mound backfill material to shed surface water runoff away from tanks.

**Primary Septic Tank:**

Watertight at all seams and joints. TAC 285.32 required inlet/outlet devices to be used.

**Aerobic Class I Tank:**

NSF approved aerobic treatment unit. Reference manufacturer's material for aerobic treatment unit.

**Pump Tank:**

Water tight design with riser extending to above surface of ground. Alarm float shall be set for 107 gallons of storage between alarm on level and the inlet pipe.

*Pump Specifications:* one-half horsepower

**Electrical Components:**

*All electrical wiring shall meet the requirements of the National Electric Code*

- Manual override in case of emergencies
- Mercury float for the alarm on a separate circuit from the pump.
- All wall mounted electrical components should be in site of the pump tank and contain an audible and visual high water alarm with disconnect.
- All electrical components shall be contained in watertight electrical type boxes.
- External wiring shall be contained in approved, rigid, non metallic gray code electrical conduit

**Pipes and fittings:**

**Discharge from structure:** 3" or 4" SDR 26 PVC pipe or stronger for the sewer line from the structure to the first tank. 1/8 inch fall per foot minimum from structure to first tank.

**Cleanout:** One two-way cleanout at the structure and one every 100 feet.

**Flow between tanks or chambers:** Reference manufacturers specifications for Aerobic Treatment Unit.

**Adequate fall:** All pipes to and through tank(s) compartments shall have adequate fall according to TAC 285. .

**Disposal Line:** Purple 1" Sch 40 PVC.

**Spray heads:** Purple top TAC 285 approved with low angles equal to or less than 13%.

**Private water line:** 10' separation of water and sewer line except at connection to house. If OSSF irrigation lines must cross the private water line, the purple irrigation line shall be installed one (1) foot below the private water line and the purple pipe shall be sleeved with schedule 40 PVC pipe to 10 feet on each side of the crossing point.

**General setbacks:**

20 feet minimum for spray application area to property lines.

Reference Table X of TAC 285 "On Site Sewage Facility Rules".

Reference site layout drawing attached.

**Variations:** None.

COPY

GF No. 20163489J

**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.**

**WARRANTY DEED**

**DATE:** January 25, 2016

**GRANTOR:** Keyland Investment, L.P., a Texas limited partnership

**GRANTOR'S MAILING ADDRESS:** 2653 Tarna Drive, Dallas, Texas 75229

**GRANTEE:** Charles A. Downs and wife, Lisa G. Downs

**GRANTEE'S MAILING ADDRESS:** 3106 Crockett Street, Granbury, Texas 76049

**CONSIDERATION:** TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

**PROPERTY (INCLUDING ANY IMPROVEMENTS):** Lot 8, Block 1 of DILLON CREEK EAST, and Addition to Johnson County, Texas according to the plat thereof recorded in Volume 9, Page 331, Plat Records, Johnson County, Texas.

**RESERVATIONS FROM CONVEYANCE:** None.

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:** This conveyance is made subject to the restrictive covenants of record in Johnson County, Texas, as follows: Volume 3539, Page 743, Real Records; Volume 9, Page 331, Plat Records, Johnson County, Texas.

Any and all restrictions, covenants, easements and reservations, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Johnson County, Texas; 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; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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.

Further, this conveyance is made subject to any and all prior conveyance or reservation of any mineral interest including but not limited to the conveyance or reservation of any coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Johnson County, Texas.

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.

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

Keyland Investment, L.P.,  
a Texas limited partnership

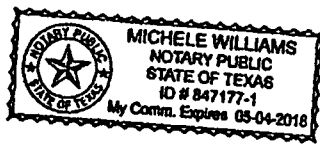
By its General Partner,  
Keysky, Inc.,  
a Texas corporation

By: Yen Hung Lincoln Lin  
Yen Hung Lincoln Lin, President

STATE OF TEXAS                   §  
COUNTY OF HOOD               §

This instrument was acknowledged before me on January 25, 2016, by Yen Hung Lincoln Lin as President of Keysky, Inc., a Texas corporation, as General Partner of Keyland Investment, L.P., a Texas limited partnership, on behalf of said limited partnership.

Michele Williams  
NOTARY PUBLIC, STATE OF TEXAS



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

# Johnson County

Becky Ivey  
Johnson County Clerk  
Cleburne, TX

---

Document Number: 2016-1705

Recorded As : ERX-WARRANTY DEED

Recorded On: January 26, 2016

Recorded At: 01:08:38 pm

Number of Pages: 3

Recording Fee: \$30.00

**Parties:**

Direct-

Indirect- NA

Receipt Number: 52322

Processed By: Cheryl Woolsey

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

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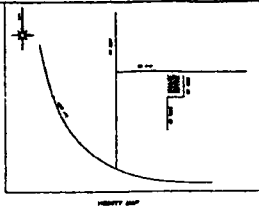
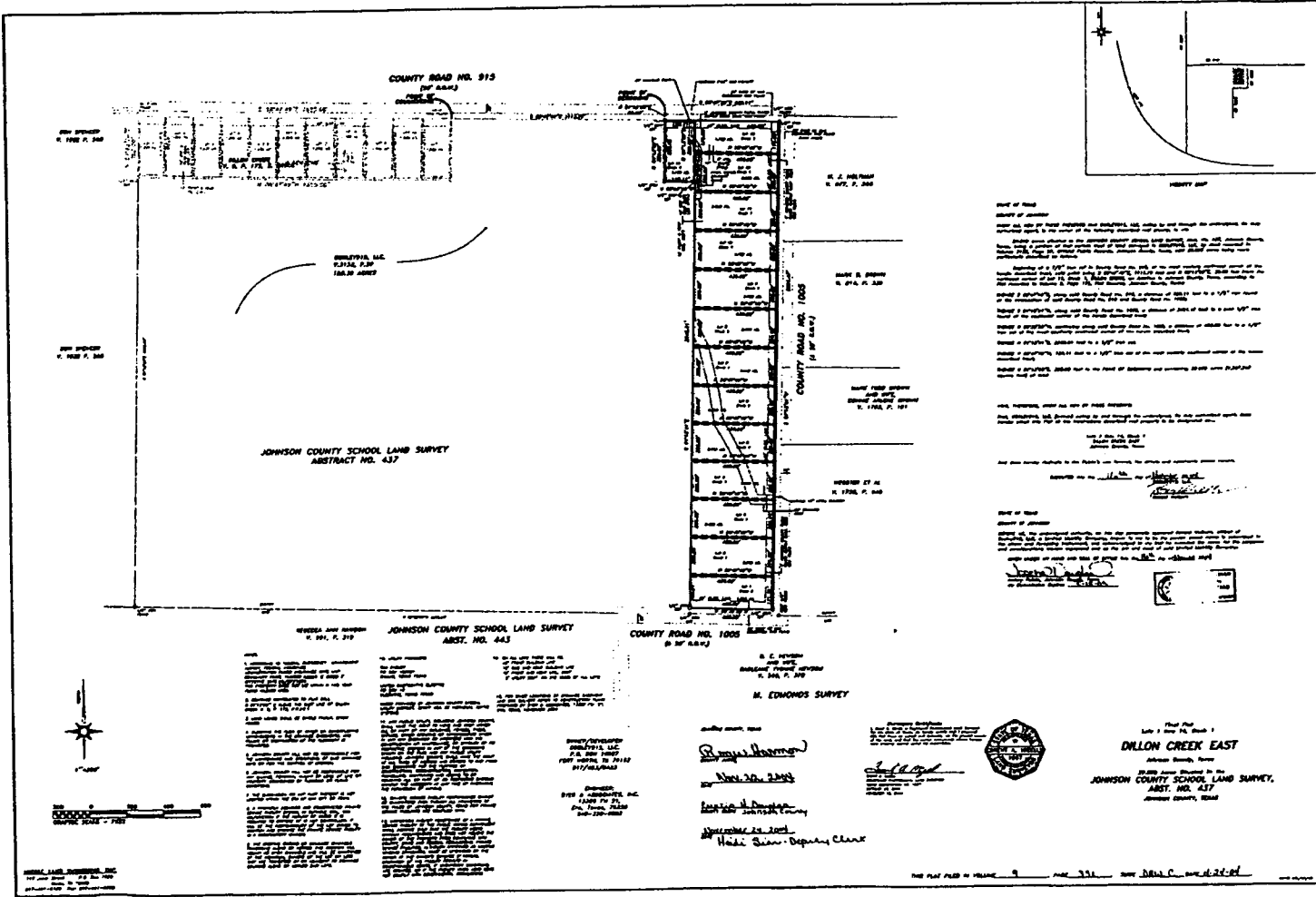


I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

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.

A handwritten signature in cursive script that reads "Becky Ivey".

BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS



STATE OF MISSOURI  
 COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1943.

Notary Public in and for the State of Missouri

JOHNSON COUNTY SCHOOL LAND SURVEY  
 ABSTRACT NO. 437

WEDGELAND LAND SURVEY  
 N. 1/4 Sec. 28

JOHNSON COUNTY SCHOOL LAND SURVEY  
 ABSTRACT NO. 443

COUNTY ROAD NO. 1005 (S. 1/4 Sec. 28)

S. J. McNEEL  
 N. 1/4 Sec. 28

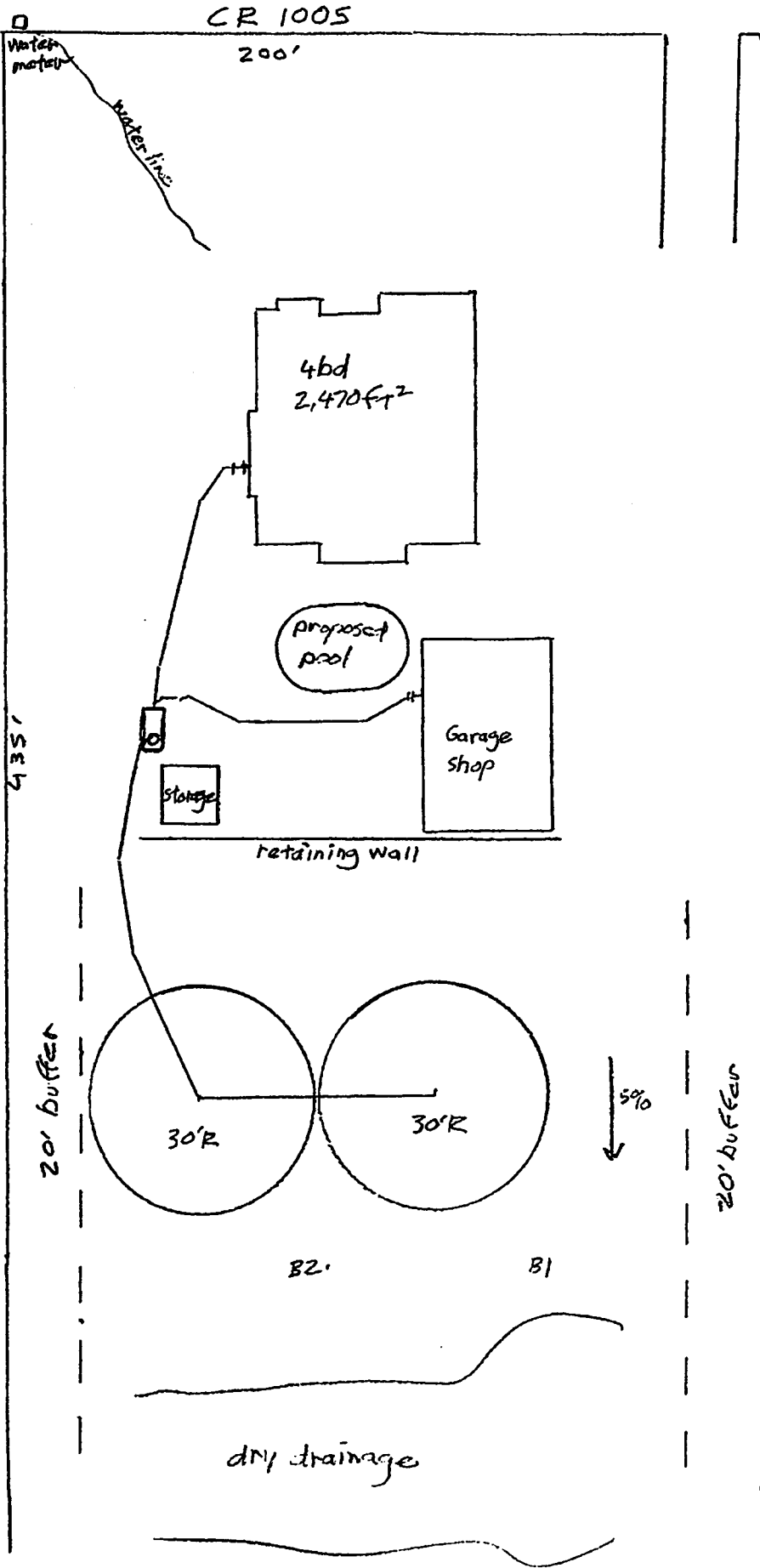
M. EDWARDS SURVEY

Nov 20 1943

W. J. McNeel  
 Notary Public

Million Creek East  
 Johnson County School Land Survey  
 Abstract No. 437  
 Johnson County, Missouri



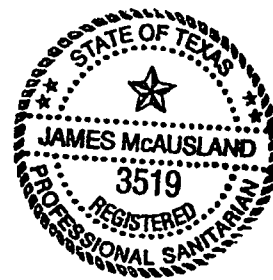
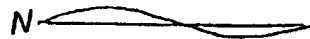


8001 CR 1005  
Godley, Texas

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Jan 11/20/16

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