

FEB 27 2017

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 02/17/17

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X February 27, 2017

SPECIFIC AGENDA WORDING: Consideration to grant a variance which includes a requirement that an affidavit (notarized and filed with Deed Records) stating that all 3 buildings must be sold together, for 12313 E. FM 917, Alvarado (M. D. Dickey Survey Abstract 395, 5.01 Acres) for 3 warehouse buildings connected to one new septic system designed to accommodate all three structures, requested by Commissioner Stringer, 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 _____

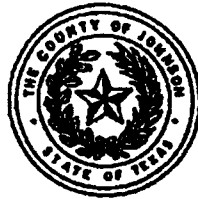
COURT MEMBER APPROVAL _____

Date _____

Approved

Commissioners Court

FEB 27 2017



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
3 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 Paul Brewer Date 2-17-17

Contact Information: Phone no. 817-475-7854

Cell no. Email address brewer12@gtt.net

Property Information for Variance Request:

Property 911 address 12313 E FM 917 Alvarado

Subdivision name Block Lot

Lot size: 5.00/ acres Size of existing residence: sq. ft.

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

ETJ: Yes - City Mansfield No

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

Reason for request Hook 3 buildings to one septic 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

2 North Mill 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 12-14-16
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: Paul Brewer Ph. # (817)-475-7854
 911 site address: 12313 East FM 917 Alvarado, TX 76009 Current mailing address: 9200 County Road 523 Burleson, TX 76028
 Legal Description: Metes and Bounds: Acreage: _____
 Recorded deed: Volume 1908 Page 350 Survey M. D. Dickey Abstract 195 -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. 10,500
 Single-Family # Bdrms _____ Multi-Family # Bdrms _____ Commercial # Employees 5-8
 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 of Paul Brewer]

(Signature of Owner)

12-14-16

(Date)

.....

Site Evaluator: Kirk Fugua License No. 050028715
 Phone No: 817-597-6041 Other No. _____
 Mailing Address: 6395 Rendon New Hope Road City Fort Worth State TX Zip 76140
 Installer: Paul Brewer License No. 030004507
 Phone No: 817-475-7854 Other No. _____
 Mailing Address: 9200 County Road 523 City Burleson State TX Zip 76028

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



JOHNSON COUNTY Department of Public Works

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

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No
Designer Name: P. KIRK FUQUA License Type and No. PS# 2327
Phone No. 817-597-6041 Other or Fax No. _____
Mailing Address: 6315 RENDON NEW HOPE City: FW State: TX Zip: 76140

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

Stub out to treatment tank: 3" SCH 40
Treatment tank to disposal system: 1" SCH 40

II. DAILY WASTEWATER USAGE RATE: Q= 120 (gallons/day)

Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank

Aerobic Unit ~~EXISTING~~

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

Size proposed: 500 (gal)* Manufacturer: _____

Material/Model# ASS00

Pretreatment Tank: Yes No Size: 100 (gal) No NA

Pump/Lift Tank: Yes No Size: 50 (gal) No NA

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

IV. DISPOSAL SYSTEM:

Disposal Type: SURFACE APPLICATION

Manufacturer and Model _____

Area Proposed: 565 Area Required: 1875

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: P. Kirk Fuqua DATE: 2-11-17



P. KIRK FUQUA

REGISTERED SANITARIAN #2327

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 11-10-10
 Owner's Name DAVID McCLINTOCK
 Physical Address 12313 G. F. M. 917
 Site Evaluator KIRK FUGUA O.S. Number 050028715

Proposed Excavation Depth

*At least two soil evaluations must be performed on the site, at opposite ends of the disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on site drawing.
 *For subsurface disposal, soil evaluations must be performed to a depth of at least 2 ft below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
 * Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number B-1, 2

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

Soil Boring Number _____

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

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

ATTESTED BY: K. Fugua
 Signature _____

Site Evaluator No. 050028715

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

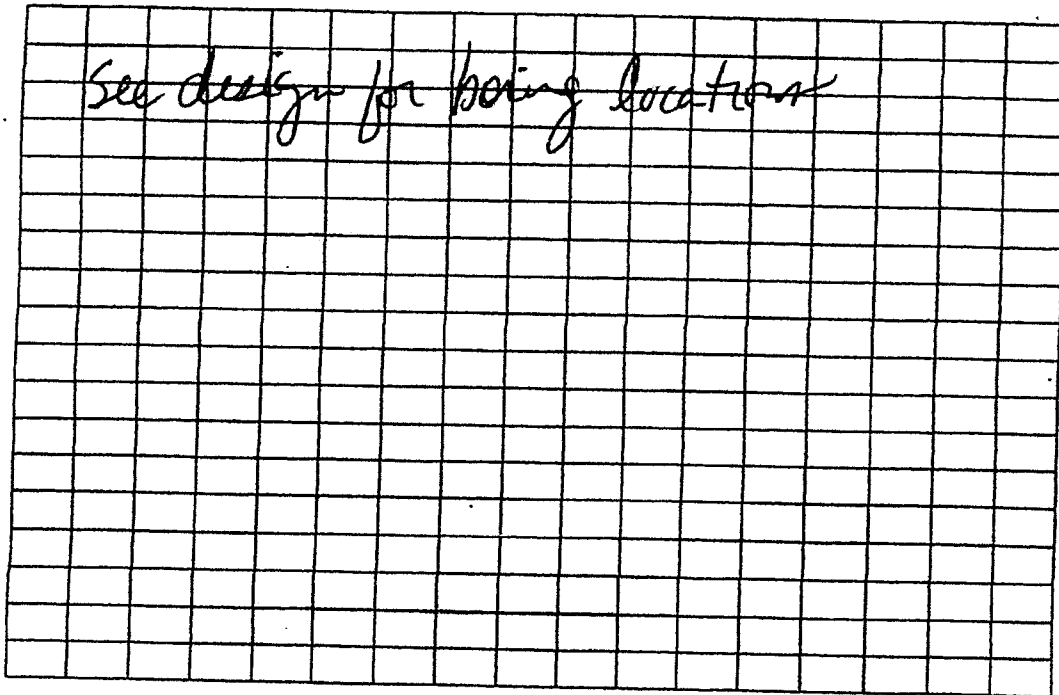
The test data and other information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County

SITE EVALUATION REPORT

Date 11-10-16
 Name DAVID MCCULLOUGH Phone _____
 Address _____
 PROPERTY LOCATION
 Lot _____ Block _____ Subdivision _____
 Street/Road Address 12313 E FM 917
 Additional Information _____

SCHMATIC 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 walls.
 Location of (numbered) soil boring and dug pits (show distance of each hole from property line or other discernible point).

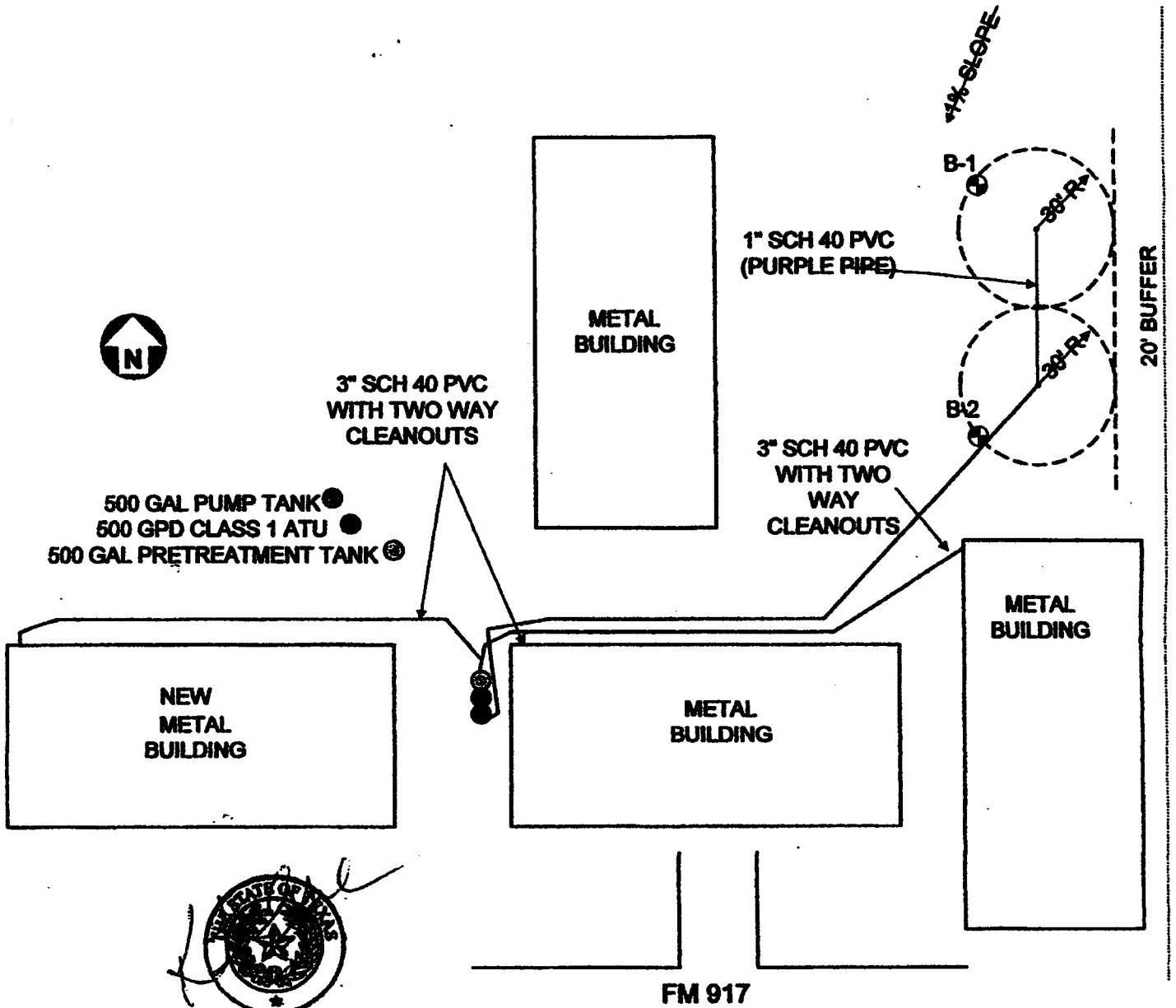


Presence of 100 year flood zone Yes _____ No
 Presence of upper water shed Yes No _____ Firm Panel # _____
 Presence of adjacent ponds, streams, water impoundment area Yes _____ No
 Existing or proposed water well in nearby area Yes _____ No
 ATTESTED BY: [Signature]
 Signature _____ Site Evaluator No. 050028715

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

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

2/11/17
12313 E. FM 917



P. KIRK FUQUA
REGISTERED SANITARIAN #2327

SCALE: 1" = 60' 0"

February 10, 2017

To: Paul Brewer

From: Kirk Fuqua, R.S.

Re: OSSF Design, Surface Application System for 12313 FM 917

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:	120 gallons per day
Loading Rate:	.064 gallons/square foot /day
Coverage Area Required:	1875 square feet
Coverage Area Proposed:	5652 square feet
Primary Clarifier Capacity:	500 gallons
Aeration Unit Capacity:	500 gallons
Pump Tank Capacity:	500 gallons
Reserve Capacity Required:	40 gallons
Timer Required:	NO

SITE EVALUATION AND STRUCTURE:

This design is for an additional commercial building being added to an existing ATU. The existing tank capacity and disposal field should serve the additional 10 people expected. 30 persons at 4 gallons each per day is the anticipated usage. Water saving fixtures are installed. Adequate area exists to adhere to all remaining sanitary easements and buffers. The slope is less than 15% in the disposal area. Therefore, this site should be suitable for a surface application system.

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 plug, cap, 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 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:

A TIMER IS NOT REQUIRED ON THIS INSTALLATION. Pump controls will include a manual override to turn off the system in case of an emergency. A mercury float switch on a separate circuit from the pump is also necessary for all pump applications. A visual and audible alarm will be required. The reserve capacity will be 40 gallons in the pump tank. All electrical connections will be made outside the liquid chambers.

SPRINKLER HEADS:

Maxi Paw, low angle (non-aerosol) heads or equivalent are to be used. Heads placed at an elevation higher than the pump tank will be equipped with check valves in order to prevent effluent return to the tank. An anti-siphon device will be added to the supply line if heads are lower than the pump tank.

LANDSCAPE PLAN:

Native vegetation in the form of grasses and trees are existing in the disposal area. Effluent must not be applied to gardens or fruit orchards.

MAINTENANCE REQUIREMENTS:

The system must be serviced a minimum of once every four months for the first two years. Accumulation of grease and other non-biodegradable waste should be closely monitored. Avoid the use of caustic or abrasive cleansers. Do not allow water softener residue to drain into the tanks.

If I can be on any future service, please contact me at 817-478-9809.

Sincerely,



P. Kirk Fuqua
Registered Sanitarian#2327
6395 Rendon New Hope Road
Fort Worth, TX 76140



P. KIRK FUQUA
REGISTERED SANITARIAN #2327

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):
4.97 Acres M.D. Dickey Survey
Abstract No. 195
Volume 1908
Page 350
Deeds Record Johnson County, Texas
The property is owned by (print owner's full name):

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:

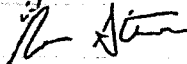
AS 500

Norman Stenson

9125 County Road 523

Burleson, TX 76028

817 917-8054



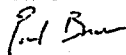
**MP 000 1581
000 4507**

Paul Brewer

9200 County Road 523

Burleson, TX 76028

817 475-7854



Y7# 11429FW

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.

General Warranty Deed

Date: December 22, 2014

Grantor: Travis Zeptner

Grantor's Mailing Address:

**3200 Monterra Bluff Lane, Apartment 614
Forth Worth, Texas 760177**

Grantee: Paul A. Brewer

Grantee's Mailing Address:

**9200 County Road 523
Burleson, Texas 76028**

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (Including any Improvements): SEE ATTACHED EXHIBIT "A"

Reservations from Conveyance: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of oil, gas, only and no other minerals that Grantor currently owns at the time of this conveyance or that has been reserved heretofore in prior conveyances, located under and that may be produced from the Property, provided, however, this reservation of oil and gas only does not include any right to access such oil and gas through the surface of the Property or for any right of access or right of ingress or egress over the surface of the Property or any use of the surface; the surface estate being conveyed hereunder being superior in all respects to the limited mineral estate being reserved in this deed. 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.

Exceptions to Conveyance and Warranty:

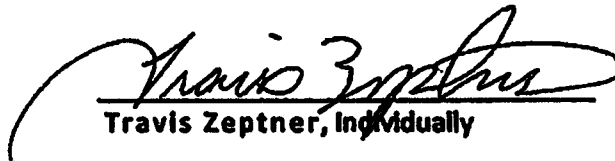
Real Property Records, Johnson County, Texas. Validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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.

Grantor:

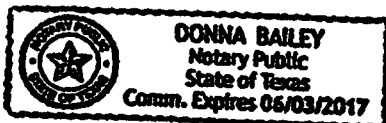
Travis Zeptner

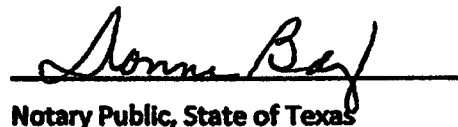

Travis Zeptner, Individually

STATE OF TEXAS)

COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 22nd day of December, 2014, by Travis Zeptner.




Notary Public, State of Texas

My commission expires: _____

Exhibit A

Property Description

Being a tract of land in the M.D. Dickey Survey, Abstract No. 395, and a portion of that certain tract of land conveyed to J.M. Wells by Bobby Dake Ellis et al, by Deed Recorded in Volume 537, Page 160, Deed Records of Johnson County, Texas and more particularly described as follows:

Beginning at an Iron rod a fence corner being the Northwest corner of the original Tract No. 1 as described in Volume 142, Page 41 and 59, Deed Records of Johnson County, Texas;

Thence North 60 degrees 11 minutes East, 1567.6 feet to an iron rod the Northeast corner of Tract No. 1;

Thence South 29 degrees 11 minutes East, 1722.4 feet to the North property line of F.M. 917 and the East property line of a 30 foot street;

Thence South 75 degrees 40 minutes West, 30 feet to an iron rod in the West line of said street and the Southeast corner of Tract 4;

Thence South 75 degrees 40 minutes West along the North property line of said Highway No. 917, 523.25 feet to an iron rod in the Southwest corner of Tract No. 4 and the Southeast corner of Tract No. 5 being described;

Thence South 75 degrees 40 minutes West following said Highway, 523.25 feet to an Iron pin the Southwest corner of Tract No. 5;

Thence North 29 degrees 06 minutes West, 427.50 feet to an Iron rod in the Northwest corner of Tract 5;

Thence North 75 degrees 29 minutes East, 522.0 feet to an iron rod in the Northeast corner of Tract No. 5;

Thence South 29 degrees 06 minutes East 429.66 feet to the PLACE OF BEGINNING and containing 5.01 acres of land, more or less.

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

Johnson County

Becky Williams
Johnson County Clerk
Cleburne, TX

Document Number: 2014-27591

Recorded As : ERX-WARRANTY DEED

Recorded On: December 26, 2014

Recorded At: 01:57:10 pm

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct- ZEPTNER TRAVIS

Indirect- BREWER PAUL A

Receipt Number: 18990

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 Williams

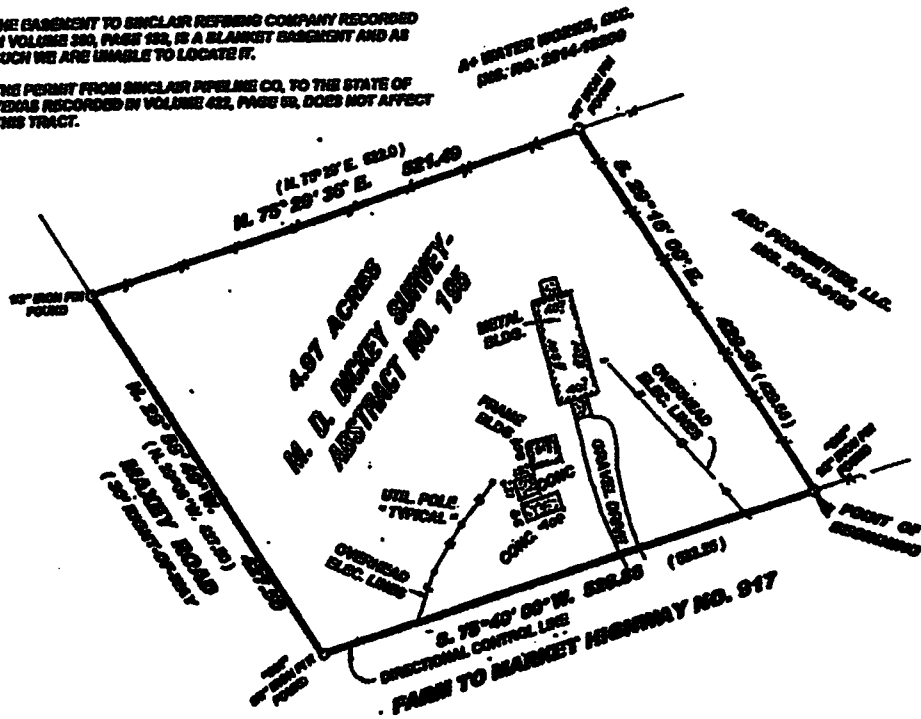
BECKY WILLIAMS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

12-14-27177

TRIANGLE SURVEYING COMPANY
P. O. Box 542, Burleson, Texas, 76007
Phone: 817-255-1140
FIRM REGISTRATION NO. 00004100

THE EASEMENT TO SINCLAIR REFINING COMPANY RECORDED IN VOLUME 383, PAGE 292, IS A BLANKET EASEMENT AND AS SUCH WE ARE UNABLE TO LOCATE IT.

THE PERMIT FROM SINCLAIR PIPELINE CO. TO THE STATE OF TEXAS RECORDED IN VOLUME 422, PAGE 63, DOES NOT AFFECT THIS TRACT.



Being a 4.97 acre tract of land out of the M. D. DICKEY SURVEY, ABSTRACT NO. 195, in Johnson County, Texas, and being the same called 4.98 acre tract conveyed to Travis Zapner by deed recorded in Volume 1994, Page 282, Deed Records, Johnson County, Texas and being more particularly described by notes and bounds as follows;

BEGINNING at a 1/2 inch iron pin found at the southwest corner of said Zapner tract, said point also being in the northerly line of Farm to Market Highway No. 917 and at the southwest corner of a tract of land conveyed to ARC Properties, LLC, by instrument No. 2013-3193, County Clerk Records, Johnson County, Texas;

THENCE South 75 degrees, 49 minutes, 00 seconds West, along the easterly line of said Zapner tract and along said easterly line of Farm to Market Highway No. 917, 522.86 feet to a 5/8 inch iron pin found for corner at the southwest corner of said Zapner tract and at the intersection of the easterly line of Mummy road with said northerly line of Farm to Market Highway No. 917;

THENCE North 28 degrees, 58 minutes, 40 seconds West, along the common line of said Zapner tract and said Mummy Road, 417.48 feet to a 1/2 inch iron pin found for corner at the northwest corner of said Zapner tract and the southwest corner of a tract of land conveyed to A+ Water Works, Inc. by instrument No. 2014-16200, County Clerk Records, Johnson County, Texas;

THENCE North 75 degrees, 29 minutes, 36 seconds East, along the common line of said Zapner tract and said A+ Water Works, Inc. tract, 521.49 feet to a 1/2 inch iron pin found for corner at the northeast corner of said Zapner tract and the northwest corner of said ARC PROPERTIES, LLC tract;

THENCE South 29 degrees, 16 minutes, 00 seconds East, along the common line of said Zapner and ARC Properties, LLC tracts, 429.36 feet to the **POINT OF BEGINNING** and containing 4.97 acres of land, more or less.

THIS SURVEY VALID ONLY WITH AN ORIGINAL SIGNATURE IN RED INK.

F. A. DUNN, Registered Professional Land Surveyor No. 2229, do hereby certify this plan was prepared from a survey made on the ground for my client and his representatives. The owner of the land is F. A. DUNN and there are no other parties or persons interested in this plan.

[Signature]
DATE: 12/12/14



12/12/14

Paul A Brown