



Johnson County Public Works Department

David Disheroon / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is acceptable under the adopted guidelines. To request a variance for a deviation or exception to that for a lot or tract (ex: road frontage, etc.) please provide the following information. Variance fee is \$100 per request. This request will be presented to the Commissioner's Court for their decision.

Owner Morgan Acres LLC, Katie Morgan (Texas Reverse Exchange...Morgan Acres, LLC) Date 09/30/2020

Phone # 817-240-7370

Email Address katie@bbctexas.com

Property Information for Variance Request:

Property 911 address 9008 Lakeside Drive, Rio Vista, TX 76093

Subdivision name _____ Block _____ Lot _____

Survey M.C. RIDLEY Abstract 738 Acreage 1.708

Reason for request Request for variance on 2 acre rule. For a 2400sf duplex on 1.708 acres with a single engineered septic system

State minimum is 1/2 acre per system. We already have the plans designed and septic engineered to accomodate the land and design of home

Provide the following with this request:

- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing structures

SUPPORTING DOCUMENTATION

Attached are all documents to support variance request, along with all documents needed to obtain both a building and septic permit.

- 1) Elevation and floor plan of building
- 2) Development application with authorization form
- 3) Septic application with engineered design and site evaluation report
- 4) Survey and Warranty Deed
- 5) List of other Duplex/Triplex permits in county over past 10 years
- 6) Picture of property

Statement from Owner:

We are coming to the court to ask for a variance on the building permit. Johnson County guidelines state that (2) acres of land required to build a *duplex*. Johnson County guidelines also state that only (1) acre of land is required *per* septic system (whereas the Texas State guidelines only require ½ acre per septic system).

The land in discussion today is 1.708 acres of land. LIVING sf of building is 2400sf, 3750sf includes covered porches. (This is no larger than a standard single family dwelling). We have already designed the building and have provided engineered septic plans that exceed what is needed for the footprint of this building. (see attached). There is only (1) septic system for this structure which satisfies the county guidelines for septic permit.

This land is unique in that we cannot acquire any more land around it. It is landlocked between 3 roads and the Corp of Engineers (see survey). Hence the need for a variance. The design we have come up with absolutely maximizes the potential value of the property and will in turn increase the values of the properties around it. The increased tax value will give more money to the County and the community of Rio Vista. In terms of dollars, a duplex would appraise at \$50-100,000 +/- more than a single family home. Which equates to \$2000/yr MORE revenue in taxes, Not to mention the increased value to the community stores and businesses having an additional family to spend money and utilize it's services.

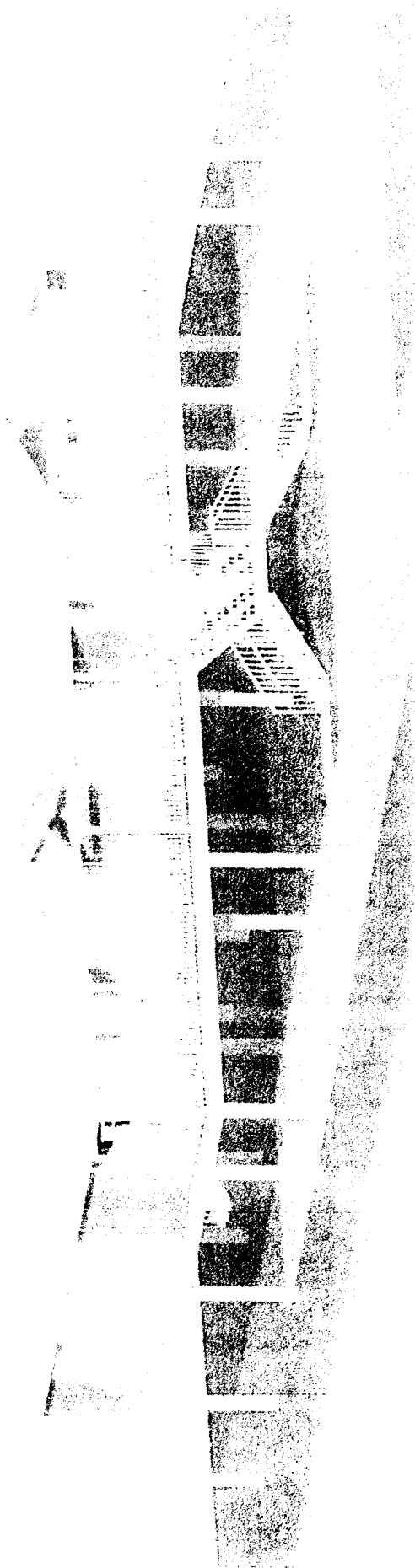
In a recent open records request, we discovered that in the past 10-12 years, there have only been 7 permits issued in the county for a duplex or triplex. 3 of those were approved through a variance request of this commissioners court, building on 1.06 acres of land each. The other 4 are all separate permits for the SAME piece of property. (in other words, 4 *separate* septic systems on one 5.58 acre tract of land (that's approximately 1.35 acres per building).

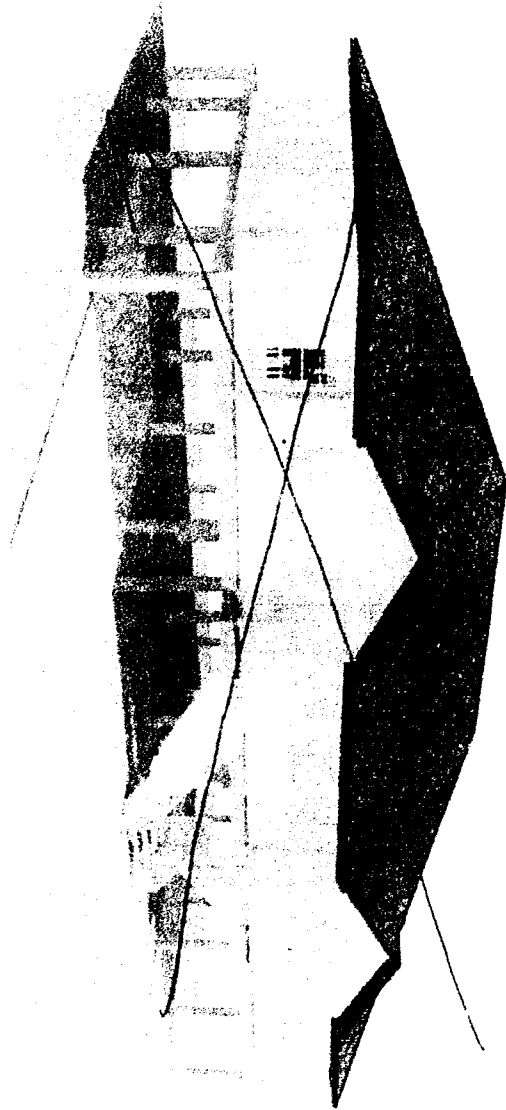
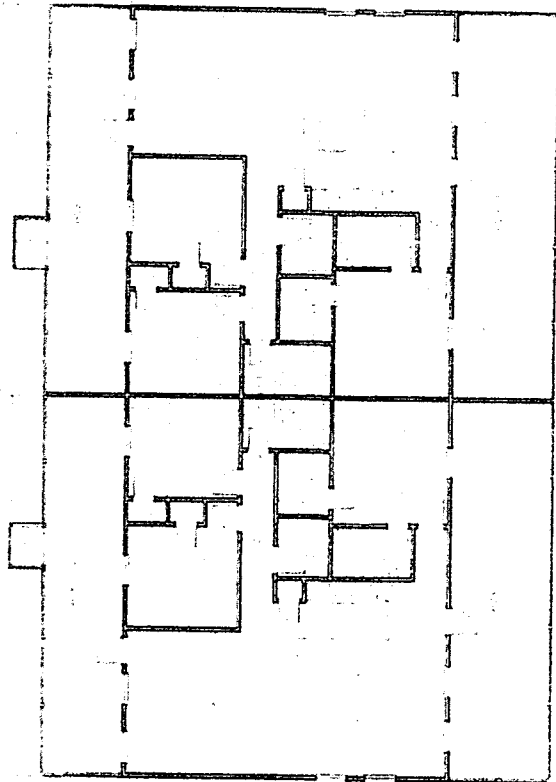
Again, our property is **1.708** acres. More than ANY of the above properties that were issued permits. And well above the State requirements. And again, the size of our building is no larger than any other single family dwelling. If we used this exact same floor plan but had a single front door instead of two, we would have already been issued a permit.

In regards to property location and design of building, we are NOT in a floodplain. And we've Pre-designed the home on 12' piers above ground to alleviate any concerns about water on the property. I've also enclosed a picture of the property the morning after a 4" rainfall a few weeks ago. There was NO standing water on the property. Water and drainage is a non-issue for the design we have developed.

Thank you for your time and consideration, Katie Morgan







Area: 1200 x 2 = 2400 sqft

Floor

SCALE: 1/8" = 1'

DATE: 7/13/2020

DESIGNER

Brian H. Forrester
817.919.0555
www.ForresterCustomHomes.com

Fisherman's Paradise
Preliminary

Verify all dimensions prior to construction and contact the architect for any necessary clarifications. Use of these drawings constitutes acceptance, and any errors will be corrected. No of change. Designer will not assume any liability in the event of the fee charged for the design work.

DEVELOPMENT PERMIT APPLICATION – RESIDENTIAL

(PLEASE COMPLETE TO THE BEST OF YOUR ABILITY)

NAME: Morgan Acres, LLC (Katie Morgan)

ADDRESS: 9008 Lakeside Drive PRECINCT: 1

PHONE: 817-240-7370 EMAIL: katie@bbctexas.com

AUTHORIZED REPRESENTATIVE: Katie Morgan, Lindy Jones, Lynn Schleinat

PHONE: 817-240-7370 EMAIL: katie@bbctexas.com

LEGAL DESCRIPTION: Phase Block Lot Plat Date:

SUBDIVISION: ETJ (City)

NON SUBDIVISION: Acreage: 1.708 Survey Name: M.C. RIDLEY

APPRAISAL PROPERTY ID: Abstract Name/No. 738

Are you constructing: (X) NEW STRUCTURE () ADDITION TO EXISTING STRUCTURE

Type of structure: (X) SITE BUILT HOME Size of structure: # Bedrooms

() MANUFACTURED HOME Size of structure: # Bedrooms

() METAL BUILDING Size of structure: Electric: YES NO

Plumbing: YES NO List plumbing fixtures (if any):

() GARAGE/STORAGE Size of structure: Electric: YES NO

Plumbing: YES NO List plumbing fixtures (if any):

(X) MULTI FAMILY HOUSING Size of structure: 2400 sf # of units 2

ACRES DISTURBED BY DEVELOPMENT # 1 (5+ acres requires storm water approval, silt fencing)

SOURCE OF WATER: () PRIVATE WELL* (X) SUPPLIER CREST WATER
*2 acres is required for a new well. Well registration and info can be obtained from Prairielands Groundwater Conservation District.

STATE / FEDERAL PERMIT REQUIRED () YES (X) NO PERMIT NO.

PROPERTY IN FLOOD PLAIN: () YES (X) NO FIRM PANEL

FLOODPLAIN MANAGER APPROVAL:

(Handwritten signature)
(SIGNATURE OF OWNER / REPRESENTATIVE)

10/05/2020
(DATE)

PLEASE SEE PAGE 1 REGARDING APPLICATION AND PERMIT EXPIRATION

JOHNSON COUNTY PUBLIC WORKS
AUTHORIZATION FORM

Property Owner to give someone other than themselves authorization to
acquire a Development Permit

Give Authorization To:

Katie Morgan of Morgan Acres, LLC, or Lindy Jones, or Lynn Schleinat representatives
Name

Business (If Applicable)

To Acquire a Development Permit for the following Address:

9008 Lakeside Drive, Rio Vista, TX 76093
Address

City

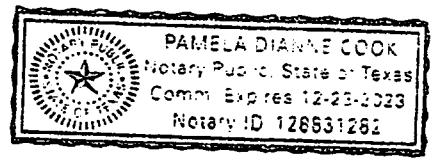
I am the owner of the above-mentioned property.

WITNESS BY HAND(S) ON THIS 28 DAY OF September, 2020

[Handwritten Signature]
Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF September, 2020

Pamela Dianne Cook
Notary Public, State of Texas
Notary's Printed Name: PAMELA DIANNE COOK
My Commission Expires: 12/23/2023





JOHNSON COUNTY PUBLIC WORKS

2 North Mill Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytexas.org (817) 556-6380

Application for 'Authorization to Construct' Residential OSSF System

Office use only

Authorization to Construct Permit # _____ 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: _____ Date _____

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 or authorized representative

Deeded Property Owner: TEXAS REVERSE EXCHANGE- MORGAN ACRES Phone number: 817-240-7370

911 site address: 9008 LAKESIDE DRIVE, RIO VISTA, Tx 76093

Current mailing address: PO BOX 1476, CLEBURNE, TX 76033

Email address: KATIE@BBCTEXAS.COM

Please attach verification of legal description such as a copy of: Deed and Survey or other documentation

Legal Description: Metes and Bounds Acreage: 1.708

Recorded deed: Volume 3 Page 14 Survey M.C RIDLEY Abstract 736

-OR- Subdivision: _____ Lot #: _____ Blk #: _____ Phase / Section #: _____

Well Water or Water provider CREST WATER

Is this Building: choose one New or Existing

choose one Site Built or Manufactured/Mobile Home Building Square Feet: 3790 T. 2400 LVG

choose one Single Family # Bedrooms _____ or Multi-Family # Bedrooms 6

Is this Application for: choose one New System or Replacing System or Replacing Tank

or Re-hook to new structure or Disposal Spray head Relocate

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 Deeded Property Owner or Representative)

9/24/2020 _____ (Date)

Site Evaluator: DOYLE CULP License No. 6470

Phone No: 817-297-2342 Other No. _____

Mailing Address: PO BOX 986 City CROWLEY State TX Zip 76036

Installer: DANNY SCARBRO License No. OS11 4616

Phone No: 817-373-3170 Other No. 817-996-6031

Mailing Address: PO BOX 485 City RIO VISTA State TX Zip 76093

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



JOHNSON COUNTY PUBLIC WORKS

2 North Mill Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytexas.org (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: Doyle Culp License Type and No. 2949 RS
Phone No. 817-297-2342 Other or Fax No. _____
Mailing Address: PO 986 City: Crowley State: TX Zip: 76036

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

Stub out to treatment tank: 3 inch Pvc Sch 40
Treatment tank to disposal system: 1/8 inch per foot fall 7/4" Pvc pipe PVC

II. DAILY WASTEWATER USAGE RATE: Q= 480 (gallons/day)

Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit # of Tanks: 1

A. Tank Dimensions: 67x75x165 Liquid Depth (bottom of tank to outlet): 52
Operating Size: 800 (gal)* Material Concrete
Manufacturer: NU-WATER Model# B-800

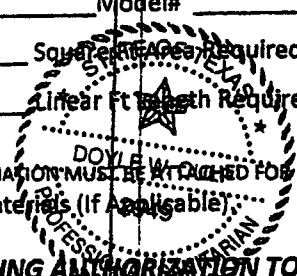
Pretreatment Tank: Yes No NA
Operating Size: 431 (gal) No NA
Pump: Yes No NA
Operating Size: 854 (gal) No NA
Lift Tank: Yes No NA
Operating Size: _____ (gal) No NA
OTHER Yes No If yes, please attach description.

IV. DISPOSAL SYSTEM:

Disposal Type: SPRAY
Manufacturer: _____ Model# _____
Square Ft Area Proposed: 8413 Square Ft Area Required: 7500
Linear Ft Length Proposed: _____ Linear Ft Length Required: _____

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 DESIGNER: Doyle Culp DATE: 7/29/20

July 24, 2020
Revised July 31, 2020

SPRAYFIELD DESIGN

PREPARED FOR:

NAME: Morgan Acres, LLC
ADDRESS: 9008 Lakeside Drive Rio Vista, Texas
LEGAL: ABOT 736, Tract C MC Ridley Survey Johnson County Texas
INSTALLER: Danny Scarbro

DESIGN PARAMETERS:

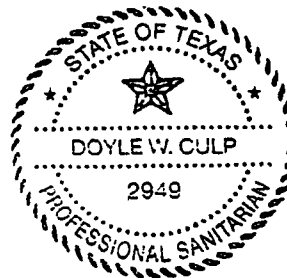
ESTIMATED FLOW: 300 Gallon (4 BRm) Water Saving Devices
LOADING RATE: .064
AREA REQUIRED: 7500 Sq. Ft.
AREA DESIGN: 8478 Sq. Ft. - 65 = 8413 Sq. Ft.

SYSTEM PARAMETERS:

PRETREATMENT TANK: 431 Gallon
AERATION TANK: 800 Gallon Nu Water Aerobic Unit
PUMP TANK: 854 Gallon
SPRINKLER AREA: 3- 30 Ft. Radius Full Circle 2826 Sq. Ft. Each
Total 5652 Sq. Ft.
PUMP SPECIFICATION: 1/2 H.P.
CHLORINATOR: Yes - 285.91 (4) ANSI / NSF Approved
WATER SUPPLY: Co-Op Water
VEGETATION COVER: Sprayfield areas to be sod in all season grasses
TIMER REQUIRED

PREPARED BY:

Doyle Culp R.S. 2949
PO Box 986
Crowley, Texas 76036
(817) 297-2342



**ON-SITE EVALUATION
DESIGN CALCULATIONS**

Using the formula : $GPD = \text{Total Square Feet} \times \text{App. Rate}$

Required Area: $480 \text{ W/s} / .064 = 7500 \text{ Sq. Ft.}$
Designed Area: $8478 \text{ Sq. Ft.} - 65 = 8413 \text{ Sq. Ft.}$

SYSTEM LAYOUT

Discharge from the DUPLEX'S will gravity flow via a three inch PVC pipe (1/8 inch per ft. fall minimum) 431 pretreatment tank then to a Nu Water B-800 Aerobic Treatment Plant. There will be a clean out installed within 3 Ft. of house and every 100 Ft. if needed.

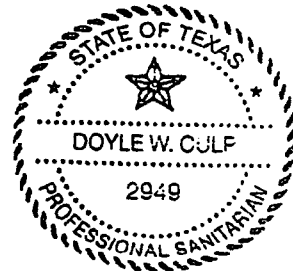
The clear effluent from the Nu Water Aerobic Unit will discharge through a chlorinator into 854 gallon pump tank. The chlorinated effluent will pass through a 1/2 horse power pump to 30 feet radius with 2 sprinkler heads via a 3/4 or plus inch pressure rated line. Low angle nozzle 13 degree or less shall be used to keep the spray low and reduce aerosol. All spray areas will be covered in grasses or trees, or prepared for seeding of grasses. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. (285.38)

PUMP TANK

The pump tank volume will be 854 gallon minimum. In the event of pump failure a total volume of 246 gallons will be left exceeding the 1/3 flow above the alarm. The tank shall be provided with an audio and visual high water alarm. All electrical wiring shall be in accordance with the most recent edition of the National Electrical Code. When sprinklers are used as the application method, the maximum inlet pressure shall 40 pounds per square inch.

VARIANCES

No variances are requested with any part of this system. Any changes in proposed system must be approved by the permitting authority before the installer is authorized to make change. A timer will be installed if any sprinkler is within 20 feet of property line. For night time distribution.



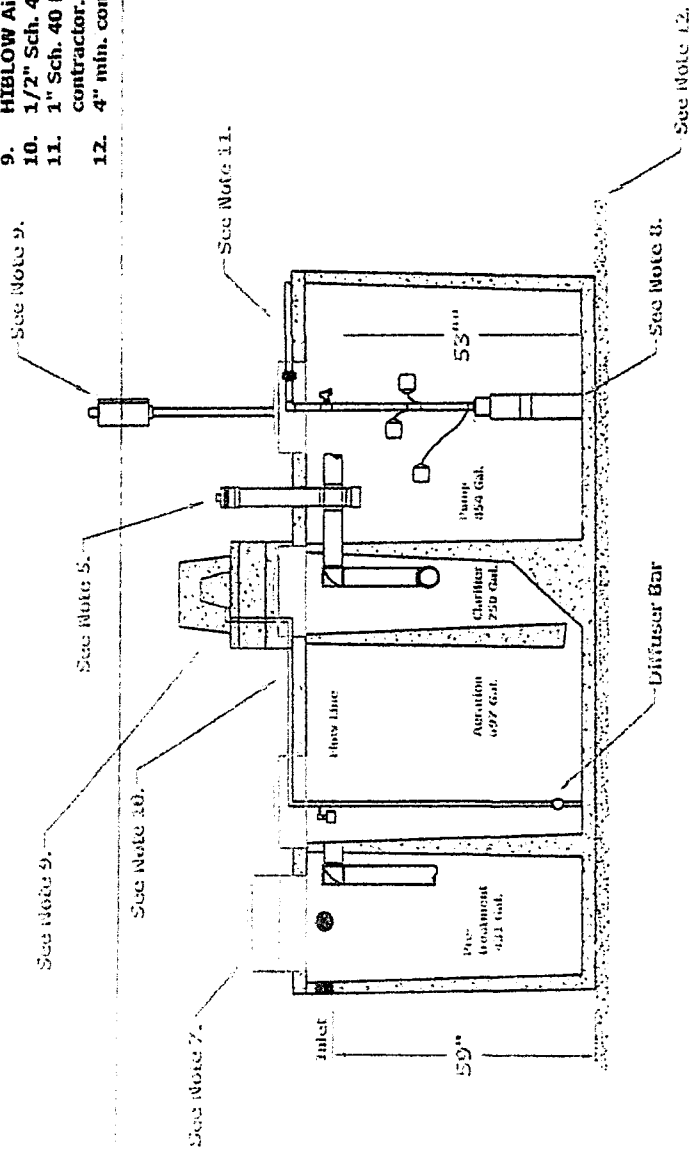
Assembly Details

OSSF

DIMENSIONS:
 Outside Height: 67"
 Outside Width: 75"
 Outside Length: 164.5"
MINIMUM EXCAVATION DIMENSIONS:
 Width: 87"
 Length: 177"

GENERAL NOTES:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from slab top to grade.
3. Weight = 16,700 lbs.
4. Treatment capacity is 800 GPD. Pump compartment set-up for a 420 GPD Flow Rate (5 bedroom, < 4,501 sq/ft living area). Please specify for additional set-up requirements. BOD Loading = 2.60 lbs. per day.
5. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
6. Bio-Robix B-800 Control Center w/ Timer for night spray application. Optional Micro Dose (min/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
7. 20 GPM 1/2 HP, high head effluent pump.
8. HIBLOW Air Compressor w/ concrete housing.
9. 1/2" Sch. 40 PVC Air Line (Max. 50 Lift from Plant).
10. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
11. 4" min. compacted sand or gravel pad by Contractor.



**NuWater B-800
 Aerobic Treatment Plant (Assembled)**

Model: B-800

March, 2010
 By: A.S.
 Scale:
 * All dimensions subject to alternate specifications
 drawings.
 Dwg. #: ADV-BB00-2

Advantage
 Wastewater Solutions, Inc.
 444 A Old Hwy No 9
 Comart, TX 78013
 830-995-3109
 fax 830-995-4051

Bench MARK Building & Construction
 9008 Lakeside Drive
 Rio Vista TEXAS

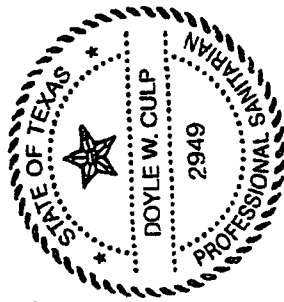
FIRM PANEL 482510425J

Two 368ms 240wls x 2 = 480wls / 64 = 7500 sq ft

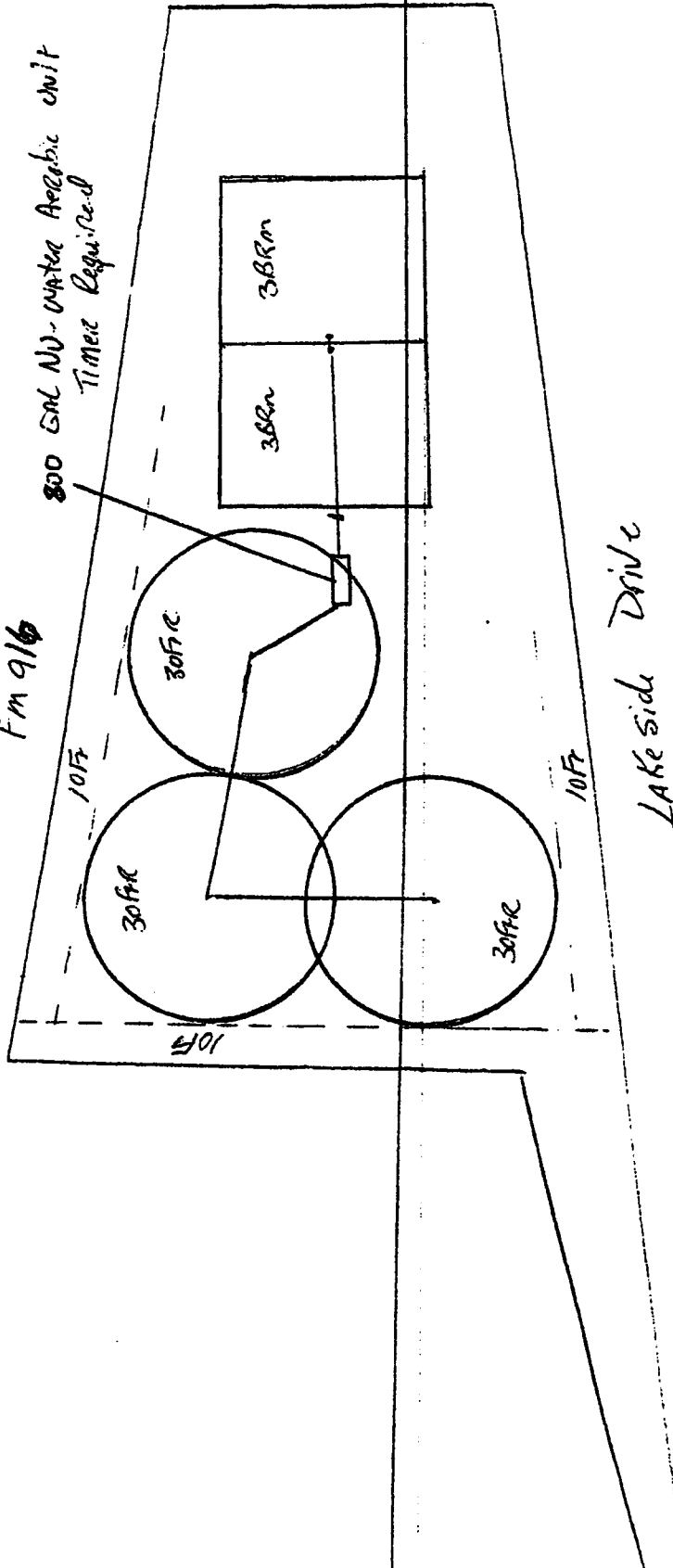
Design = 8478 sq ft - 65 amb. bay = 8413 sq ft

Time Required

7/23/20
 J. W. Culp

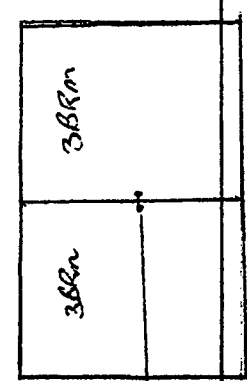


Fm 916



300 GAC NW-Water Aerobic unit
 Time Required

30' x 30'



368'

368'

10' F

10' F

10' F

OLD Wagon Trail

Lakeside Drive

JOHNSON COUNTY - SITE EVALUATION REPORT

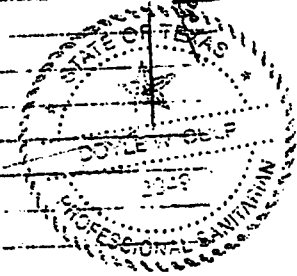
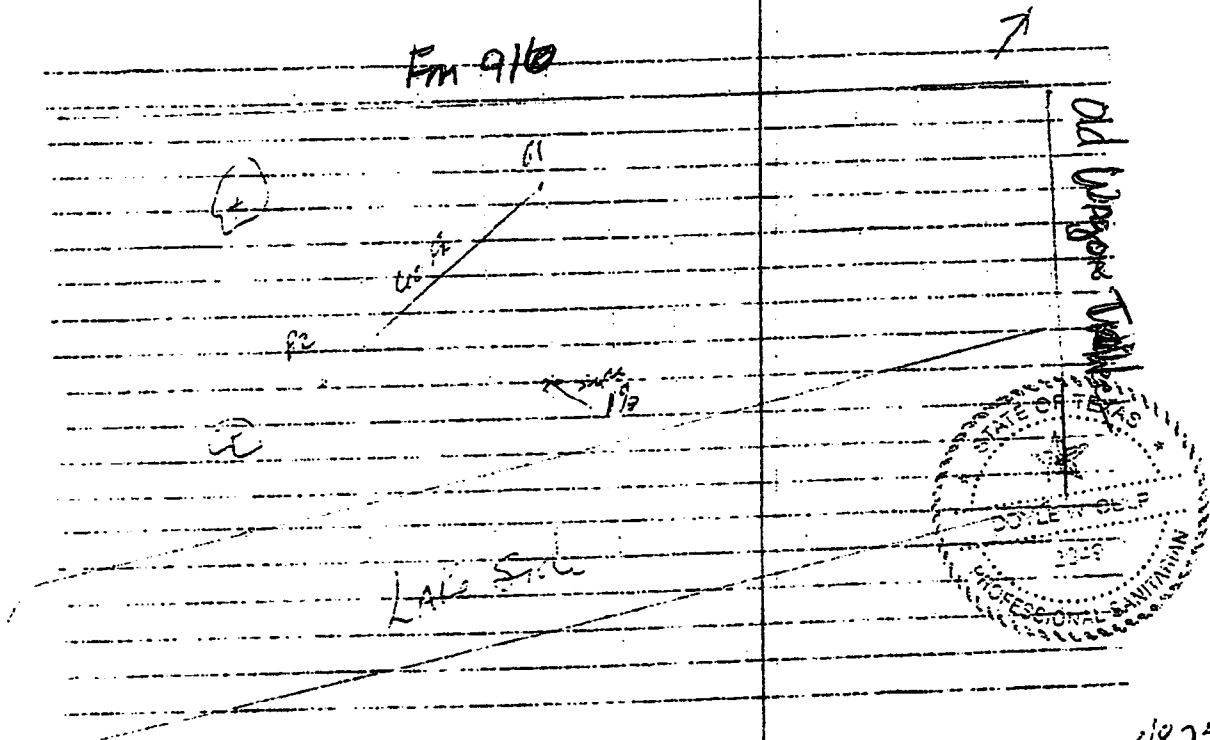
Date 7/21/20
 Name Morgan Ams
Ranch Amenities Buildings LLC Phone 817-240-7370
 Address PO Box 1476, Cleburne, TX 76033

PROPERTY LOCATION

Lot _____ Block _____ Subdivision _____
 Street Address 9008 Lakeside Rio Vista TRAILS
 Additional Information 1.8 Acres Duplex

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 X
 Presence of upper water shed Yes _____ No X
 Presence of adjacent ponds, streams, water impoundment area Yes _____ No X
 Existing or proposed water well in nearby area Yes _____ No X

Firm Panel # 4825760435J

ATTESTED BY:
 Site Evaluator Signature [Signature]

Site Evaluator No. 6470

PO 986 Crawley TX 76035

817-297-2342

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 09/19/2018

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

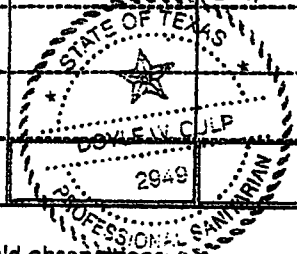
Date Performed 7/21/20
 Owner's Name ~~Search name~~ ~~Builder~~ - Morgan Acres, LLC
 Physical Address 9009 Lakeside Rio Vista TR
 Site Evaluator Doyle Culp O.S. Number 6470

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
0				
12				
24	Clay loam III	N/A	N/A	Suitable
36				
48				
60				

Soil Boring Number #2				
Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
0				
12				
24	Clay loam III	N/A	N/A	Suitable
36				
48				
60				



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

ATTESTED BY:
 Site Evaluator Signature *Doyle Culp*

Site Evaluator No. 6470

PO 986 Crowley Tx 76036
 Address

817-297-2342
 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.

CIRCLE S ENVIRONMENTAL

AEROBIC TREATMENT SYSTEM - ANNUAL MAINTENANCE AGREEMENT

CONTRACT BEGINNING DATE: _____ CONTRACT ENDING DATE: _____

TEXAS REVERSE EXCHANGE MORGAN ACRES
9008 LAKESIDE DRIVE
RIO VISTA, TX 76093

Choose your Plan: TWO YEAR PLAN INCLUDED WITH NEW INSTALL

_____ \$150 annual BASIC plan: 1 visit every 4 months without chlorine

_____ \$185 STAR Plan: 1 visit every 4 months with chlorine

_____ \$700 annual PLATINUM Plan: one visit every two month - includes warranty of all components & chlorine

~~PHONE: _____ FAX: _____~~

We also offer a monthly credit or debit card plan if you prefer to pay any contract monthly. Basic plan is \$13 monthly, Star Plan is \$18 monthly and Platinum Plan is \$60 monthly. Call us for details. If you wish the monthly plan please fill out credit card details at the bottom of this agreement.

IN CONSIDERATION OF PAYMENT, an AGREEMENT is entered this day by and between the parties signed hereto for the testing and reports of said test on the aerobic system at the property detailed herein under the following terms and conditions:

THIS AGREEMENT INCLUDES THE FOLLOWING:

1. Three (3) service calls performed once every 4 months or six (6) service calls every 2 months for Platinum Plan, which includes an inspection of the mechanical/electrical components of the treatment system for proper function and operation. The components tested and checked include the pumps, switches, control panel, circuitry, spray rotors, tank risers and caps. The compressor output will be tested for flow and pressure.
2. A visual inspection of the tank contents for sludge, solids, color, turbidity and odors. A sludge level measurement shall be taken and in the event the test warrants tank pumping to remove solids the OWNER shall be notified and instructed to arrange for pumping by a professional septic tank pumping company at OWNERS expense. Platinum Plan does NOT include solids pumping as needed. Pumping must be performed by an outside pump service whenever advised by service technician.
3. An effluent sample shall be tested for PH and Chlorine residual levels. The OWNER shall bear all responsibility to maintain a constant supply of chlorine tablets in the dosing tank at all times if using the Basic plan. Under the Star or Platinum Plan, the service tech shall add 4 to 5 tablets at the time of inspection (as needed). If the tablets dissolve prior to the next routinely scheduled service date the owner must add additional tablets.
4. The Owner shall be notified in writing of all necessary repairs and shall bear the responsibility to schedule appointment for repairs and shall bear any associated costs. The SERVICE COMPANY shall respond to any calls within 48 hours weekdays only.

THIS AGREEMENT DOES NOT INCLUDE THE FOLLOWING: Pumping of solids or sludge. Chlorine tablets other than the 3 to 5 tablets on each visit once every (4) four months.

VIOLATIONS OF THIS AGREEMENT: Non-payment of any nature by Owner for repairs or contract. Failure of Owner to respond to requests for safe entry or repair notices. Failure by owner/user to maintain constant electrical supply to treatment system. Overloading the system above it's rated capacity by any means including leaky plumbing, laundry and external flooding or storm drainage. Damage of any component by acts of nature, abuse, loading of chemicals, garbage disposal, water softener, A/C discharge and/or excess use of chemicals, cleansers and papers.

Upon execution of this agreement, all parties agree mutually to the covenants and conditions contained herein. No Refunds are given.

AGREED: _____ Owner

AGREED: _____ Dee Scarbro, MP 0000804

Number: _____ Exp Date: _____ Monthly Payment: \$ _____

Card Billing Address and zip code: _____



Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 27176

Real Property Recordings

Recorded On: September 02, 2020 10:05 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

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.

File Information:

Document Number: 27176
Receipt Number: 20200902000077
Recorded Date/Time: September 02, 2020 10:05 AM
User: Heidi P
Station: ccl15

Record and Return To:
KATIE MORGAN
PO BOX 1476
ENV
CLEBURNE TX 76033



STATE OF TEXAS
Johnson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

Becky Ivey
Johnson County Clerk
Johnson County, TX

Aerobic System Only

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. (please attach copy of file receipt)

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):

ABST 734, Tract Co. Mc Ridley Survey, 1.708 acres of land

see attached ~~map~~ & survey
plan

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

Texas Reverse Exchange Holding Company, LLC, as Exchange

Accommodation Titleholder for Mexican Acres LLC,

ATLUS Limited Liability Company

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 27 DAY OF August, 2020

[Signature]
Owner(s) Signature(s)

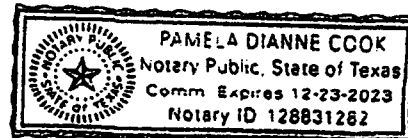
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF August, 2020

Pamela Dianne Cook

Notary Public, State of Texas

Notary's Printed Name: Pamela Dianne Cook

My Commission Expires: 12/23/2023



JOHNSON COUNTY PUBLIC WORKS
AUTHORIZATION FORM

Property Owner to give someone other than themselves authorization to
acquire a Development Permit

Give Authorization To:

Katie Simmerman-Morgan or Dee Scarbro
Name

Morgan Acres, LLC or Circle S Septic
Business (If Applicable)

To Acquire a Development Permit for the following Address:

9008 Lakeside Dr.
Address

Cleburne, TX 76033
City

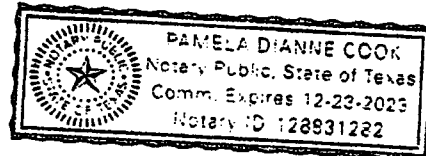
I am the owner of the above-mentioned property.

WITNESS BY HAND(S) ON THIS 27 DAY OF August 2020

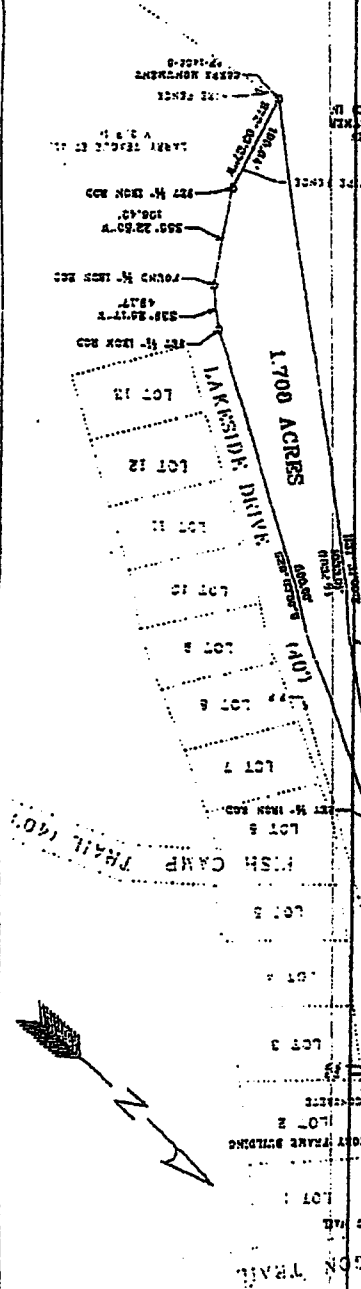
[Signature]
Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF August 2020.

Pamela Dianne Cook
Notary Public, State of Texas
Notary's Printed Name: Pamela Dianne Cook
My Commission Expires: 12/23/2023



JIM DYCHE
OWNER
1700 ACRES



1700 ACRES

LOT 11
LOT 12
LOT 13
LOT 14

JACKSON HWY

LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10

OLD WAGON TRAIL

LOT 1
LOT 2
LOT 3
LOT 4

P.M. HIGHWAY

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coloop signature verification

INCE SURVEYING & ENGINEERING
407 ANGELINA STREET
WHITNEY, TEXAS 76692
PHONE: (254)694-7708
Fax: (254)694-7230

Field notes for the survey of a certain lot, tract, or parcel of land being a part of the Fisherman's Paradise Subdivision in Johnson County, Texas, according to plat recorded in Volume 3, Page 14 of the Plat Records of Johnson County. Said land is all that certain called 2.9 acre tract described in a deed from Larry Teague, Eugene Teague, and L. R. Stryker d/b/a Willow Lake Development Company to Charles Teague et ux, Linda P. Teague recorded in Volume 1281, Page 88 of the Deed Records of Johnson County as it exists on the ground, more particularly described as follows:

BEGINNING at a railroad spike set in the north line of said subdivision at the intersection of the southeast line of F. M. Highway 916 and the southwest line of Old Wagon Trail for the northeast corner of this:

THENCE with the southwest line of Old Wagon Trail, S39°24'47"E 73.57 feet to a "Mag Nail" set at the intersection of the southwest line of Old Wagon Trail with the northwest line of Lakeside Drive for the southeast corner of this:

THENCE with the northwest line of Lakeside Drive as extended, the following courses and distances:

- S39°38'00"W 452.38 feet to a 5/8" iron rod set;
- S29°03'00"W 590.00 feet to a 5/8" iron rod set;
- S39°26'17"W 49.17 feet to a 3/8" iron rod found;
- SE6°22'50"W 106.43 feet to a 5/8" iron rod set in a fence line; and
- S72°03'27"W 105.64 feet to U. S. Army Corps of Engineers monument #P-1406-8 found for an inside ell corner of U. S. Army Corp of Engineers property (Lake Whitney) and for the southwest corner of this;

THENCE N37°31'00"E 1033.01 feet to Corps monument #P-1406-6-B found for an outside ell corner of said Corps property and for an inside ell corner of this;

THENCE N45°02'23"W 122.10 feet to Corps monument #P-1406-6-C found in the southeast line of F. M. Highway 916 for an inside ell corner of said Corps property and for the northwest corner of this:

THENCE with the southeast line of F. M. Highway 916, N54°53'31"E 251.81 feet to the place of beginning, containing 1.708 acres of land.

A plat of even date accompanies these field notes.

TR



James H. Ince
Registered Professional Land Surveyor
12/05/00



Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 19760

eRecording - Real Property

Warranty Deed

Recorded On: July 08, 2020 09:24 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

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.

File Information:

Document Number: 19760
Receipt Number: 20200708000024
Recorded Date/Time: July 08, 2020 09:24 AM
User: Linda B
Station: ocl30

Record and Return To:

Simplifile
5072 North 300 West
PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey

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
with Mineral Reservation**

Date: July 6, 2020

Grantor: James Dyché and Marcia L. Dyché, husband and wife

Grantor's Mailing Address:

PO Box 4160
Keene Tx 76054

Grantee: Texas Reverse Exchange Holding Company, L.L.C., as Exchange Accommodation Titleholder for Morgan Acres, LLC, a Texas limited liability company

Grantee's Mailing Address:

P.O. Box 1476
Cleburne, TX 76033

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All those certain lots, tracts or parcels of land situated in Johnson County, Texas and being Lots 89, 90, 106B and 107, Block B and Lot 1, Block A, of Fisherman's Paradise, an Addition in Johnson County, Texas as shown on the plat recorded in Volume 3, Page 13, of the Plat Records of Johnson County, Texas; and Lot 22, Block A, of Fisherman's Paradise, an Addition in Johnson County, Texas, as shown on the plat recorded in Volume 3, Page 50, of the Plat Records of Johnson County, Texas; and All that certain lot, tract or parcel of land being a part of Fisherman's Paradise Subdivision in Johnson County, Texas, according to plat recorded in Volume 3, Page 14, of the Plat Records of Johnson County, Texas. Said land is all that certain called 2.9 acre tract described in Deed from Larry Teague, Eugene Teague, and L. R. Stryker d/b a Willow Lake Development Company to Charles Teague et ux, Linda P. Teague recorded in Volume 1281, Page 88, of the Deed Records of Johnson County, Texas, as it exists on the ground, more particularly described as follows:

Beginning at a railroad spike set in the North line of said subdivision at the intersection of the Southeast line of F. M. Highway 916 and the Southwest line of Old Wagon Trail for the Northeast corner of this;

Thence with the Southwest line of Old Wagon Trail, S 39° 24' 47" E 73.57 feet to a "Mag Nail" set at the intersection of the Southwest line of Old Wagon Trail with the Northwest line of Lakeside Drive for the Southeast corner of this;

Thence with the Northwest line of Lakeside Drive as extended, the following courses and distances;

S 39° 38' 00" W 452.38 feet to a 5/8" iron rod set;

S 29° 03' 00" W 590.00 feet to a 5/8" iron rod set;
S 39° 26' 17" W 49.17 feet to a 3/8" iron rod found;
S 56° 22' 50" W 106.43 feet to a 5/8" iron rod set in a fence line; and
S 72° 03' 27" W 105.64 feet to a U.S. Army Corps of Engineers monument #P-1406-S found for an inside ell corner of U.S. Army Corp. of Engineers property (Lake Whitney) and for the Southwest corner of this;

Thence N 37° 31' 00" E 1033.01 feet to Corps monument #P-1406-6-B found for an outside ell corner of said Corps property for an inside ell corner of this;

Thence N 45° 02' 23" W 122.10 feet to Corps monument #P-1406-6-C found in the Southeast line of F.M. Highway 916 for an inside ell corner of said Corps property and for the Northwest corner of this;

Thence with the Southeast line of F. M. Highway 916, N 54° 43' 31" E 251.51 feet to the place of beginning, containing 1.708 acres of land, more or less.

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 2018, 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.

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


James Dyche


Marcia L. Dyche

STATE OF TEXAS)

COUNTY OF Johnson)

This instrument was acknowledged before me on July 6 2020, by James Dyche and Marcia L. Dyche.

Bridget Denison
Notary Public, State of Texas
My commission expires: _____

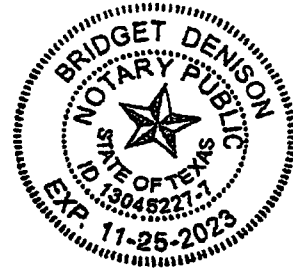
PREPARED IN THE OFFICE OF:

LAW OFFICE OF KENNETH L. MCALISTER
4615 Bryce Ave.
Fort Worth, Texas 76107

AFTER RECORDING RETURN TO:

Texas Reverse Exchange Holding Company, LLC
as Exchange Accommodation Titleholder
for Morgan Acres, LLC, a Texas limited liability company

P.O. Box 1476
Cleburne, TX 76033





Report	Permit	Classification	Work Description	Parcel	Address	Business	Primary Party	Submit	Issue	Rank/chemical Type	Acresage	min 2 acre requirement met
D11791	S10758	Development Septic	duplex	126.3543.00030	4505 COUNTY ROAD 805F	Circle S Backhoe	WELLS CLEVE ETUX JANA	04/21/2008		Multi Family	5.58	min 2 acre requirement met
D12740	S10991	Development Septic	triplex	126.3543.00030	4505 COUNTY ROAD 805F	Diglex Excavating LLC	WELLS CLEVE ETUX JANA	08/02/2008		Multi Family	5.58	min 2 acre requirement met
D13852	S13446	Development Septic	triplex	126.3543.00030	4503 COUNTY ROAD 805F	Diglex Excavating LLC	WELLS CLEVE ETUX JANA	08/09/2009	06/09/2009	Multi Family	5.58	min 2 acre requirement met
D18201	S51249	Development Septic	duplex	126.3543.00030	4501 COUNTY ROAD 805F	Diglex Excavating LLC	WELLS CLEVE ETUX JANA	02/09/2011	07/16/2015	Multi Family	5.58	min 2 acre requirement met
D18209	S51790	Development Septic	duplex	126.2015.01030	4507 COUNTY ROAD 805F	Diglex Excavating LLC	WELLS CLEVE ETUX JANA	07/19/2015	07/16/2015	Multi Family	5.58	min 2 acre requirement met
				126.2015.01030	2339 COUNTY ROAD 314	Diglex Excavating LLC	Member 1 LLC	06/27/2018	06/27/2018	Multi Family	1.06	2017 prevalance
				126.2015.01020	2317 COUNTY ROAD 314	Diglex Excavating LLC	BARBAR 1 LLC	06/27/2018	06/29/2018	Multi Family	1.06	2017 prevalance
				126.2015.01010	2312 COUNTY ROAD 314	Diglex Excavating LLC	BARBAR 1 LLC	06/27/2018	06/29/2018	Multi Family	1.06	2017 prevalance
				126.2015.01010	2304 COUNTY ROAD 314	Diglex Excavating LLC	BARBAR 1 LLC	06/27/2018	06/27/2018	Multi Family	1.06	2017 prevalance

7 properties with duplex/triplex permits approved.

Johnson County Public Works
2 North Mill Street Suite 305
Cleburne, TX 76033
Phone: 817-556-6380
development@johnsoncountytexas.org



Customer Receipt

Operator: Mary Bullock

Date: 10/02/2020
Tender Detail

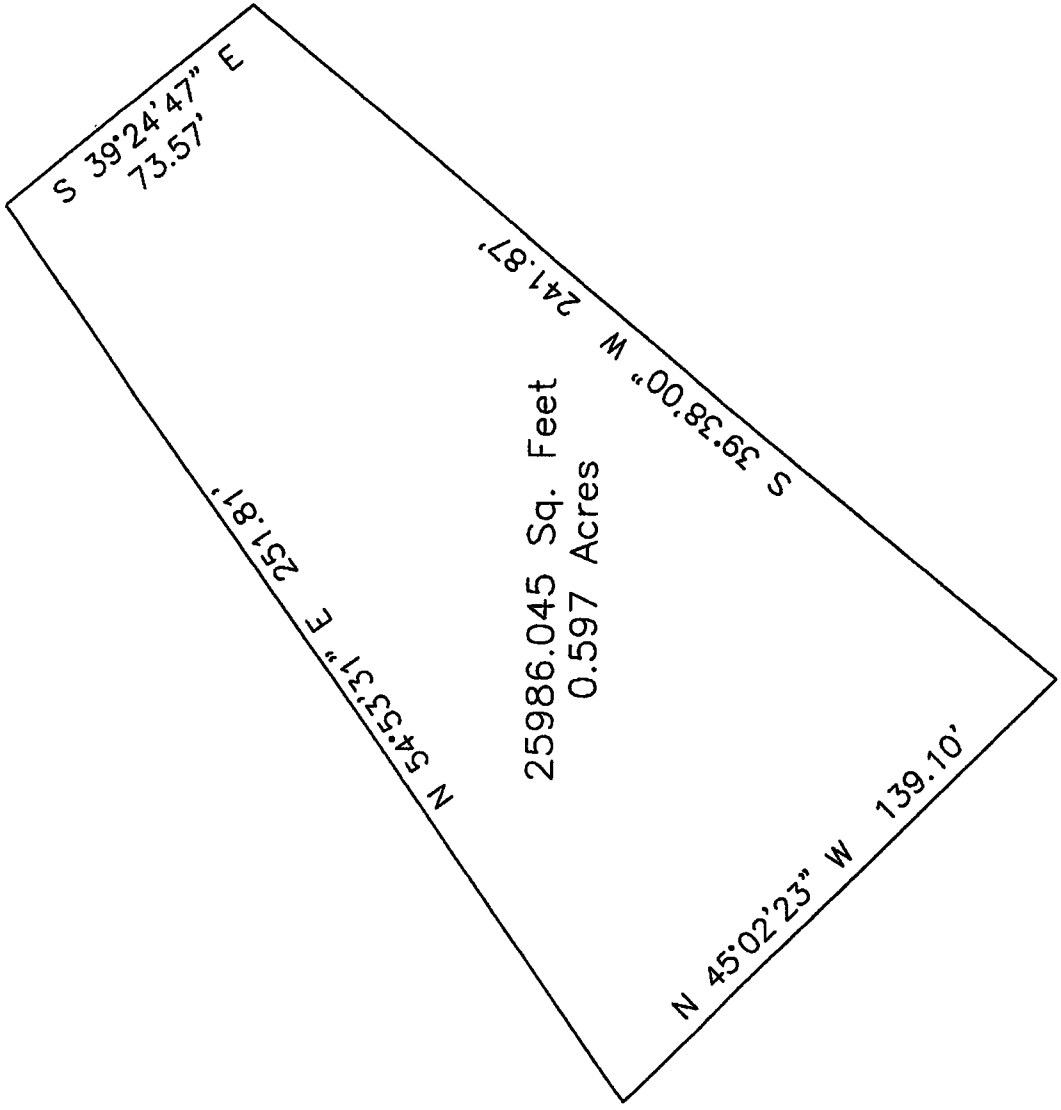
Receipt no: 2931

Item	Description	Payment	Reference	Paid
V-20-01263 9008 LAKESIDE DR	Variance	CREDIT		\$120.00
Total:				\$120.00

Transaction Date: 10/02/2020

Time: 14:09:21 EDT

**Be advised that Receipt for Payment is
NOT an Authorization to Construct, nor
does it guarantee approval of a permit.**



S 39°24'47" E
73.57'

241.87'

S 39°38'00" W

25986.045 Sq. Feet
0.597 Acres

N 54°53'31" E
251.87'

N 45°02'23" W
139.10'

