

APR 25 2022

Tabled

No Action

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan		TODAY'S DATE: April 14, 2022	
<u>DEPARTMENT:</u>		<u>Public Works</u>	
<u>SIGNATURE OF DEPARTMENT HEAD:</u>		_____	
<u>REQUESTED AGENDA DATE:</u>		<u>April 25, 2022</u>	
<u>SPECIFIC AGENDA WORDING:</u>			
Consideration to grant a Variance to allow permitting of a septic system on a tract of land less than one acre out of the E.B. Ray Survey Abstract 717 (1517 W. Bethesda Road, Burluson) in Precinct #4- Public Works Department			
<u>PERSON(S) TO PRESENT ITEM:</u> Jennifer VanderLaan			
SUPPORT MATERIAL: (Must enclose supporting documentation)			
TIME: <u>10</u> minutes		ACTION ITEM: <u>X</u> _____	
(Anticipated number of minutes needed to discuss item)		WORKSHOP: _____	
		CONSENT: _____	
		EXECUTIVE: _____	
<u>STAFF NOTICE:</u>			
COUNTY ATTORNEY: <u>X</u> _____		IT DEPARTMENT: _____	
AUDITOR: _____		PURCHASING DEPARTMENT: _____	
PERSONNEL: _____		PUBLIC WORKS: <u>X</u> _____	
BUDGET COORDINATOR: _____		OTHER: _____	
*****This Section to be Completed by County Judge's Office*****			
ASSIGNED AGENDA DATE: _____			
REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____			
COURT MEMBER APPROVAL _____		Date _____	



Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. Variance fee is \$120 per request. 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.

→ COLLINS HOLDINGS SERIES, LLC SERIES 26

Owner Collins Capital Holdings, LP Date 4-12-2022

Cendera Funding, Inc.

Phone no. 817-372-5016 (Brian) 432-238-0266 (Alvin)

Email address brian@collinsholdings.one alvincollins@msn.com

Property Information for Variance Request:

Property 911 address 1517 W. Bethesda Road Burleson, Tx 76028

Subdivision name Johnson County Block _____ Lot _____

Survey E.B. Ray Survey Abstract 717 Acreage 10,890 sq. ft.

Size of existing residence: 2400 sq. ft. Two Story

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 Please see attached letter

Provide the following with this request:

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

Johnson County Public Works
2 North Mill Street, Suite 305
Cleburne, Texas 76033

3-28-22

COLLINS HOLDINGS SERIES, LLC-SERIES 26
Collins Capital Holdings, LP
PO Box 121609
Fort Worth, TX 76121

RE: 1517 W. Bethesda Road
Burleson, TX 76028

Dear Sir:

We respectfully request a variance to ¼ acre for this residence to install a Low-Pressure Septic Drip System (LPD) as designed and approved by Becca Grassel-Petersen, Professional Sanitarian II #4024.

This was also recommended by Chris Bergman Environmental Investigator at TCEQ. He could not approve because of Johnson County Jurisdiction.

We have exhausted all avenues to try and have use of our property.

Your variance and permit are our last resort.

Please grant us a chance to use the Low-Pressure Septic Drip System as designed.

Timeline

March 6, 2008	Keaton Taylor & Amanda Taylor lived there until 2016
December 7, 2016	Title Policy \$165,000.00, Patrick & Mary Fuller
June 16, 2017	On or About, Branson terminated septic line. Bleeker put in new Septic at 1521 W. Bethesda Rd., under Permit #D16543
January 2, 2019	Cendera Funding, Inc. Lender Foreclosed which is now Collins Capital Holdings, LP
November 15, 2019	Offered \$20,000.00 to each neighbor's for ¼ acre.
April 14, 2021	Offered to buy ¼ acre or sale to either or both for \$100,000.00 and we would finance
August 11, 2021	Beca Grassel-Petersen, Professional Sanitarian II #4024 Engineered system and approved (See Attached Emails)
10/14/2021	TCEQ Region4, Chris Bergman, recommended Low Pressure Septic Drip System (LPD) but could not approve because it is Johnson County jurisdiction.
8/31/2021	Charles Bleeker sent info and check for LPD permit but info and check never returned and reported Johnson County wouldn't let him go forward at this time. There would need to be a variance.

Sincerely
Alvin Collins
alvincollins@msn.com
432-238-0266

STADIA LAND SURVEYING INC.

COPYRIGHT DATE
11/17/2018

PROPERTY ADDRESS / 517 W. BETHESDA ROAD
JOHNSON COUNTY, TEXAS

LEGAL DESCRIPTION OF LAND:

DESCRIPTION FOR A TRACT OF LAND SITUATED IN THE E. B. RAY SURVEY, ABSTRACT NO. 717, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO EUCLID A. WHITEHEAD, AND HELEN M. WHITEHEAD, RECORDED IN VOLUME 1333, PAGE 123, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

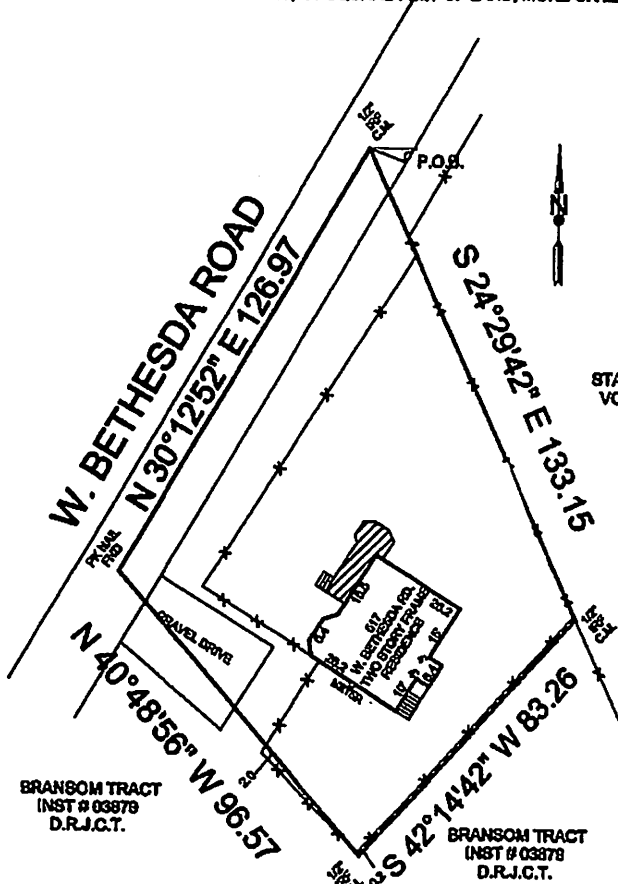
BEGINNING AT A 1/2 INCH REBAR ROD FOUND IN WEST BETHESDA ROAD, SAID ROD BEING THE MOST NORTHERN CORNER OF SAID WHITEHEAD TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BRADLEY RAY STAFFORD AND WIFE, BARBARA STAFFORD, RECORDED IN VOLUME 2549, PAGE 544, DEED RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE SOUTH 24 DEGREES 29 MINUTES 42 SECONDS EAST, 133.15 FEET ALONG THE COMMON LINE OF SAID WHITEHEAD TRACT AND SAID STAFFORD TRACT TO A 1/2 INCH CAPPED "RPLS 4277" REBAR ROD SET;

THENCE SOUTH 42 DEGREES 14 MINUTES 42 SECONDS WEST, 83.28 FEET THROUGH SAID WHITEHEAD TRACT TO A 1/2 INCH CAPPED "RPLS 4277" REBAR ROD FOUND;

THENCE NORTH 40 DEGREES 48 MINUTES 58 SECONDS WEST, 89.57 FEET THROUGH SAID WHITEHEAD TRACT TO A CST NAIL FOUND IN WEST BETHESDA ROAD;

THENCE NORTH 30 DEGREES 12 MINUTES 52 SECONDS EAST, 126.97 FEET ALONG WEST BETHESDA ROAD TO THE POINT OF BEGINNING AND CONTAINING 10,880 SQUARE FEET OF LAND, MORE OR LESS.



STAFFORD TRACT
VOL. 2549, P. 123
D.R.J.C.T.

BRANSON TRACT
INST # 03878
D.R.J.C.T.

BRANSON TRACT
INST # 03878
D.R.J.C.T.

NOTE: THIS PROPERTY IS SUBJECT TO A PIPELINE EASEMENT TO BETHESDA WATER SUPPLY AS RECORDED IN VOL. 4407, P. 016 D.R.J.C.T., CENTERLINE OF SAID EASEMENT BEING THE PIPELINE AS INSTALLED UNDERGROUND.

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY ON THE GROUND SURVEY, THE LOSS AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE EXACT LOCATION AND TYPE OF ABOVE GROUND EASEMENTS AND IRON ROD FOUND APPROXIMATELY ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

(EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.)

This survey was performed EXCLUSIVELY for and in connection with the transaction described in C.E. No. 10-11-0650 of ACCORDANT Title Company. Use of this survey for any other purpose or for any other parties shall be at the risk of the user. This survey is a copyright owned by STADIA LAND SURVEYING, INC., and all other uses are forbidden, without the written consent of STADIA LAND SURVEYING, INC. ©

Date: 11/17/2018
Scale: 1" = 30'
JCS No: 2507 - 10



Jimmy E. Foster

STADIA LAND SURVEYING, INC.
P.O. BOX 1886
RED OAK, TEXAS 75154
PHONE (972) 617-9908
FAX: (972) 617-6509
www.stadia-survey.com
JIMMY E. FOSTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5592
FRM #100103-0

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS – YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF TEXAS §

FOR VALUE RECEIVED, CENDERA FUNDING, INC., whose address is P. O. Box 121609, Fort Worth, Texas, 76121 (hereinafter referred to as “Grantor”), does hereby CONVEY unto COLLINS HOLDINGS SERIES, LLC – SERIES 26, whose address is PO Box 121609, Fort Worth, Texas 76121 (hereinafter referred to as “Grantee”) all of Grantor’s right, title and interest in and to the real property described on Exhibit “A” hereto, together with Grantor’s interest in and to all fixtures and improvements thereon (the “Property”).

EXCEPT FOR THE WARRANTY OF TITLE CONTAINED IN THIS DEED, THE PROPERTY IS CONVEYED AS IS AND WITH ALL FAULTS, AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES, OR GUARANTEES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW OR OTHERWISE CONCERNING SUCH PROPERTY AND IMPROVEMENTS, INCLUDING WITHOUT LIMITATION: (i) THE CONDITION OF THE PROPERTY OR ANY PORTION THEREOF, INCLUDING WITHOUT LIMITATION WARRANTIES OF SUITABILITY, HABITABILITY, MERCHANTABILITY, DESIGN OR

FITNESS FOR ANY SPECIFIC PURPOSE OR A PARTICULAR PURPOSE OR GOOD AND WORKMANLIKE CONSTRUCTION, (ii) THE NATURE OR QUALITY OF CONSTRUCTION, ROOFING, STRUCTURAL DESIGN AND ENGINEERING OF THE PROPERTY; (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OR ABSENCE OF OR CONTAMINATION BY HAZARDOUS MATERIALS OR THE COMPLIANCE OF THE PROPERTY WITH ALL REGULATIONS OR LAWS RELATING TO HEALTH OR THE ENVIRONMENT; (iv) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN THE PROPERTY, (v) THE SOIL CONDITIONS, DRAINAGE, FLOODING CHARACTERISTICS, UTILITIES OR OTHER CONDITIONS EXISTING IN OR TO THE PROPERTY, AND (vi) THE COMPLIANCE OF THE PROPERTY WITH ANY REQUIREMENTS ESTABLISHED BY THE AMERICANS WITH DISABILITIES ACT. GRANTEE WILL NOT SEEK RECOURSE AGAINST GRANTOR ON ACCOUNT OF ANY LOSS, COST, OR EXPENSE SUFFERED OR INCURRED BY GRANTEE WITH REGARD TO ANY OF THE MATTERS DESCRIBED IN CLAUSES (i) THROUGH (vi) ABOVE. GRANTEE ACKNOWLEDGES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF GRANTOR. GRANTEE FURTHER ACKNOWLEDGES THAT NO INDEPENDENT INVESTIGATION OR VERIFICATION HAS BEEN OR WILL BE MADE BY GRANTOR WITH RESPECT TO ANY INFORMATION SUPPLIED BY OR ON BEHALF OF GRANTOR CONCERNING THE PROPERTY, AND GRANTOR MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THAT

INFORMATION, IT BEING INTENDED BY THE PARTIES THAT GRANTEE WILL VERIFY THE ACCURACY AND COMPLETENESS OF THAT INFORMATION ITSELF. GRANTEE ACKNOWLEDGES THAT THE DISCLAIMERS, AGREEMENTS, AND OTHER STATEMENTS IN THIS PARAGRAPH ARE AN INTEGRAL PORTION OF THIS DEED.

Grantor does hereby convey the Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Property.

The conveyance made hereby, and the warranties (if any) made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Property and to all matters which would be revealed by an inspection of the property.

TO HAVE AND TO HOLD the Property, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's legal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's legal representatives, heirs, successors and assigns to warrant and forever defend all and singular the Property, to the extent conveyed hereby, unto Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year are assumed by Grantee.

EXECUTED on the dates noted in the acknowledgements below; effective, however, October 1, 2021.

GRANTOR:

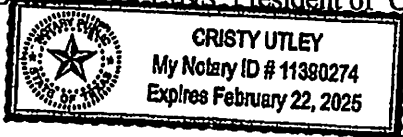
CENDERA FUNDING, INC.

Brian Collins

BRIAN COLLINS, (a/k/a BRIAN ADAM COLLINS),
President

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 25 day of Oct, 2021, by BRIAN COLLINS, President of CENDERA FUNDING, INC., a Texas Corporation.



Cristy Utley
Notary Public in and for the State of Texas

ACCEPTED BY GRANTEE:

COLLINS HOLDINGS SERIES, LLC – SERIES 26, a Texas limited liability company

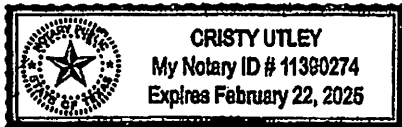
By: C3 Capital Holdings, LLC. a Texas limited liability company, its Manager

Brian Collins

BRIAN COLLINS, its Sole Member and Manager

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 25 day of Oct., 2021, by BRIAN COLLINS, as Sole Member and Manager of C3 Capital Holdings, LLC. a Texas limited liability company, on behalf of said company as Manager of COLLINS HOLDINGS SERIES, LLC. – SERIES 26, a Texas limited liability company, on behalf of said company.



Cristy Utley
Notary Public in and for the State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND:

DESCRIPTION FOR A TRACT OF LAND SITUATED IN THE E. B. RAY SURVEY, ABSTRACT NO. 717, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO EUCLID A. WHITEHEAD, AND HELEN M. WHITEHEAD, RECORDED IN VOLUME 1333, PAGE 123, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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**WHEN RECORDED RETURN TO :
COLLINS CAPITAL HOLDINGS, LP.
PO Box 121609
Fort Worth, Texas 76121**



VG-137-2021-42141

Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 42141

Real Property Recordings

Recorded On: November 05, 2021 11:53 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 42141
Receipt Number: 20211105000091
Recorded Date/Time: November 05, 2021 11:53 AM
User: Cheryl W
Station: ccl06

Record and Return To:
COLLINS CAPITAL HOLDINGS LP
PO BOX 121609
FORT WORTH TX 76121



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

Becky Ivey



JOHNSON COUNTY PUBLIC WORKS
 2 North Mill Street/Suite 305, Cleburne, TX 76033
 development@johnsoncountvtx.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: Collins Holdings Series, LLC - Series 2016 Phone number: 817 372 5016

911 site address: 1517 West Bethesda Road Burleson TX 76028

Current mailing address: PO Box 121609 Ft. Worth TX 76121

Email address: Brian@collinsholdings.one

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

Legal Description: Metes and Bounds Acreage: 10,890 sq ft.

Recorded deed: Volume 2019-1548 Page _____ Survey EB Ray Survey Abstract 717

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

Well Water or Water provider Bethesda Water Supply Corp 817.295.2131

Is this Building: choose one New or Existing

choose one Site Built or Manufactured/Mobile Home Building Square Feet: < 2400

choose one Single Family # Bedrooms 3 or Multi-Family # Bedrooms _____

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.

Brian Collins
 (Signature of Deeded Property Owner or Representative)

4/14/2022
 (Date)

.....

Site Evaluator: Becca Grassi - Petersen License No. 27616

Phone No: 817.994.0095 Other No. N/A

Mailing Address: 1115 Lynnhaven Rd City Ft Worth State TX Zip 76103

Installer: Charles Blecker License No. 14260

Phone No: 817.295.2270 Other No. _____

Mailing Address: 908 CR 914 City Burleson State TX Zip 76028

****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: Becca Grassl-Petersen License Type and No. RS II 4024
 Phone No. 817.994.0095 Other or Fax No. -
 Mailing Address: 1615 Lynnhaven Road City: FTW State: TX Zip: 76103

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

Stub out to treatment tank: Sch 40 3" PVC
 Treatment tank to disposal system: 1.25" Sch 40 Purple PVC

II. DAILY WASTEWATER USAGE RATE: Q= 240 (gallons/day)

Water Saving Devices: Yes No

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

A. Tank Dimensions: 6' x 6' x 14' Liquid Depth (bottom of tank to outlet): 60"
 Operating Size: 560g/197g (gal)* Material concrete
 Manufacturer: NuWater Model# B550

Pretreatment Tank:	<input checked="" type="checkbox"/> Yes	Operating Size: <u>353</u> (gal)	<input type="checkbox"/> No	<input type="checkbox"/> NA
Pump:	<input checked="" type="checkbox"/> Yes	Operating Size: <u>768</u> (gal)	<input type="checkbox"/> No	<input type="checkbox"/> NA
Lift Tank:	<input type="checkbox"/> Yes	Operating Size: _____ (gal)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> NA
OTHER	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <i>If yes, please attach description.</i>		

IV. DISPOSAL SYSTEM:

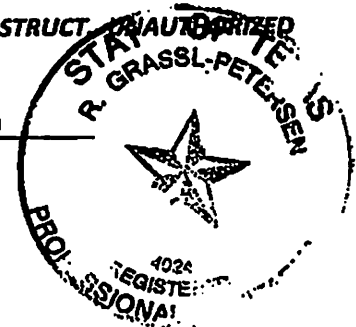
Disposal Type: Drip Emitter
 Manufacturer: _____ Model# _____
 Square Ft Area Proposed: 2990 Square Ft Area Required: 2400
 Linear Ft Length Proposed: NA Linear Ft Length Required: NA

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: [Signature] DATE: 08/27/2021



JOHNSON COUNTY - SITE EVALUATION REPORT

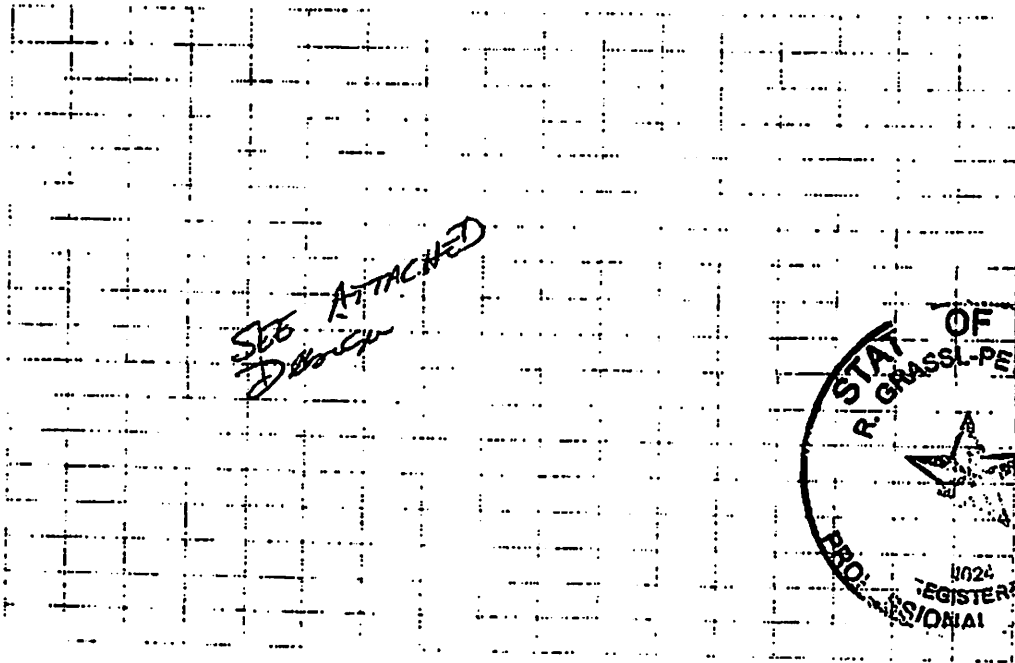
Date 08/18/2021
Name BECCA GRASSI-PETERSEN Phone 817-994-0095
Address 1615 LYNNHAVEN RD FWT 76103

PROPERTY LOCATION

Lot _____ Block _____ Subdivision _____
Street Address 1517 West Bethesda Road
Additional Information _____

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 X No _____ Firm Panel # CO180J-Zone X
Presence of adjacent ponds, streams, water impoundment area Yes _____ No X
Existing or proposed water well in nearby area Yes _____ No X
ATTESTED BY: _____
Site Evaluator Signature _____ Site Evaluator No. 27616

1615 Lynnhaven Road FTW, TX 76103 Address 817.994.0085 Phone
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.

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 08/18/2021

Owner's Name _____

Physical Address 1517 West Bethesda Road

Site Evaluator Becca Grassl-Petersen

O.S. Number 27616

Proposed Excavation Depth 3'

*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				
24	Clay	N.O.	Yes	US
36				
48				
60				

Soil Boring Number #2

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

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

ATTESTED BY:

Site Evaluator Signature _____

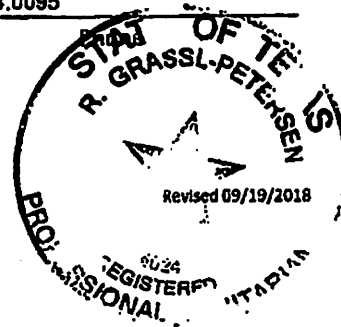
Site Evaluator No. 27616

1615 Lymhaven Road FTW, TX 76103

Address

817.994.0095

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



Becca Grassl-Petersen

Professional Sanitarian II #4024

1615 Lynnhaven Road

Fort Worth, Texas 76103

817.994.0095/beccapp9@gmail.com

Design Date: 08/27/2021

Design Purpose: On-Site Sewage Facility: Existing Homestead

Location of Proposed On-Site Sewage Facility: 1571 W. Bethesda Road, Johnson County, TX

Design for: Alvin Collins (Property Manager)

The following information is a proposed design for a residential strength *drip irrigation type* On-Site Sewage Facility. This system has been designed in accordance with TAC 285 and *Geoflow* Corporation for the location intended. Installation instructions, troubleshooting, parts list and maintenance guidelines per *Geoflow* Corporation may be obtained from Geoflow.com. This lot is an all available and water conservation is paramount.

Number of Bedrooms: 3 w/water saving devices required; water conservation is paramount

Square Footage: <2400

Soil Type: Class IV

Site Evaluation: This site is suitable to support vegetation

Water Source: Co-op

Manufacturer/Model: NuWater B550

Series Tanks:

Trash Tank: >/=300gallon; Actual: 353gallon

Class I Aerobic Treatment Unit: 500gallon; Actual: 560g/197g (757g total)

Chlorinator: N/A

Pump Tank: 300gallons; Actual: 768gallon

Controller: ½ hp

All tanks with risers 6" above grade must have a secondary access lid

All electrical components must meet current State/Federal Electrical Code

General Specifications for Components and Drainfield:

Proposed Flow: 240gpd

Hydraulic Loading Rate: .1

Total Disposal Area Required: 2400sqft

Total Disposal Area Proposed: 2990sqft

Number of Zones: 3

Spacing between lines: 2feet

Spacing between emitters: 2feet

Dripline Depth: 6-10inches maximum

Air Vacuum Breakers: Locate at high points of Supply and Return lines

Pressure Regulator: Wasteflow PC

Filter flush valve: solenoid recommended

Field flush valve: automatic flush recommended

Filter Type: BioDisc self-flushing Battery

Zone Valve proposed: HT 4402 recommended by Geoflow

Check valves: yes

Component Boxes w/pads: required

Total Linear Feet of Dripline required: 1200'

Total Linear Feet of Dripline proposed: 1495'

Total Emitters proposed: 748

Type of Dripline proposed: Wasteflow Classic

Dripline longest lateral: 300'

Total number of laterals: 6

Feet of Head at beginning of the dripfield: 57.8'



Dripline Pressure: 20psi both zones

Flow Rate per Emitter: 53gph

Dose flow: 5.30gpm

Doses per day per zone: 12/zone

Total Flow: 6.62gpm

Pipe Diameters for Manifolds: 1-1/4 inch

Length of Supply Manifolds: approximately 90' longest

Length of Return Manifolds: approximately 85' longest

Minimum Pump Capacity: 1/2hp: geoflow pump controllers are set up for 4 floats with the lowest one in the tank being the redundant off float, the primary timer on/off float is second from the bottom, followed by the secondary timer float third from the bottom and the high-level alarm float on the top

Alternating timer valve to dose each field: yes

Pressure Loss in 100' of pipe: 1.37'

Flush flow at the end of each dripline: 57gpm

Height of Pump to tank outlet: 5'

Elevation increase or decrease: 8'

Minimum Total Dynamic Head: 70.5'

Total Minimum Pump Capacity: flush flow - 8.83gpm; dose flow - 2.41gpm; filter flush flow - 40gpm

Grade: positive to divert ponding on disposal field, sod required

Service Maintenance Requirements

Texas Health and Safety Code requires an initial 2 year, valid, service maintenance contract in place prior to the time of installation and every year thereafter for the life of a Class 1 Aerobic System

**See maintenance provider for fees and services*

1) Grease, oils, bleach, medications, and other non-biodegradable products or hazardous compounds should be avoided to protect the integrity of this system. Failure to comply could result in costly damage to the system and costly and embarrassing legal action, if a problem persists

2) See installer and/or manufacturers specifications for recommendations concerning hydraulic overload (i.e. laundry practices, leaky toilets and faucets, etc.)

3) Water saving devices is required for this design

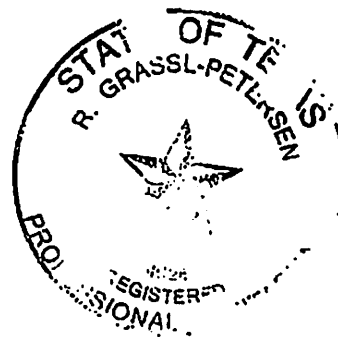
4) Sludge pumping is recommended every 3 to 5 years or sooner

5) Do not build, drive, or torture any part of the OSSF

6) Any other requirements or recommendations set forth by the manufacturer or permitting authority to protect the health and safety of humans and the environment.

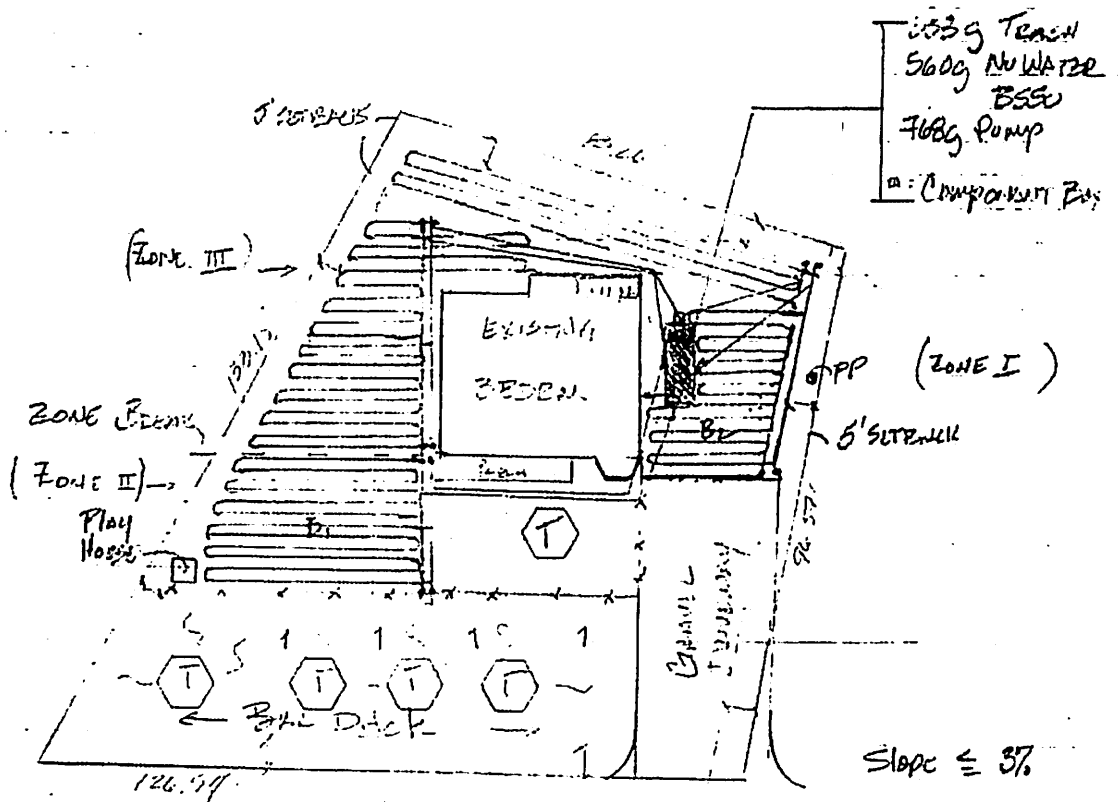
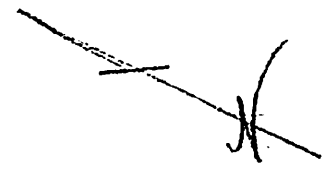
**This design is not guaranteed or implied due to human abuse, neglect and/or mishandling, chances of improper installation, deviations from design, acts of nature, etc. Certain changes to this design may require additional charges.*

Becca Grassl-Petersen
Registered Sanitarian II-#4024

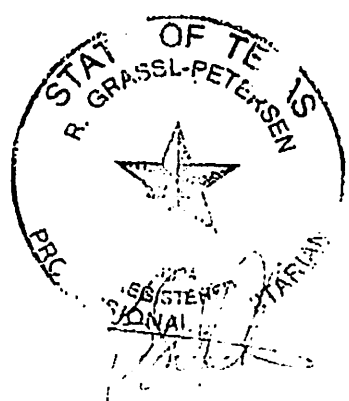


Scale -
1" = 30'

8/27/2021



1517 West Bethesda
Road



Public Information Report

Public Information Report
COLLINS HOLDINGS SERIES, LLC
Report Year :2021

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