



Variance Request for Septic System

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

- installing a septic system on a lot or tract of less than an acre or
- two residences on one (1) septic system or
- installing a second septic system on a lot less than 2 acres

Please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Nicolette Mavsar Date 6/30/15

Contact Information: Phone no. 817-729-4187

Cell no. _____ Email address: Nicmavsar@yahoo.com

Property Information for Variance Request:

Property 911 address 9352 Apache Trl Rio Vista TX 76093

Subdivision name Fishermans Paradise Block _____ Lot 68,69

Lot size: .63 acres Size of existing residence: _____ sq. ft.

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

ETJ: Yes - City _____ No

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

Reason for request New Construction single family

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



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Owner Nicolette Mansar Date 6/30/15

Contact Information: Phone no. 817-729-4187

Cell no. _____ Email address: Nicmansar@yahoo.com

Property Information for Variance Request:

Property 911 address 9352 Apache Trl Rio Vista TX 76093

Subdivision name Fishermans Paradise Block _____ Lot 68,69

Lot size: .63 acres Size of existing residence: _____ sq. ft.

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PROVIDENCE TITLE
GF NO. 105000492

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: JUNE 11, 2015

Grantor: J DOUGLAS CAIN AND MECHAEL FAITH CAIN, HUSBAND AND WIFE

Grantor's Address (including County):

Grantee: NICOLETTE Y. MAVSAR, A SINGLE WOMAN

Grantee's Address (including County):

1128 REMINGTON CIRCLE
BURLESON, TEXAS 76028
JOHNSON COUNTY

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

AND, THE FURTHER CONSIDERATION of the execution and delivery by GRANTEE of that one certain promissory note in the original principal sum of **ONE HUNDRED THIRTY-TWO THOUSAND ONE HUNDRED THIRTY AND NO/100 DOLLARS (\$132,130.00)**, bearing interest as therein specified and being due and payable as therein provided to the order of **UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE**, and providing for the acceleration of maturity in event of default and for attorney's fees; and secured by the Vendor's Lien and Superior Title retained herein; and being additionally secured by a Deed of Trust of even date therewith to **FRANCISCO VALENTIN, JR., STATE DIRECTOR**, as Trustee; on the condition that this Vendor's Lien is cumulative of and without prejudice of or to said Deed of Trust;

Property (including any improvements):

LOTS 68 AND 69, BLOCK B, OF FISHERMAN'S PARADISE, A SUBDIVISION IN JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 13, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, at Grantee's request, has paid cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE** and are transferred to **UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE** without recourse against Grantor.

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

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

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

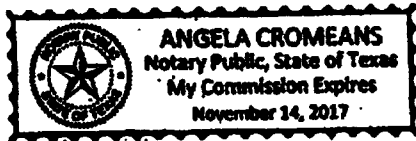

J DOUGLAS CAIN


MECHAEAL FAITH CAIN

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF Johnson §

The foregoing instrument was acknowledged before me on this the 11 day of JUNE, 2015, by J DOUGLAS CAIN AND MECHAEAL FAITH CAIN, HUSBAND AND WIFE.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

NICOLETTE Y. MAVSAR, A SINGLE WOMAN
1128 REMINGTON CIRCLE
BURLESON, TEXAS 76028

PREPARED IN THE LAW OFFICE OF:

RAMSEY & FOSTER, P.C.
5001 HWY 287 SOUTH, STE. 105
ARLINGTON, TEXAS 76017

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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2015-12720

Recorded As : ERX-WARRANTY DEED

Recorded On: June 15, 2015

Recorded At: 08:43:16 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-
Indirect-

Receipt Number: 33321

Processed By: April Newby

THIS PAGE IS PART OF THE INSTRUMENT

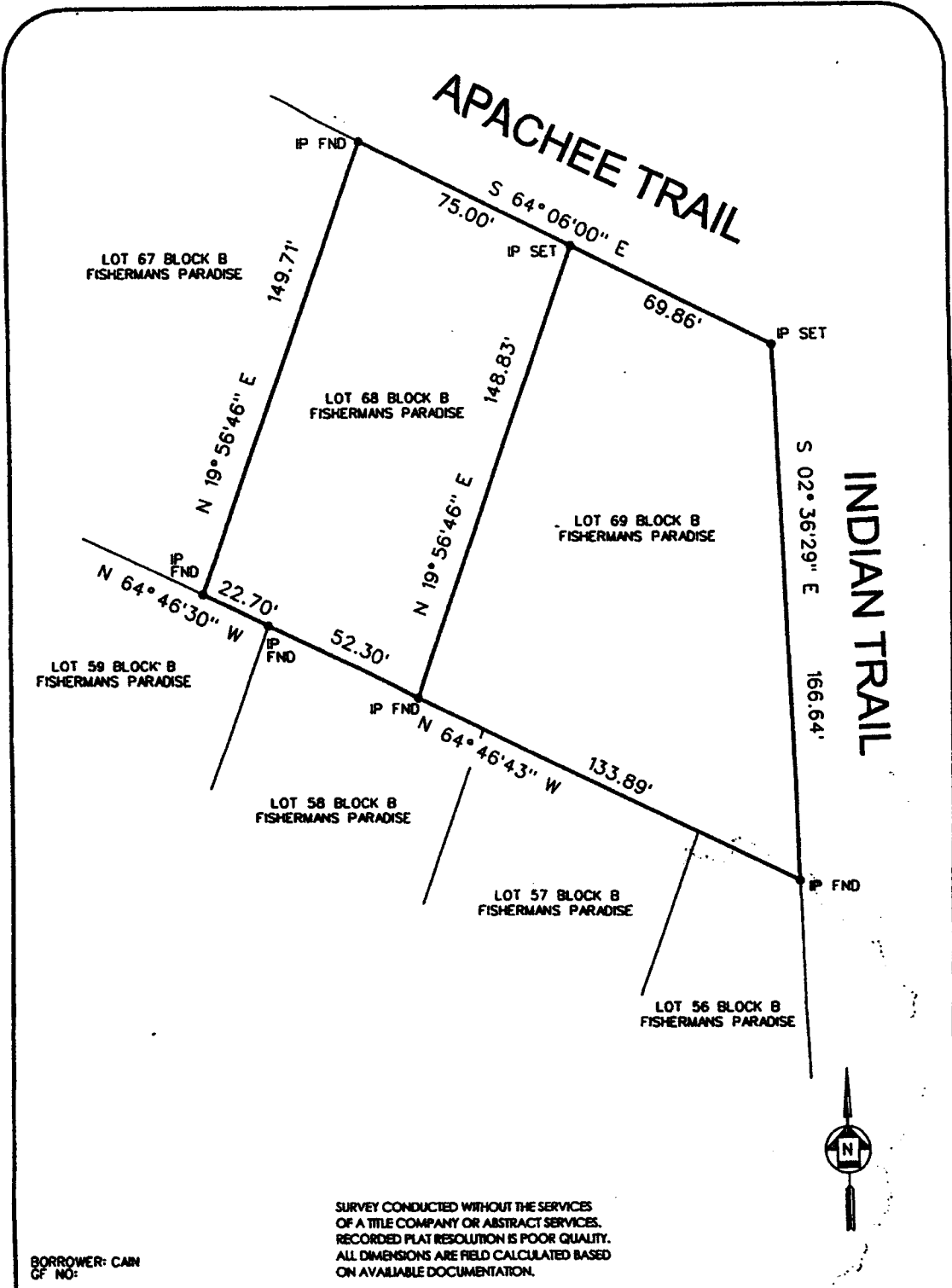


I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey

BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS



SURVEY CONDUCTED WITHOUT THE SERVICES OF A TITLE COMPANY OR ABSTRACT SERVICES. RECORDED PLAT RESOLUTION IS POOR QUALITY. ALL DIMENSIONS ARE FIELD CALCULATED BASED ON AVAILABLE DOCUMENTATION.

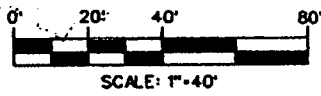
BORROWER: CAM
CF NO:

LEGAL DESCRIPTION:

LOTS 68 AND 69, BLOCK B, FISHERMANS PARADISE, A SUBDIVISION IN JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 13, OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS.

THE PROPERTY SHOWN APPEARS TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP.

The undersigned hereby certifies to (sender) and/or (owner) and Title Company that this survey (1) was made on the ground as per the property description shown hereon, (2) correctly shows the boundary lines and dimensions and area of the land indicated hereon (3) correctly shows the location of all buildings, structures, and other improvement and visible items on the property, and (4) correctly shows the locations of all alleys, streets, roads, other right-of-way, easements, and other matters of record of which the undersigned has been advised effecting the property according to the description in such recorded instruments; and except as shown, there are no visible easements, rights-of-way, party walls or other common structures or use of the property by adjacent property owners, encroachments of improvements of adjoining premises, protrusions of improvements onto adjoining premises, or boundary conflicts.



DATE: 09-21-11 JOB NO.:

STATE OF TEXAS
REGISTERED
DAVID M. MULLINS
3437
PROFESSIONAL
LAND SURVEYOR

David M. Mullins
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: _____

ACCEPTED BY: _____

STD LAND SURVEYING



5740 Newt Potterson Rd
Mansfield, Texas 76063
Office 817-247-6307
Fax 682-518-9197

E-Mail us at:
stdlandsurveying@yahoo.com



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305, Cleburne, TX 76033

development@johnsoncountytexas.org - (817) 556-6380 - Fax (817) 556-6391

Application for 'Authorization to Construct' OSSF System

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

This is to certify that: _____ has paid a
 Fee of: \$475.00 Aerobic Septic Systems \$375.00 All other Septic Systems

And has complied with the rules and regulations of this department for the construction of a private liquid waste disposal system – address and owner listed below. Inspector approval: _____ 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

Property Owner's Name: Nicolete Marsak Ph. # 817-729-4687
 911 site address: 9352 Apache Trl Rio Vista Current mailing address: _____
 Legal Description: Metes and Bounds: Acreage: _____

Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____ -or-

Subdivision: FISHERMAN'S PARADISE Lot #: 68/69 Blk #: 8 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. Proposed 1500

Single-Family # Bdrms 3 Multi-Family # Bdrms _____ Commercial # Employees _____

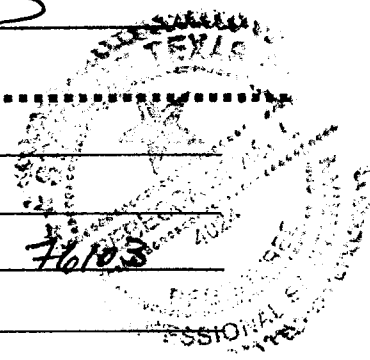
Well -or- Water Co. _____

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given for Johnson County Public Works to enter upon the above described property for the purpose of site evaluation and investigation of an on-site sewage facility.

[Signature]
 (Signature of Owner)

6/30/15
 (Date)

Site Evaluator: BETINA CRANE-PETERSEN License No. 27616
 Phone No: 817-944-0095 Other No. _____
 Mailing Address: 1615 LYNHAYEN City FTW State TX Zip 76103
 Installer: _____ License No. _____
 Phone No: _____ Other No. _____
 Mailing Address: _____ City _____ State _____ Zip _____



****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@johnsoncountytexas.org

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No
Designer Name: BOCCA-GHUSCI - P License Type and No. RS II 4024
Phone No. 817 644 1095 Other or Fax No. _____
Mailing Address: 1615 LYNNWOOD DR City: FTW State: TX Zip: 76103

I. TYPE AND SIZE OF PIPING FROM: (Example: 4: SCH 40 PVC)
Stub out to treatment tank: SDR 26 OR SCH 40 PVC
Treatment tank to disposal system: 3/4" OR 1" 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
A. Tank Dimensions: _____ Liquid Depth (bottom of tank to outlet): _____
Size proposed: 500 (gal)* Manufacturer: _____
Material/Model# _____
Pretreatment Tank: Yes No Size: 500 (gal) No NA
Pump/Lift Tank: Yes No Size: 750 (gal) No NA
B. OTHER Yes No If yes, please attach description.

IV. DISPOSAL SYSTEM:
Disposal Type: SPRAY FIELD
Manufacturer and Model _____
Area Proposed: 4241 A Area Required: 3750 A

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

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

SIGNATURE OF INSTALLER OR DESIGNER: [Signature] DATE: 5/18/2015

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 5/14/2015
 Owner's Name Nicolette Marsar
 Physical Address 9352 APACHE TRAIL
 Site Evaluator BECCA GRASSL-PETERSEN O.S. Number 27616
 Proposed Excavation Depth 2'

*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 B1

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12	CLAYST	/	4	JS
24				
36	L.S. (Rock)			
48				
60				

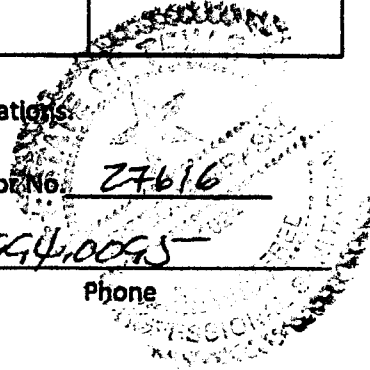
Soil Boring Number B2

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

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

ATTESTED BY: [Signature]
 Signature _____
1615 LYNNHAVEN
 Address

Site Evaluator No. 27616
817.944.0095
 Phone



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

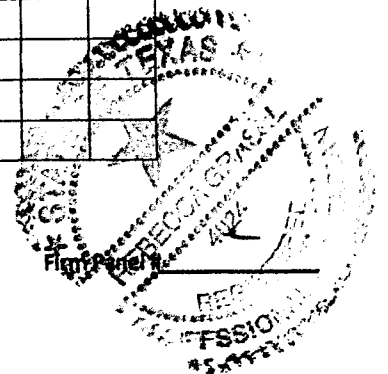
Revised 7/10/2012

JOHNSON COUNTY - SITE EVALUATION REPORT

Date 5/14/2015
 Name Nicolette Mansal Phone _____
 Address 9352 APACHE TRAIL
 PROPERTY LOCATION
 Lot 108/69 Block 8 Subdivision FISHERMAN'S PARADISE
 Street/Road Address _____
 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
 Presence of upper water shed Yes _____ No
 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. 27616

1615 LYNNITAVEN
 Address _____

8179940095
 Phone _____

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

Revised 7/10/2012

Becca Grassl-Petersen, R.S II

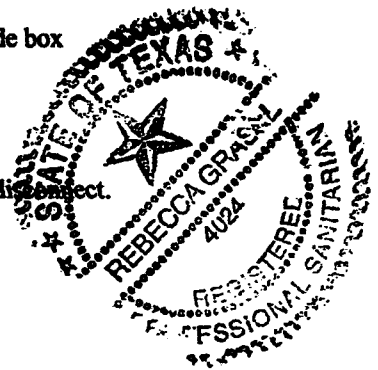
Professional Sanitarian #4024
1615 Lynnhaven Road
Fort Worth, TX. 76103
817.994.0095

Date: 05/18/2015

Design Purpose: Residential Onsite Sewage Facility
Location of Proposed Onsite Sewage Facility: 9352 Apache Trail, Johnson County, TX
Designed for: Nicolette Mavsar (Property owners)

The following information is designed in accordance with TAC 285 for the location intended.

Number of Bedrooms: proposed 3 w/water saving devices
Square Footage: proposed <1500sqft
Soil Type: Class IV/rock
Site Evaluation: This site is suitable to support vegetation for surface application
Estimated Daily Flow: 240gpd
Loading Rate: .064
Disposal Area Required: 3750sqft
Disposal Area Proposed: 4241sqft; 3-30' 180degree spray heads
Primary water source: co-op
Minimum Requirements for System Installation:
Sewer Cleanout: Double
Sewer Pipe: Schedule 40 or SDR 26 PVC from building to tank inlet
Sewer Pipe Slope: 1/8 per foot of fall
Tank Installation: If needed, follow specifics from TAC 285.32 (F);
4" Class III Soil pad below tanks
All tanks with ground surface risers must have double lids for protection from unauthorized access
All tanks must be watertight
Private water lines within 10' of the tanks must be sleeved or moved to adhere to 10' setback
Primary Tank:
500gallon
TAC 285.32 required inlet/outlet devices used
Aerobic Class I Tank:
500 gallon
NSF Approved
See manufacturer's specifications
Inline Chlorinator(s): installed post aerobic unit; liquid or tablet fed; must be NSF approved
Pump Tank:
750 gallon
All electrical wiring must meet the National Electric Code requirements
All electrical components must be contained in a code approved watertight electrical grade box
All wiring must be contained in code approved rigid, none metallic grey conduit
½ hp
Manual override
Mercury floats on a separate circuit from the pump
Wall mounted electrical components are to be in site of the lift station with an electrical disconnect.
Visual and audible high water alarm required
Dosing Volume: 150 gallons
Timer: is required for this system
For more specifications see TAC 285.34(c)



5

Pipes and Fittings:

Schedule 40 or SDR 26 PVC for sewer line is required

Between tanks: SDR 35 is allowed

Disposal line from the treated effluent pump tank: Schedule 40 PVC ¾" to 1" purple pipe is required

One-foot of separation below any water line

Disposal line is to be a depth of 12 inches to avoid freezing

Private water lines within 10' of sewer manifold must be sleeved or moved to adhere to 10' setback

Sprinkler Heads:

Low angle (13 degree), non-aerosol nozzles are to be used

Purple colored tops

Heads are to be installed at grade and protected, if need be from hooved animals or mowers

A check valve is required to prevent back flow into the pump tank if higher than tanks

Natural grasses are to be mowed and maintained in the disposal field year round

Important Facts:

-Grease, oil, bleach, medications and other non-biodegradable products or hazardous compounds and chemicals are to be avoided at all cost to protect the integrity of this system. Failure to comply could result in costly damage to the system and legal action against the operator by the permitting authority.

-Avoid hydraulic over use; stay with in permitted daily flow

-Only septic system approved chlorine is allowed in the chlorinator

-Chlorine residual is to be maintained at 1.0mg/l at all times

-pH is to be maintained between 7 and 8

-Water saving devices are required

-Sludge pumping is recommended every 3 to 5 years

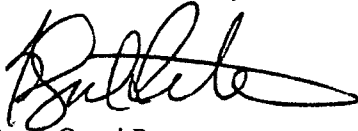
-Do not build on, drive on or torture this system in any way

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

Contact your permitting authority for service contract requirements in your area.

**Due to the unpredictable habits of humans and the ways of nature, this design is not guaranteed*

**Additional charges may apply if any additional site visits and/or redesigns are needed due to changes in construction and site layout other than what has been discussed with the property owner as of 5/18/2015.*



Becca Grassl-Petersen
Registered Sanitarian II, #4024



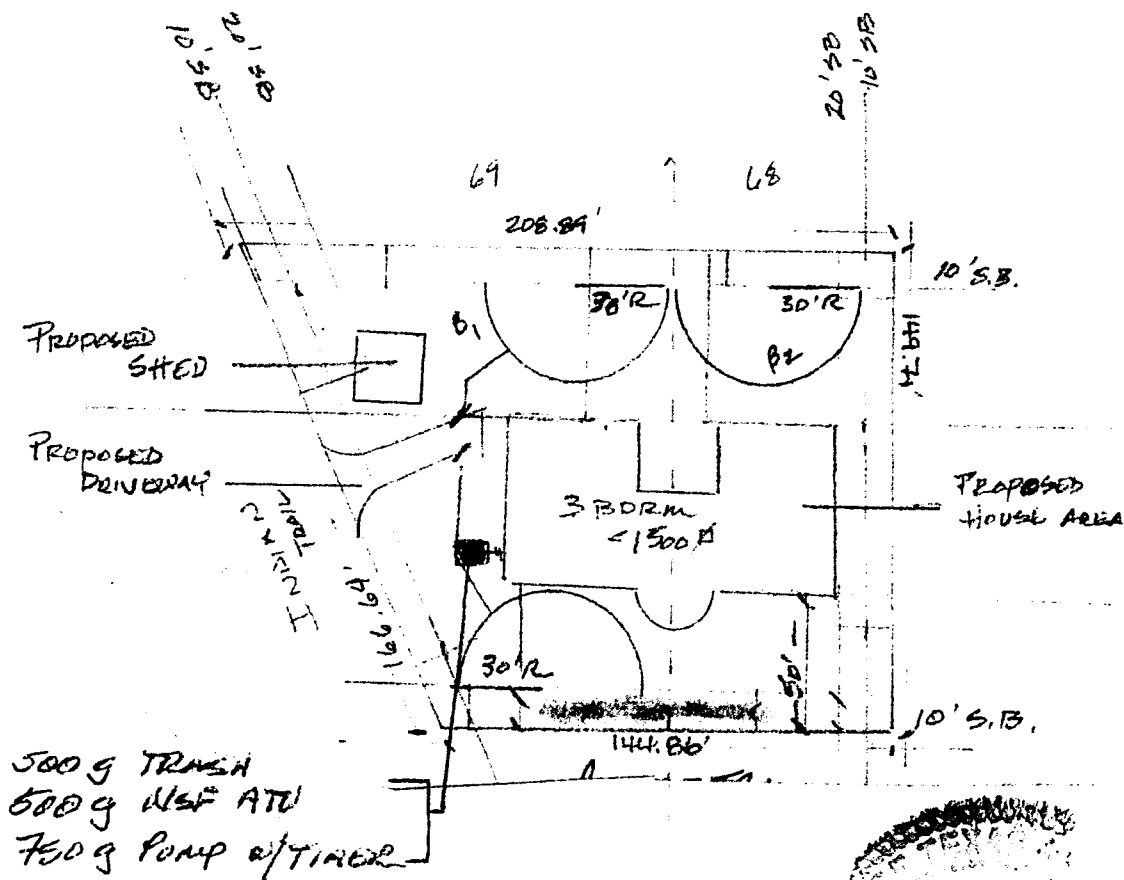
Date: 05/18/2015

Scale 1" = 60'



* THIS SITE WAS VACANT @ TIME OF S.E.

* SCATTERED TREES - SOME MAY HAVE TO BE REMOVED TO MEET SET BACKS.



9352 Apache Trail

Becca Grassl-Petersen
Registered Sanitarian II, #4024