

AUG 24 2015

**REQUEST FOR AGENDA PLACEMENT FORM**

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

**SUBMITTED BY: David Disheroon**

**TODAY'S DATE: 08/07/2015**

**DEPARTMENT:**

**X Public Works**

**SIGNATURE OF DEPARTMENT HEAD:**

**X**

**REQUESTED AGENDA DATE:**

**X August 24, 2015**

**SPECIFIC AGENDA WORDING: Consideration to grant a variance for Lot 62 Woodland Oaks (3904 Gary St) for a septic system to be placed on a one half acre lot platted and filed for record in 1984, located in Precinct 4.**

**PERSON(S) TO PRESENT ITEM: David Disheroon**

**SUPPORT MATERIAL: (Must enclose supporting documentation)**

**TIME: Ten Minutes**

**ACTION ITEM:**

**X**

**WORKSHOP:**

(Anticipated number of minutes needed to discuss item)

**CONSENT:**

**EXECUTIVE:**

**STAFF NOTICE:**

**COUNTY ATTORNEY:** \_\_\_\_\_

**ISS DEPARTMENT:** \_\_\_\_\_

**AUDITOR:** \_\_\_\_\_

**PURCHASING DEPARTMENT:** \_\_\_\_\_

**PERSONNEL:** \_\_\_\_\_

**PUBLIC WORKS:** \_\_\_\_\_

**BUDGET COORDINATOR:** \_\_\_\_\_

**OTHER:** \_\_\_\_\_

**\*\*\*\*\*This Section to be Completed by County Judge's Office\*\*\*\*\***

ASSIGNED AGENDA DATE: \_\_\_\_\_

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE \_\_\_\_\_

COURT MEMBER APPROVAL \_\_\_\_\_

Date \_\_\_\_\_



Approved

Commissioners Court

AUG 24 2015

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 Nathan & LeDonna Young Date 7-30-2015

Contact Information: Phone no. 8176091632

Cell no. 254 266-5503 Email address Teddyyoung40@gmail.com

Property Information for Variance Request:

Property 911 address 3904 Gary St

Subdivision name Woodland oaks Block \_\_\_\_\_ Lot 62

Lot size: .50 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 Installing Septic less  
than Acre.

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

The State of Texas,

Know All Men by These Presents:

County of

That Nitch Enterprises, Inc., hereinafter referred to as grantor

of the County of Johnson State of Texas for and in consideration

of the sum of Ten and no/100 (\$10.00) dollars, and other good and valuable considerations cash to me in hand paid by

Nathan & LaDonna Young, hereinafter called grantee

the receipt of which is hereby acknowledged, and the further consideration The execution of one certain promissory note by the grantee in the principal sum of \$20,000.00 (Twenty thousand dollars & no/100) payable to grantor as set out in said note, said note being additionally secured by a deed of trust executed by grantees to Robert G. Beustring Trustee of even date herewith, which deed of trust is given as additional security for the payment of said note.

The above note is a wrap around note of one executed by Robert G. Beustring to Jimmie Ainsworth et al dated April 19, 1982 secured by deed of trust to David A. Coggins, trustee filed April 26, 1982 and recorded in vol. 414 page 582 deed of trust records of Johnson County, Texas. Said note remains and continues to be the obligation of the said Robert G. Beustring The above note to Nitch Enterprises, Inc. can be paid in full at anytime without penalty. Lot 60-61-62-63-64-65 Block 1, in Johnson County Texas, being part of David Mize Survey Abst. 567 and part of 85.715 acre tract described in Warranty Deed from Jimmie Ainsworth et al dated April 19, 1982 Lot 64 has a water well easement for future well site

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Grantees

of the County of Johnson State of Texas all that certain

This conveyance is subject to the dedication and restrictions on the 85.715 acres of David Mize Survey Abst. 577 conveyed to the grantor as filed and recorded. There is excepted from the above described property 30 feet or 1/2 of the public road in front of said property as dedicated by grantor.

It is understood and agreed that the above described property will not be sold or conveyed in any manner without the written consent first had of the grantor herein.

But is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

[WOODLAND OAKS ESTATES]

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their

heirs and assigns forever and I do hereby bind myself heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. Only minerals owned by grantor are conveyed by this instrument.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS hand at this 12th day of October 19 87 Witness at request of C. intor:

Robert G. Beustring Nitch Enterprises, Inc. Robert G. Beustring

THE STATE OF TEXAS,  
COUNTY OF Johnson

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
Robert G. Beustling  
known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 12th day of October A. D. 19 87



*Annette L. Bouyer*  
Annette L. Bouyer  
Notary Public in and for Johnson County, Texas

THE STATE OF TEXAS,  
COUNTY OF \_\_\_\_\_

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_

(L. S.)

\_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas

THE STATE OF TEXAS,  
COUNTY OF \_\_\_\_\_

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_

(L. S.)

\_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas

THE STATE OF TEXAS,  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded by me on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ in Vol. \_\_\_\_\_ page \_\_\_\_\_ of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

\_\_\_\_\_  
County Clerk \_\_\_\_\_ County, Texas

By \_\_\_\_\_, Deputy.

**Warranty Deed**  
(WITH VENDOR'S LIEB)

FROM \_\_\_\_\_ TO \_\_\_\_\_

FILED FOR RECORD

This \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

By \_\_\_\_\_ County Clerk  
Deputy \_\_\_\_\_

RECORDED

\_\_\_\_\_ A. D. 19 \_\_\_\_\_  
County Records  
In Book \_\_\_\_\_ on Page \_\_\_\_\_

By \_\_\_\_\_ County Clerk  
Deputy \_\_\_\_\_

Recording Fee \$ \_\_\_\_\_  
This instrument should be filed immediately with the County Clerk for Record.  
*Wish to be recorded  
Box 85154  
Fort Worth, TX 76182*

The Old Company, Publishers, Dallas

BOOK 1704 PAGE 580

FILED FOR RECORD *11:35 A*

JUN 25 1993

COUNTY CLERK, JOHNSON COUNTY  
BY *CR* DEPUTY

STATE OF TEXAS  
COUNTY OF JOHNSON

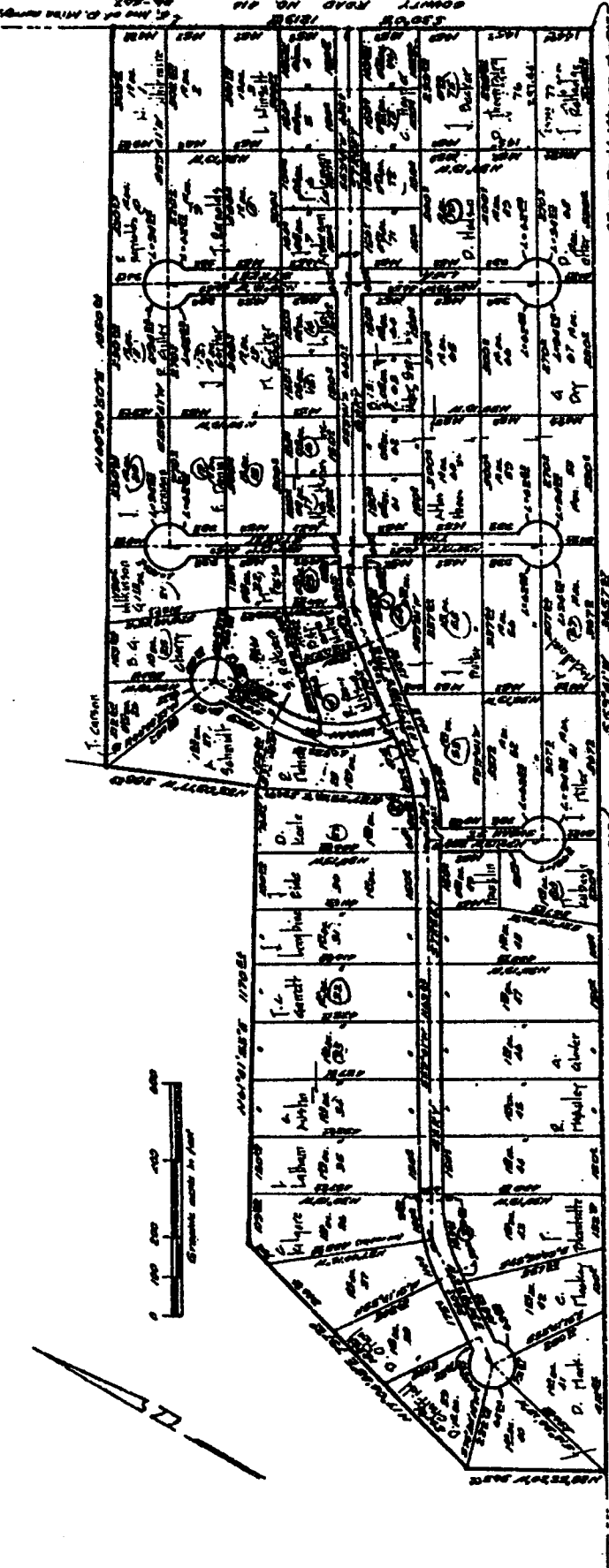
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown hereon.



*Travis Prine*  
TRAVIS PRINE County Clerk  
Johnson County, Texas

Filed at 3:05 P. M. on 4-13-84  
 and recorded in the plat records at  
 4:00 P. M. on 4-13-84 in Vol. 4-Page  
 23- in Johnson County -County Clerk  
 K. Epperson-by deputy-*R. Altman*

STARGO, INC.



Cornerstone areas data

Lot	Cornerstone	Area	Area
1	28°10'20"	248.20'	100.00'
2	28°10'20"	248.20'	100.00'
3	28°10'20"	248.20'	100.00'
4	28°10'20"	248.20'	100.00'

## WOODLAND OAKS

A subdivision of a portion of the David Mize survey, sb. 567, Johnson County, Texas

All portions shown within the sub-division are not situated in Johnson County and are not maintained by Johnson County.

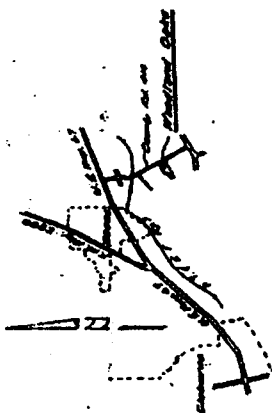
THE STATE OF TEXAS, COUNTY OF JOHNSON  
 Before me, the undersigned Notary Public in and for said County, on this day appeared the County Clerk in me to at the purpose of recording and returning to me the foregoing instrument and address hereof to me that he executes the same for the purpose and consideration therein expressed. I have made my read and said of with the

Notary Public in and for Johnson County, Texas

Approved by the Johnson County Commissioner David H. Mize on April 13, 1984  
*David H. Mize*  
 County Commissioner



Vicinity Map



375  
 May 11, 1984  
*R. Altman*  
 County Clerk





**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: Nathan Young Ph. # 817-641-1515  
 911 site address: 3904 Gary Street Current mailing address: same  
 Legal Description:  Metes and Bounds: Acreage: 3/4  
 Recorded deed: Volume 1402 Page 52 Survey DAVID MIZE Abstract 567 -or-  
 Subdivision: WOODLAND OAKS Lot #: 62 Blk #: 1 Phase / Section #: \_\_\_\_\_

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

Type of Home / Building:  New  Existing  Site Built  Manufactured  Bldg. Sq. Ft. 16 x 72'  
 Single-Family # Bdrms 3  Multi-Family # Bdrms \_\_\_\_\_  Commercial # Employees \_\_\_\_\_  
 Well -or-  Water Co. JCSUD

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

Nathan Young \_\_\_\_\_ July 21, 2015  
 (Signature of Owner) (Date)

.....  
 Site Evaluator: T. Kohl License No. 0511000  
 Phone No: 817-439-4234 Other No. RS 2908  
 Mailing Address: 5207 Brown City Tolar State TX Zip 76046  
 Installer: Mike Embry License No. 4334 OSTI  
 Phone No: 817-247-0967 Other No. \_\_\_\_\_  
 Mailing Address: P.O. Box 126502 City FORT WORTH State TX Zip 76126

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





**DO NOT BEGIN CONSTRUCTION PRIOR TO APPLICATION APPROVAL.  
UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.**

Owner's Name: Nathan Young Phone Number: 817-641-1515

Professional design required?:  Yes  No If yes, professional design attached:  Yes  No

Site Address: 3904 Gray Street

**I. SEWER (House Drain):**

Type and size of pipe: 3" P.V.C Slope of sewer pipe to tank: 1/8" / L.F.

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

Water saving devices:  Yes  No

**III. TREATMENT UNIT:**

A.  SEPTIC TANK:

• Tank dimensions: 72" • Liquid depth (tank bottom to outlet): 39"

• Size required: 500 • Size proposed: 500

B.  AEROBIC:

• Manufacturer: Aqua Safe • Model #: AS-500

• Size required: 500 gpd • Size proposed: 500 GPD

• Pretreatment tank:  Yes  No

C.  OTHER: 500 Pump Tank

**IV. DISPOSAL SYSTEM:**

Type: Surface Application

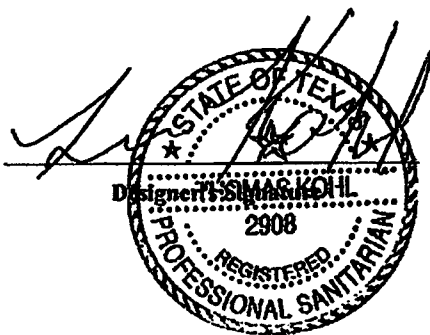
• Area required: 3,750 # • Area proposed: 3,966 #

**V. ADDITIONAL INFORMATION: (Note - This information must be attached for review to be completed.)**

A. Site Evaluation

B. Planning Materials

The attached checklist details those items that must be addressed under each of these categories.



R.S. 2908  
Registration Number

7-28-15  
Date

- OSSF SOIL EVALUATION FORM

Date Performed 7-1-15  
 Owner's Name Nathan Young  
 Physical Address 3904 Gary Street  
 Site Evaluator Thomas Bohl O.S. Number 11000  
 Proposed Excavation Depth 0

\*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 <u>1</u>				
Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
<u>12</u>	<u>IV Tan</u>	<u>NO</u>	<u>NO</u>	<u>UN-Suitable</u>
<u>24</u>	<u>Yellow</u>	<u>"</u>	<u>"</u>	<u>"</u>
<u>36</u>		<u>"</u>	<u>"</u>	<u>"</u>
<u>48</u>				
<u>60</u>				

Soil Boring Number				
Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
<u>12</u>	<u>IV</u>	<u>NO</u>	<u>NO</u>	<u>UN-Suitable</u>
<u>24</u>	<u>Tan yellow</u>	<u>"</u>	<u>"</u>	
<u>36</u>				
<u>48</u>				
<u>60</u>				

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

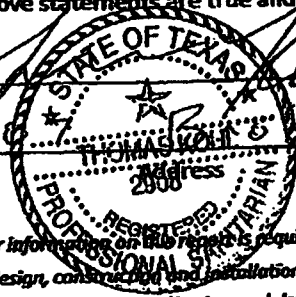
ATTESTED BY:

Signature \_\_\_\_\_

Site Evaluator No. 0511000

520 \_\_\_\_\_ UN CT

Tolar TX  
 Phone \_\_\_\_\_



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

- SITE EVALUATION REPORT

Date 7-28-2015  
Name Nathan Young Phone 817-641-1515  
Address 3904 Gary Street  
PROPERTY LOCATION  
Lot 62 Block 1 Subdivision WOODLAND OAKS  
Street/Road Address 3904 Gary Street  
Additional Information \_\_\_\_\_

SCHMATIC OF LOT OR TRACT

Compass North, adjacent street(s), direction of slope, property lines  
Location of natural, constructed or proposed drainage ways, water impoundment areas, cut or fill banks, sharp slopes and buildings.  
Location of existing or proposed water wells.  
Location of (numbered) soil boring and dug pits (show distance of each hole from property line or other discarnible point).

SEE Design  
FOR SITE DETAIL

Presence of 100 year flood zone  
Presence of upper water shed  
Presence of adjacent ponds, streams, water impoundment area  
Existing or proposed water well in nearby area

Yes \_\_\_\_\_ No   
Yes  No \_\_\_\_\_  
Yes \_\_\_\_\_ No   
Yes \_\_\_\_\_ No

ATTESTED BY:

Signature

*[Handwritten Signature]*



Site Evaluator No. 11000



7-28-15



150'



SHED

25' RADIUS  
1,966'

25' RADIUS  
1,966'

B #2

B #1

500 GL PUMP TANK  
500 GPD AQUA SAFE  
500 GP PRE TREAT

16' X 72'  
MOBILE

150'

NATIVE  
BRUSH

SLOPE  
3%

3904 GARY STREET

**Thomas Kohl, RS**

Professional Sanitarian  
5207 Brown Court  
Tolar TX 76476

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Telephone (817) 739-4234

**DESIGN CRITERIA FOR A PRIVATE SEWAGE DISPOSAL SYSTEM WITH  
AEROBIC TREATMENT AND SURFACE DISCHARGE**

Date: 07-28-15  
Site Location: 1234 Gary Street  
Johnson County  
Prepared for: Mike Embry

The following information will serve as design documentation for the installation of an aerobic surface discharge wastewater disposal system. This report should be submitted to the County Health department for review and design approval.

**DESIGN PARAMETERS**

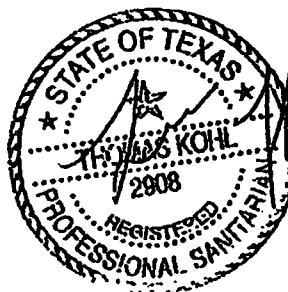
Estimated Flow:	240 GPD
Loading Rate:	.064 gpd/sq. ft.
Area Required:	3,750 sq. ft.
Area Designed:	3,920 sq. ft.

**SYSTEM SPECIFICATIONS**

Primary Clarifier Size:	500 gal.
Aerobic Unit:	500 GPD
Pump Tank:	500 gal
Pump Specifications:	1/2 hp
Dosing Volume:	200 gal.
Effluent Timer:	No

**Site Evaluation and Structure:** This is a design for a 3 bedroom mobile home. There is adequate soil for the establishment of turf grass.

**Thomas Kohl: RS 2908**



## INSTALLATION REQUIREMENTS:

**Treatment Unit:** Pretreatment of effluent shall meet the requirements for a NSF, Standard 40, Class 1 effluent by means of aerobic action and a contact chlorine chamber. Effluent should maintain a residual chlorine level of no less than 1.0 mg/l with a pH of 7 to 8.

**Pipe and Fittings:** Schedule 40 PVC pipe should be used in the installation. ¾" purple PVC should be used in order to provide adequate pressure. If sprinkler line crosses any water line, the sprinkler line must be a minimum of one foot beneath the water line. Supply lines should be buried to a depth of no less than 12 inches to provide adequate insulation against freezing during periods of cold climatic conditions.

**Pump, Float Controls, And Alarm System:** Pump controls should include a manual override to turn off the system in case of an emergency. An automated mercury float switch on a separate circuit from the pump is also necessary for all pump applications. A high water switch with a visual and audible alarm will be required in the pump chamber set at the 400 gal level allowing 1/3 day reserve capacity in case of pump failure. All electrical connections should be made outside the liquid chamber.

**Sprinkler Heads:** Non-aerosol, low angle, waste water type should be used. All sprinkler heads should be adjusted to deliver water at less than a 13 degree angle. Sprinkler heads placed at an elevation higher than the pump tank should be equipped with check valves in order to prevent liquid backflow into the holding tanks.

**Landscape Plan:** Area used for effluent application will be left in native or improved vegetation in order to provide a vegetative cover. Effluent should not be applied to garden or fruit products. At no time shall effluent be applied to bare ground.

**Treatment unit:** Pump tank and distribution system should be installed approximately as shown on site plan. All spray patterns should be adjusted in, order to provide the following separation distances. Installer may slightly adjust all components of this system in order to accommodate final grade as long as all set back distances are observed.

## SAFE DISTANCE SET BACKS:

SPRAY PATTERN TO PROPERTY LINES: 20 FEET

## MAINTENANCE REQUIREMENTS

- A. A two-year service contract is required to provide, as part of the basic purchase price, by Manufacturers and distributors of onsite aerobic plants sold in Texas.
- B. An additional fee can be charged for renewal of the service contract after the initial two-year period.
- C. Owners of plants utilizing surface application for disposal of wastewater must have a service contract continuously in place to legally operate their systems.
- D. State policy calls for a site visit at least once every four months; more frequent is better.
- E. Sludge accumulation in the tanks should be monitored and pumped as required. Accumulation of grease and other solid waste should be closely monitored. Failure to do so will cause premature system failure.