

NOV 09 2015

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 10/20/15

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X November 9, 2015

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 5113 Park Rd. 21 Cleburne for residence and shop on one septic system, located in Precinct 1.

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 _____



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 Larry McWilliams Date 10-16-15

Contact Information: Phone no. 817-925-5666

Cell no. Same Email address larrymc49@gmail.com

Property Information for Variance Request:

Property 911 address 5113 Park Rd. 21

Subdivision name N/A Block _____ Lot _____

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

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

ETJ: Yes - City _____ No

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

Reason for request Request for only one septic / Design will be such that one septic will be more than sufficient

Provide the following with this request:

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



JOHNSON COUNTY Department of Public Works

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: [Signature] Date 10-16-15
 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: Larry McWilliams Ph. # 817-925-5666
 911 site address: 5113 Park Rd. 21 Current mailing address: Same

Legal Description: Metes and Bounds: Acreage: 256
 Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____ -or-
 Subdivision: N/A Lot #: _____ Blk #: _____ Phase / Section #: _____

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

Type of Home / Building: New Existing Site Built Manufactured Bldg. Sq. Ft. 3000
 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) 10-15-15 (Date)

Site Evaluator: Thomas Kohl License No. 2908
 Phone No: 739-4234 Other No. _____
 Mailing Address: 5207 Brown Ct City Tolar State TX Zip 76476
 Installer: Jabe Robinson License No. 7491
 Phone No: 614-3879 Other No. _____
 Mailing Address: 5753 Blackburn City Joshua State TX Zip 76058

****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: Jabe Robinson License Type and No. 7491
Phone No. 614-3879 Other or Fax No. _____
Mailing Address: 5753 Blackburn City: Joshua State: TX Zip: 76058

I. TYPE AND SIZE OF PIPING FROM: (Example: 4: SCH 40 PVC)
Stub out to treatment tank: 3" sch 40 PVC
Treatment tank to disposal system: 3" sch 40 PVC

II. DAILY WASTEWATER USAGE RATE: Q = 300 (gallons/day)
Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit
A. Tank Dimensions: 80" x 102" Liquid Depth (bottom of tank to outlet): 40"
Size proposed: 1,000 (gal)* Manufacturer: Premier
Material/Model# concrete
Pretreatment Tank: Yes No NA
Pump/Lift Tank: Yes No NA
B. OTHER Yes No If yes, please attach description.

IV. DISPOSAL SYSTEM:
Disposal Type: conventional
Manufacturer and Model pipe & grate
Area Proposed: 1,500 Area Required: 1,500

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: 10-3-15

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 9-21-15
 Owner's Name Larry McWilliam's
 Physical Address 5113 Park Rd 21
 Site Evaluator Thomas Kohl O.S. Number 2908
 Proposed Excavation Depth 18"-36"

*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	<u>TTS</u>	<u>Brown</u>	<u>clay loam</u>	
24	<u>18"</u>	<u>TAN</u>	<u>silty clay</u>	
36	<u>TAT</u>		<u>loam</u>	
48		<u>Gravelly</u>		
60				

Soil Boring Number #2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12				
24				
36		<u>same #1</u>		
48		<u>as</u>		
60				

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

ATTESTED BY: Thomas Kohl
 Signature _____ Site Evaluator No. 2908
5207 Brown Ct Polaris TX 76476 739 4734
 Address Phone

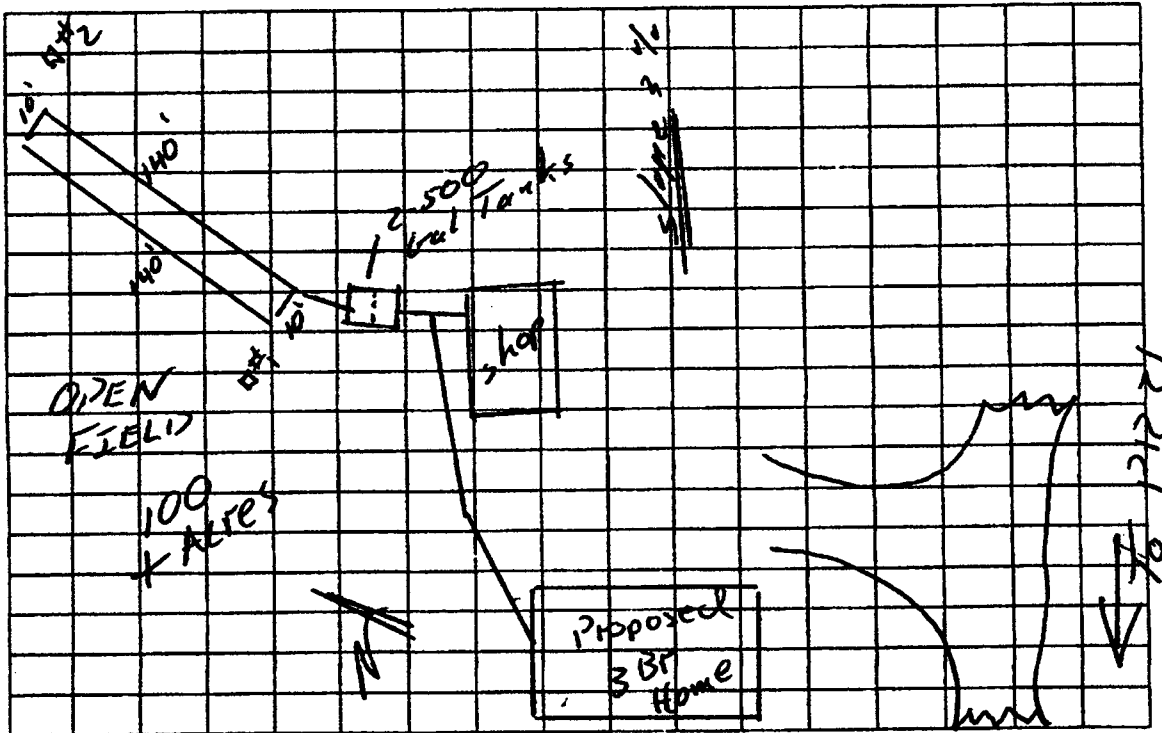
The test data and other information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County

JOHNSON COUNTY - SITE EVALUATION REPORT

Date _____
 Name JOHN Phone 925-5666
 Address 5113 Park Rd 21
PROPERTY LOCATION
 Lot _____ Block _____ Subdivision _____
 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 Firm Panel # _____
 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. 4491

5753 Blackburn Joshua TX 76058 614-3879
 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.

G: F# 08100495

DK 2619PG0245

FATCO

09896 General Warranty Deed

Date: April 11, 2001

Grantor: HIDDEN SPRINGS RANCH AND LAND COMPANY, a Texas corporation

Grantor's Mailing Address:

HIDDEN SPRINGS RANCH AND LAND COMPANY

1201 Westhill Drive
Cleburne, TX. 76031
Johnson County

Grantee: LARRY DEAN MCWILLIAMS and VICKI GAYLE MCWILLIAMS, husband and wife

Grantee's Mailing Address:

LARRY DEAN MCWILLIAMS and VICKI GAYLE MCWILLIAMS

4102 Beckley Court
Colleyville, TX. 76034
County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY

Reservations and Exceptions to Conveyance and Warranty:

- (1) Easement to the State of Texas recorded July 9, 1947, in Volume 356, Page 477, of the Deed Records of Johnson County, Texas
- (2) Easement to the State of Texas recorded July 9, 1947, in Volume 356, Page 475, of the Deed Records of Johnson County, Texas
- (3) Easement to the State of Texas recorded August 11, 1969, in Volume 527, Page 570, of the Deed Records of Johnson County, Texas
- (4) Easement to the State of Texas recorded August 11, 1969, in Volume 527, Page 567, of the Deed Records of Johnson County, Texas

- (5) Easement to Johnson County Electric Cooperative Association, a Texas Corporation, recorded January 9, 1996, in Volume 1930, Page 75, of the Official Public Records of Johnson County, Texas
 - (6) Easement to Johnson County Electric Cooperative Association, a Texas Corporation, recorded January 9, 1996, in Volume 1930, Page 72, of the Official Public Records of Johnson County, Texas
 - (7) Easement to Johnson County Electric Cooperative Association, a Texas Corporation, recorded April 10, 1995, in Volume 1862, Page 810, of the Official Public Records of Johnson County, Texas
 - (8) Oil, Gas, Mineral Lease, and all terms, conditions, and stipulations therein recorded April 23, 1992, in Volume 1613, Page 860, of the Official Public Records of Johnson County, Texas, Lessor being T. O. Bartholow, J. W. Bartholow, Jr., and Jean Anita Bartholow Daily; Lessee being Hazelwood-Patterson Company, a Texas Corporation. Partially assigned to Dr. Phillip Bailey, Lisa T. Harrington, Robert Kieschnick, Earl Stephenson, Robert Kandt, Bob Dyess, Cleburne Specialty Company, Thomas C. Hazelwood, Harrington Properties, Dr. Larry Hancock, Michael P. Hancock, Fred S. Reynolds, and Fred N. Reynolds, S & H Drilling Company, George Marshall Young, William Kelly Young, Dr. Larry Hancock, David L. Baker, James E. Kelley, Jr. by Assignment dated May 6, 1992, recorded December 31, 1992, in Volume 1666, Page 195, Official Public Records of Johnson County, Texas
 - (9) Oil, Gas, Mineral Lease, and all terms, conditions, and stipulations therein recorded April 23, 1992, in Volume 1613, Page 867, of the Official Public Records of Johnson County, Texas, Lessor being T. O. Bartholow, J. W. Bartholow, Jr., and Jean Anita Bartholow Daily; Lessee being Hazelwood-Patterson Company, a Texas Corporation. Partially assigned to Dr. Phillip Bailey, Lisa T. Harrington, Robert Kieschnick, Earl Stephenson, Robert Kandt, Bob Dyess, Cleburne Specialty Company, Thomas C. Hazelwood, Harrington Properties, Dr. Larry Hancock, Michael P. Hancock, Fred S. Reynolds, and Fred N. Reynolds, S & H Drilling Company, George Marshall Young, William Kelly Young, Dr. Larry Hancock, David L. Baker, James E. Kelley, Jr. by Assignment dated May 6, 1992, recorded December 31, 1992, in Volume 1666, Page 195, Official Public Records of Johnson County, Texas
 - (10) Oil, Gas, Mineral Lease, and all terms, conditions, and stipulations therein recorded April 23, 1992, in Volume 1613, Page 874, of the Official Public Records of Johnson County, Texas, Lessor being T. O. Bartholow, J. W. Bartholow, Jr., and Jean Anita Bartholow Daily; Lessee being Hazelwood-Patterson Company, a Texas Corporation. Partially assigned to Dr. Phillip Bailey, Lisa T. Harrington, Robert Kieschnick, Earl Stephenson, Robert Kandt, Bob Dyess, Cleburne Specialty Company, Thomas C. Hazelwood, Harrington Properties, Dr. Larry Hancock, Michael P. Hancock, Fred S. Reynolds, and Fred N. Reynolds, S & H Drilling Company, George Marshall Young, William Kelly Young, Dr. Larry Hancock, David L. Baker, James E. Kelley, Jr. by Assignment dated May 6, 1992, recorded December 31, 1992, in Volume 1666, Page 195, Official Public Records of Johnson County, Texas
-

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.

HIDDEN SPRINGS RANCH AND LAND COMPANY

BY: Imogene Cox
Name: _____
Title: _____

STATE OF TEXAS)
COUNTY OF Johnson)

This instrument was acknowledged before me on April 12, 2001 by Imogene Cox, President of HIDDEN SPRINGS RANCH AND LAND COMPANY, a Texas corporation, on behalf of said corporation.

Norma Smith
Notary Public, State of Texas

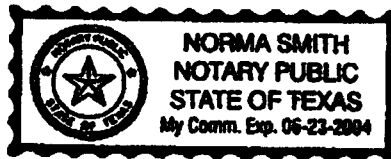


Exhibit A

Being a tract of land out of the Jarreth J. Allen Survey, Abstract No. 1223, the J. Haggerty Survey, Abstract No. 331, the John W. O'Neal Survey, Abstract No. 688, the A. Hickman Survey, Abstract No. 1033 and the W. T. McMinn Survey, Abstract No. 1213, all Johnson County, Texas and being a part of a 1184.108 acre tract as conveyed to Hidden Springs Ranch and Land Company as recorded and described in Volume 1820, Page 665, Official Public Records of Johnson County, Texas. (South 00 degrees 53 minutes 15 seconds West)

BEGINNING at a 1/2 inch steel pin set by an old corner post being an inside ell corner of the Jarreth J. Allen Survey, Abstract No. 1223 and being the Northwest corner of the J. H. Carper Survey, Abstract No. 1027, Johnson County, Texas and also being an inside ell corner of said 1884.108 acre tract;

THENCE, South 00 degrees 53 minutes 15 seconds West, generally along a fence and the Southern East line of said 1884.108 acre tract, 1276.91 feet to a 1/2 inch steel pin set for a corner;

THENCE, generally along a fence as follows:

North 84 degrees 44 minutes 37 seconds West, 483.65 feet to a 1/2 inch steel pin set for a corner;

North 85 degrees 13 minutes 48 seconds West, 153.08 feet to a 1/2 inch steel pin set for a corner;

South 85 degrees 33 minutes 44 seconds West, 634.63 feet to a 1/2 inch steel pin set for a corner;

North 64 degrees 40 minutes 27 seconds West, 313.84 feet to a 1/2 inch steel pin set for a corner;

North 87 degrees 02 minutes 57 seconds West, 641.15 feet to a 1/2 inch steel pin set for a corner;

North 57 degrees 57 minutes 46 seconds West, 34.54 feet to a 1/2 inch steel pin set for a corner;

North 63 degrees 45 minutes 22 seconds West, 54.87 feet to a 1/2 inch steel pin set for a corner;

North 72 degrees 00 minutes 24 seconds West, 273.79 feet to a 1/2 inch steel pin set for a corner;

North 51 degrees 38 minutes 45 seconds West, 266.73 feet to a fence corner post found for a corner in the East line of Park Road No. 21;

THENCE, along the East line of Park Road No. 21 as follows:

North 10 degrees 34 minutes 00 seconds East, 170.40 feet to a fence corner post found;

North 28 degrees 10 minutes 00 seconds East, 390.60 feet to a highway monument found;

North 25 degrees 24 minutes 00 seconds East, 303.60 feet to a fence corner post found;

North 16 degrees 30 minutes 00 seconds East, 807.55 feet to a highway monument found;

North 19 degrees 15 minutes 00 seconds East, 231.60 feet to a fence to a fence corner post found for a corner;

South 65 degrees 02 minutes 00 seconds East, 40.30 feet to a fence corner post found for a corner;

North 69 degrees 51 minutes 00 seconds East, 12.70 feet to a fence corner post found for a corner;

North 08 degrees 44 minutes 00 seconds West, 88.10 feet to a fence corner post found for a corner;

North 36 degrees 00 minutes 00 seconds East, 284.00 feet to a highway monument found;

North 39 degrees 20 minutes 00 seconds East, 1513.60 feet to a highway monument found;

North 44 degrees 20 minutes 00 seconds East, 178.50 feet to a fence corner post found;

North 67 degrees 16 minutes 00 seconds East, 266.0 feet to a fence corner post found;

North 40 degrees 47 minutes 00 seconds East, 493.50 feet to a fence corner post found;

North 24 degrees 19 minutes 00 seconds East, 137.20 feet to a fence corner post found;

North 14 degrees 02 minutes 00 seconds East, 73.80 feet to a fence corner post found;

North 16 degrees 32 minutes 00 seconds East, 55.94 feet to a 1/2 inch steel pin set for a corner;

THENCE, South 35 degrees 04 minutes 00 seconds East, at 1325.40 feet, passing the beginning of a fence, then, generally along a fence, at 3956.70 feet, passing a fence corner post, at a fence intersection, in all, 3959.14 feet to a point in a South line of said 1184.108 acre tract;

THENCE, South 89 degrees 50 minutes 30 seconds West, along said South line, 136.36 feet to a 1/2 inch steel pin set for a corner;

THENCE, South 88 degrees 18 minutes 40 seconds West, continuing along said South line, 1976.83 feet to the PLACE OF BEGINNING and CONTAINING 255.526 acres of land.

WARNING — THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 205. AM/PM
APR 24 2001

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL, OR USE OF THE DE-
SCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNEN-
FORCEABLE UNDER FEDERAL LAW

County Clerk Johnson County
By Bye Deputy



STATE OF TEXAS
COUNTY OF JOHNSON

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

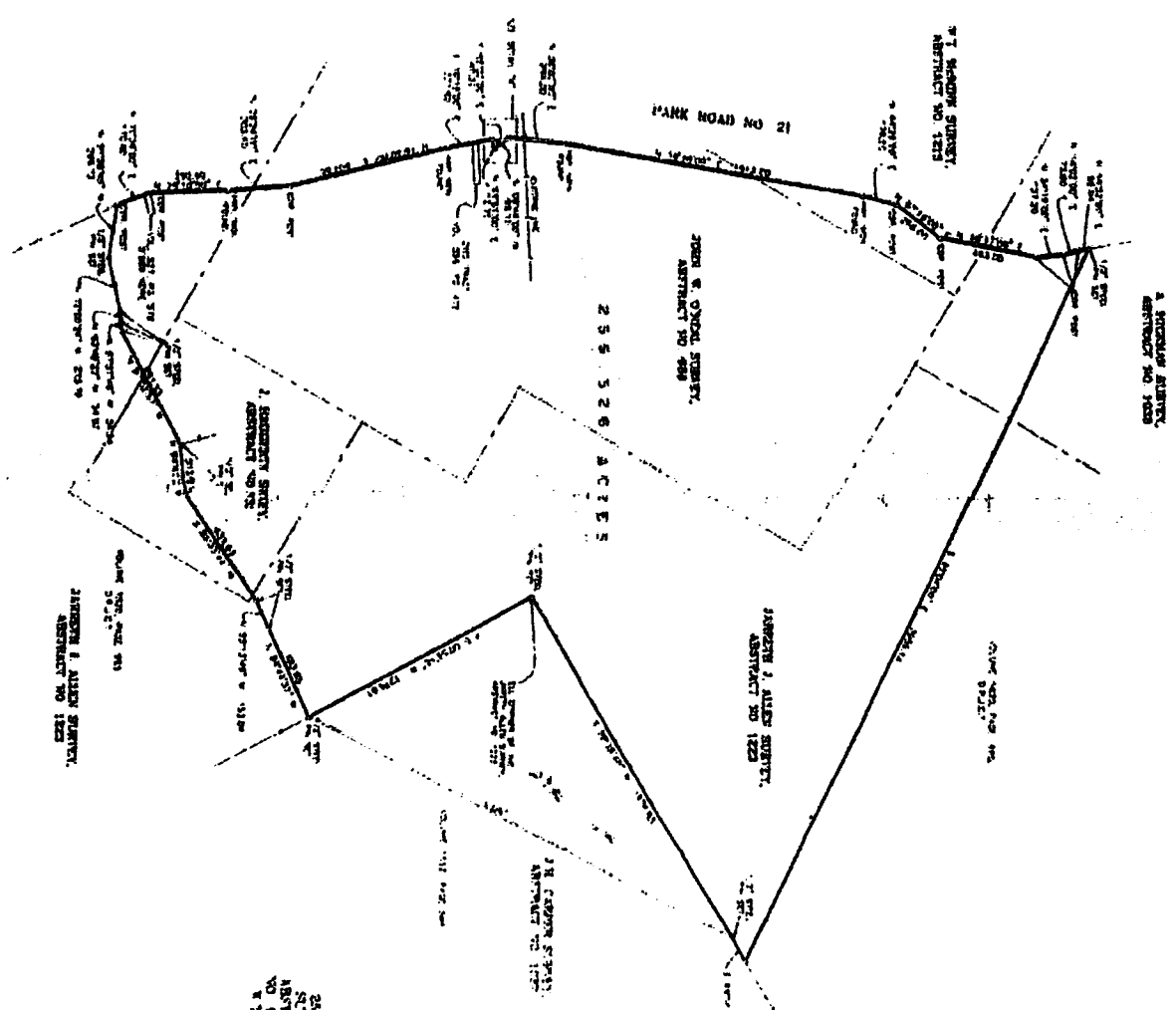
C. H. Douglas
CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS



Vertical text on the left margin, possibly a title or reference number.



Vertical text on the right margin, possibly a date or scale.



SURVEY MAP
 OF
 255.526 ACRES OF LAND IN THE JANET & ALLEN
 STEWART SURVEY, ABSTRACT NO. 1222 & HAZARD SURVEY,
 ABSTRACT NO. 989, JOHN & OYOLA STEWART SURVEY,
 ABSTRACT NO. 1223, JANET & ALLEN STEWART SURVEY,
 ABSTRACT NO. 1224, JANET & ALLEN STEWART SURVEY,
 ABSTRACT NO. 1225, JANET & ALLEN STEWART SURVEY,
 ABSTRACT NO. 1226, TARRANT COUNTY, TEXAS

ROBERT
 &
 FOX INC.

