

FEB 22 2016

**REQUEST FOR AGENDA PLACEMENT FORM**

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

**SUBMITTED BY:** David Disheroon

**TODAY'S DATE:** 02/05/16

**DEPARTMENT:**

X Public Works

**SIGNATURE OF DEPARTMENT HEAD:**

X \_\_\_\_\_

**REQUESTED AGENDA DATE:**

X February 22, 2016

**SPECIFIC AGENDA WORDING:** Consideration to grant a variance for 2728 Whispering Creek Lane, Burleson for a residence and a shop/office on one septic system, located in Precinct 3.

**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 \_\_\_\_\_

FEB 22 2016



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/~~ 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.

Owner Charles Smith Date 2/5/16

Contact Information: Phone no. 972-765-5788

Cell no. same Email address C.smith@ontivity.com

Property Information for Variance Request:

Property 911 address 2728 Whispering Creek Ln, Burleson, TX 76028

Subdivision name High Country Estates Block 2 Lot 35

Lot size: 1.37 acres Size of existing residence: 1600 sq. ft.

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

ETJ:  Yes - City Burleson  No

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

Reason for request to connect shop/office to house septic

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

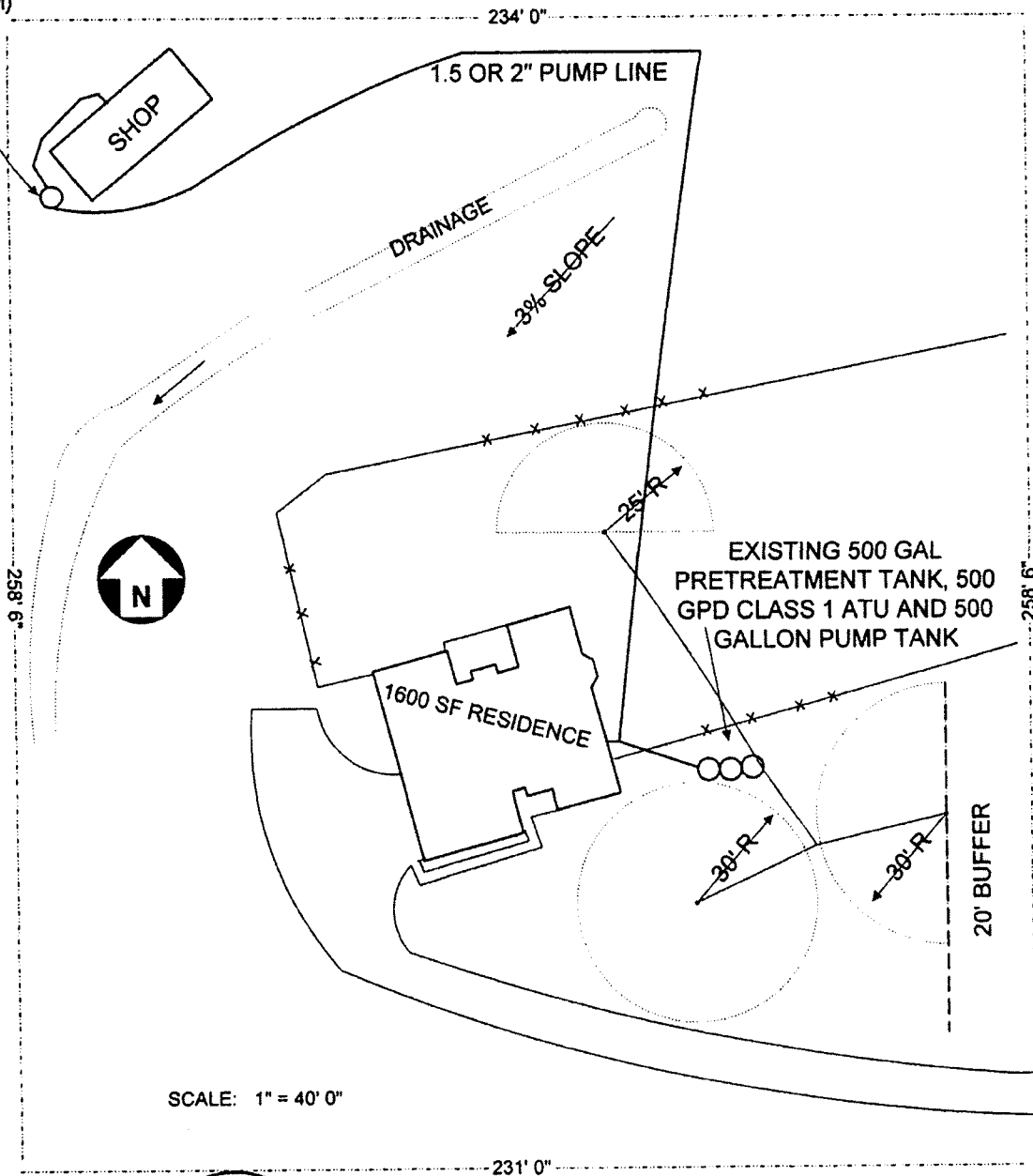
# Approved

Commissioners Court

FEB 22 2016

1/30/16  
2728 WHISPERING CREEK  
CHARLES SMITH RESIDENCE

PROPOSED LIFT  
STATION (500  
GALLON SEPTIC  
TANK WITH  
GRINDER PUMP  
AND HIGH  
WATER ALARM)



**P. KIRK FUQUA**  
REGISTERED SANITARIAN #2327



COPY

January 30, 2016

To: Charles Smith  
From: Kirk Fuqua, R.S.  
Re: OSSF Design, Surface Application System for 2728 Whispering Creek

The following design document is based upon the Texas Commission on Environmental Quality's (TCEQ), "On-Site Sewage Facility Rules Compilation", Title 30, TAC Chapter 285, effective December 27, 2012. This report should be submitted to the appropriate Authorized Agent for review and approval prior to system installation.

**DESIGN PARAMETERS:**

Estimated Daily Flow:	300 gallons per day
Loading Rate:	.064 gallons/square foot /day
Coverage Area Required:	4688 square feet
Coverage Area Proposed:	5652 square feet
Primary Clarifier Capacity:	500 gallons
Aeration Unit Capacity:	500 gallons
Pump Tank Capacity:	500 gallons
Reserve Capacity Required:	100 gallons
Timer Required:	NO

**VARIANCE REQUEST:**

**The proposed shop will have a convenience bathroom that will get used sporadically. It can be generally assumed that whatever use is received in the shop will be deducted from the residence use. Overall water usage will remain the same and the on-site sewage facility will not be subjected to hydraulic overloading and should continue to function properly.**

**SITE EVALUATION AND STRUCTURE:**

This design is for a three bedroom residence with 1600 square feet of living area. Adequate area exists to adhere to all remaining sanitary easements and buffers. The slope is less than 15% in the disposal area. Therefore, this site should be suitable for a surface application system.

**TREATMENT UNIT:**

Secondary treatment of effluent shall meet the requirements of an NSF approved, Class 1 aerobic treatment unit. To prevent unauthorized access to OSSF's a secondary plug, cap, or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed (30 TAC Chapter 285.38). Following secondary treatment, the effluent shall be disinfected by means of chlorine

3 COPY



**P. KIRK FUQUA**  
REGISTERED PROFESSIONAL ENGINEER

contact. This tertiary treatment shall maintain a chlorine residual of at least one part per million (1.0). The disinfection equipment must be approved by the National Sanitation Foundation (NSF) International or by an ANSI accredited institution under ANSI / NSF Standard 46 (30 TAC Chapter 285.33).

**PIPE AND FITTINGS:**

Schedule 40 PVC pipe will be used in this installation. One inch purple PVC shall be used for the supply line to the sprinkler heads. The lines must be a minimum of 12 inches deep to prevent freezing.

**PUMP, FLOAT CONTROLS AND ALARM SYSTEM:**

**A TIMER IS NOT REQUIRED ON THIS INSTALLATION.** Pump controls will include a manual override to turn off the system in case of an emergency. A mercury float switch on a separate circuit from the pump is also necessary for all pump applications. A visual and audible alarm will be required. The reserve capacity will be 100 gallons in the pump tank. All electrical connections will be made outside the liquid chambers.

**SPRINKLER HEADS:**

Maxi Paw, low angle (non-aerosol) heads or equivalent are to be used. Heads placed at an elevation higher than the pump tank will be equipped with check valves in order to prevent effluent return to the tank. An anti-siphon device will be added to the supply line if heads are lower than the pump tank.

**LANDSCAPE PLAN:**

Native vegetation in the form of grasses and trees are existing in the disposal area. Effluent must not be applied to gardens or fruit orchards.

**MAINTENANCE REQUIREMENTS:**

The system must be serviced a minimum of once every four months for the first two years. Accumulation of grease and other non-biodegradable waste should be closely monitored. Avoid the use of caustic or abrasive cleansers. Do not allow water softener residue to drain into the tanks.

If I can be on any future service, please contact me at 817-478-9809.

Sincerely,



**P. KIRK FUQUA**  
**REGISTERED SANITARIAN #2327**

*P. Kirk Fuqua*

P. Kirk Fuqua  
Registered Sanitarian#2327  
6395 Rendon New Hope Road  
Fort Worth, TX 76140



**P. KIRK FUQUA**  
REGISTERED SANITARIAN #2327



17574

20406

FNT-346565 WARRANTY DEED WITH VENDOR'S LIEN

#13<sup>00</sup>

THE STATE OF TEXAS

KP 68

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JOHNSON

That CRAIG CARPENTER and wife, COURTNEY CARPENTER, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned 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 Grantee's one certain promissory note of even date herewith, in the principal sum of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED SEVENTY-EIGHT AND NO/100 DOLLARS (\$116,578.00) payable to the order of PULTE MORTGAGE CORPORATION, a Delaware corporation, payable in monthly installments as therein provided and bearing interest at the rate therein specified, and providing for acceleration of maturity and attorney's fees, and being secured by a Vendor's Lien and Superior Title herein and hereby expressly retained and reserved upon the property herein described and conveyed, and being additionally secured by a Deed of Trust thereon of even date therewith to Ken Dickenson, Trustee, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL AND CONVEY, unto CHARLES M. SMITH, a single man, of Johnson County, Texas, herein called "Grantee", subject to the reservations hereinafter made, all of the following described property located in Johnson County, Texas, to-wit:

Being Lot Thirty-five (35) in Block Two (2) of HIGH COUNTRY ESTATES, SECTION TWO (2), an Addition to the City of Burleson, Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 2, page 96 of the Plat Records, Johnson County, Texas.

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 Grantee, and unto Grantee's heirs, executors, administrators and assigns forever; and Grantor does hereby bind Grantor, their

BK 2861 PG 0515

heirs, executors, administrators and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time:

Any and all restrictions, covenants, conditions and easements, mineral reservations and leases, if any, relating to the herein above described property, but only to the extent that they are still in effect, shown of record in the herein above mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

But it is expressly agreed that the **VENDOR'S LIEN**, as well as the Superior Title in and to the above-described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

**PULTE MORTGAGE CORPORATION** at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced, in part, by the hereinbefore described \$116,578.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said **PULTE MORTGAGE CORPORATION** and the same are hereby **TRANSFERRED** and **ASSIGNED** to the said **PULTE MORTGAGE CORPORATION** without recourse on Grantor.

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Taxes for the current year have been prorated as of the date hereof, and Grantee agrees to assume and pay same.

EXECUTED this 8 day of July, 2002.

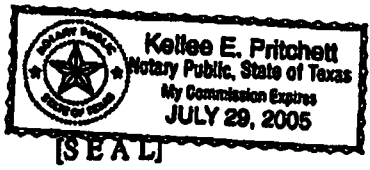
GRANTOR:

Craig Carpenter  
CRAIG CARPENTER

Courtney Carpenter  
COURTNEY CARPENTER

THE STATE OF TEXAS §  
  §  
COUNTY OF Johnson §

Before me Craig Carpenter + Courtney Carpenter on this 8  
day of July, 2002, personally appeared CRAIG CARPENTER  
AND COURTNEY CARPENTER, known to me or proved to me on the oath of \_\_\_\_\_  
or through TX Drivers License  
(Description of identity card or other document) to be the person whose name is subscribed to the  
foregoing instrument and acknowledged to me that he/she executed the same for the purposes and  
consideration therein expressed.



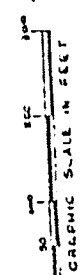
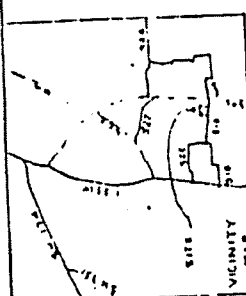
Kellee E. Pritchett  
Notary Public in and for The State  
of Texas

Printed Name of Notary: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

GRANTEE'S ADDRESS:

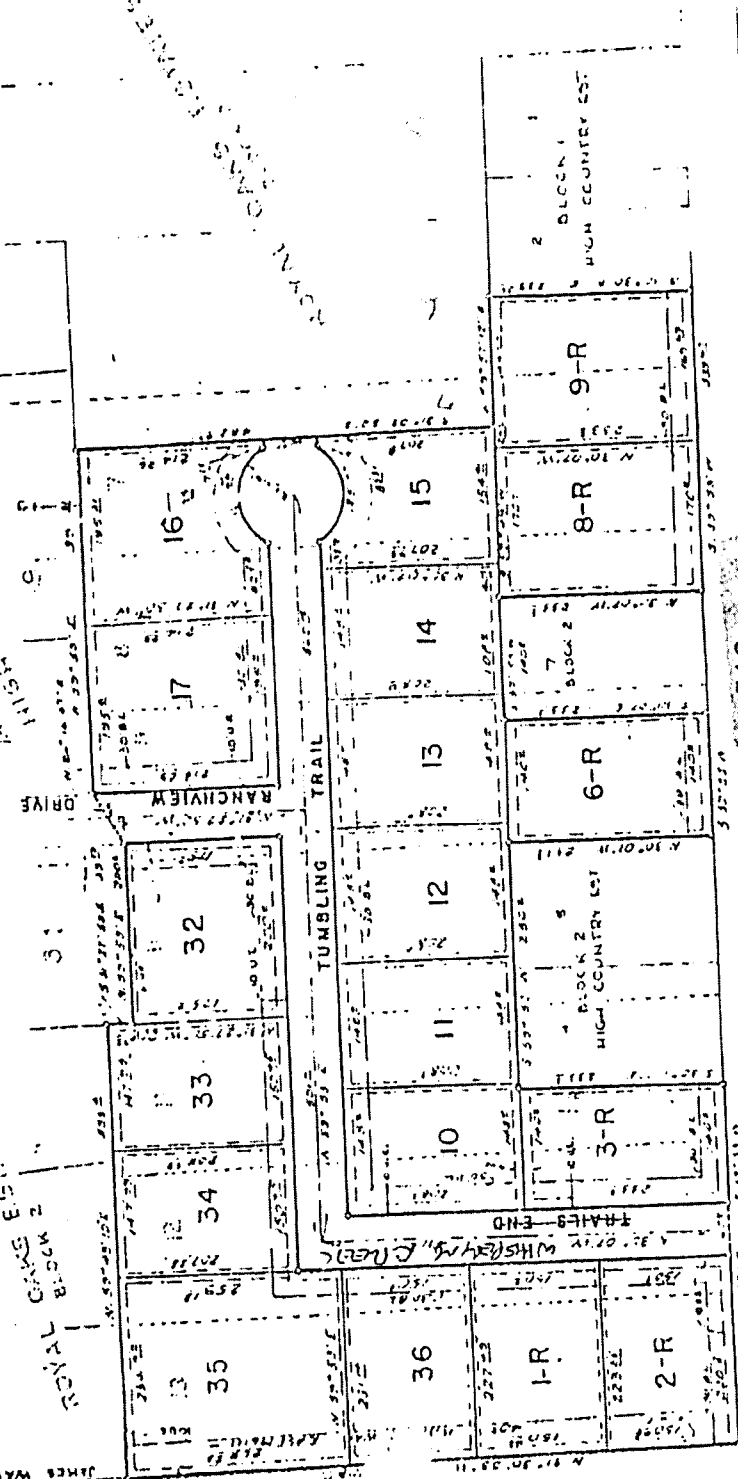
Charles M. Smith  
2728 Whispering Creek  
Burleson, Texas 76028

Pd-3



ROYAL CREEK ESTATES  
BLOCK 2

HIGH COUNTRY ESTATES



COUNTY ROAD 518

OWNERS CERTIFY THAT I, THE UNDERSIGNED, BEING THE OWNER OF HIGH COUNTRY ESTATES, AN ADDITION IN TEXAS, DO HEREBY DEDICATE FOREVER ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

APPROVED BY: COMMISSIONERS: COUNTY, TEXAS  
 JUDGE: \_\_\_\_\_  
 COMMISSIONER: \_\_\_\_\_

PLAT SHOWING  
 LOTS 1-R, 2-R, 3-R, 4-R, 5-R, 6-R, 7-R, 8-R, 9-R, 10-R, 11-R, 12-R, 13-R, 14-R, 15-R, 16-R, 17-R, 18-R, 19-R, 20-R, 21-R, 22-R, 23-R, 24-R, 25-R, 26-R, 27-R, 28-R, 29-R, 30-R, 31-R, 32-R, 33-R, 34-R, 35-R, 36-R  
 HIGH COUNTRY  
 A REVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 IN THE JAMES WALKER SURVEY, AS IN JOHNSON COUNTY, TEXAS

THIS PLAT CERTIFIES THAT I, T. M. BARRON, SUPERVISOR OF THE STATE OF TEXAS, HAVE PLATED THIS PLAT IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF TEXAS, AND THAT THE PLAT CORRECTLY REPRESENTS THE ACTUAL SURVEY MADE BY ME.

PREPARED FROM SURVEY MADE ON THE GROUND.  
 DATE: \_\_\_\_\_  
 MADE AND SUBSCRIBED AND SIGNED IN MY PRESENCE AND IN THE PRESENCE OF TWO OTHER CREDITABLE PERSONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



DEVELOPER: CHARLES GRAY  
 17.53 ACRES  
 19 LOTS

NOTE: EASEMENTS AT BACK OF FRONT OF LOTS ARE 10' WIDE. ALL OTHERS ARE 5' UNLESS SHOWN OTHERWISE.