

DEC 12 2016

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE: 11/28/16**

DEPARTMENT: **X Public Works**

SIGNATURE OF DEPARTMENT HEAD: **X _____**

REQUESTED AGENDA DATE: **X December 12, 2016**

SPECIFIC AGENDA WORDING: Consideration to grant a variance to 2529 Cheyenne Ln., Crowley (Lot 2, Block 1 Ray's Place III) for a bathroom in a shop and an existing house on one approved existing septic system, located in Precinct 2.

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

DEC 12 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 BRYANT Date 11-21-16

Contact Information: Phone no. _____

Cell no. 972-658-7162 Email address CHARLESMBRYANT70@YAHOO.COM

Property Information for Variance Request:

Property 911 address 2529 CHEYENNE LN

Subdivision name RAY'S PLACE III Block 4 Lot 2

Lot size: 1.27 acres Size of existing residence: 2445 sq. ft.

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

ETJ: Yes - City FWORTH No

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

Reason for request BATH ROOM IN SHOP & HOOK TO
EXISTING SEPTIC FOR HOUSE

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 11-21-16
 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: CHARLES BRYANT Ph. # 972-658-7162
 911 site address: 2529 Cheyenne LN Current mailing address: SAME

Legal Description: Metes and Bounds: Acreage: 1.27

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

Subdivision: RAY'S PLACE III Lot #: 2 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. _____

Single-Family # Bdrms _____ 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.

Charles Bryant
 (Signature of Owner)

11-21-16
 (Date)

Site Evaluator: DOYLE CUIP License No. 6470

Phone No: 817-297-2342 Other No. _____

Mailing Address: PO 986 City Clowdy State TX Zip 76034

Installer: Marshall Barton License No. DS0008160

Phone No: 817-538-4891 Other No. _____

Mailing Address: 800 Conveyor DR City JOSHUA State TX Zip 76058

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

COPY



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305
Cleburne, Texas 76033 – (817) 556-6380 – Fax (817)-556-6391
development@johnsoncountytx.org

**ON-SITE SEWAGE FACILITY
TECHNICAL INFORMATION FOR PERMIT**

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No
Designer Name: DOYLE CULP License Type and No. 2949 RS
Phone No. 817-297-2342 Other or Fax No. 817-297-4007
Mailing Address: PO 986 City: Cleburne State: TX Zip: 76036

I. TYPE AND SIZE OF PIPING FROM: (Example: 4: SCH 40 PVC)
Stub out to treatment tank: 3" PVC sch 40
Treatment tank to disposal system: 1/8" Dia FOOT

II. DAILY WASTEWATER USAGE RATE: Q= 360 (gallons/day)
Water Saving Devices: Yes No

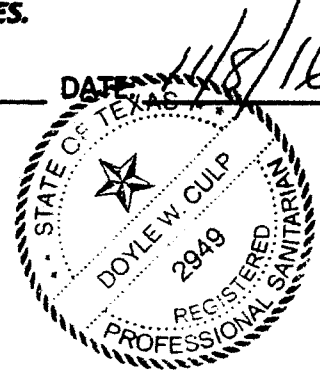
III. TREATMENT UNIT(S): Septic Tank Aerobic Unit Existing
A. Tank Dimensions: _____ Liquid Depth (bottom of tank to outlet): _____
Size proposed: _____ (gal)* Manufacturer: _____
Material/Model# _____
Pretreatment Tank: Yes No NA
Pump/Lift Tank: Yes No NA
B. OTHER Yes No If yes, please attach description.
500 GAL TANK

IV. DISPOSAL SYSTEM:
Disposal Type: Existing
Manufacturer and Model _____
Area Proposed: _____ Area Required: _____

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: 4/8/16

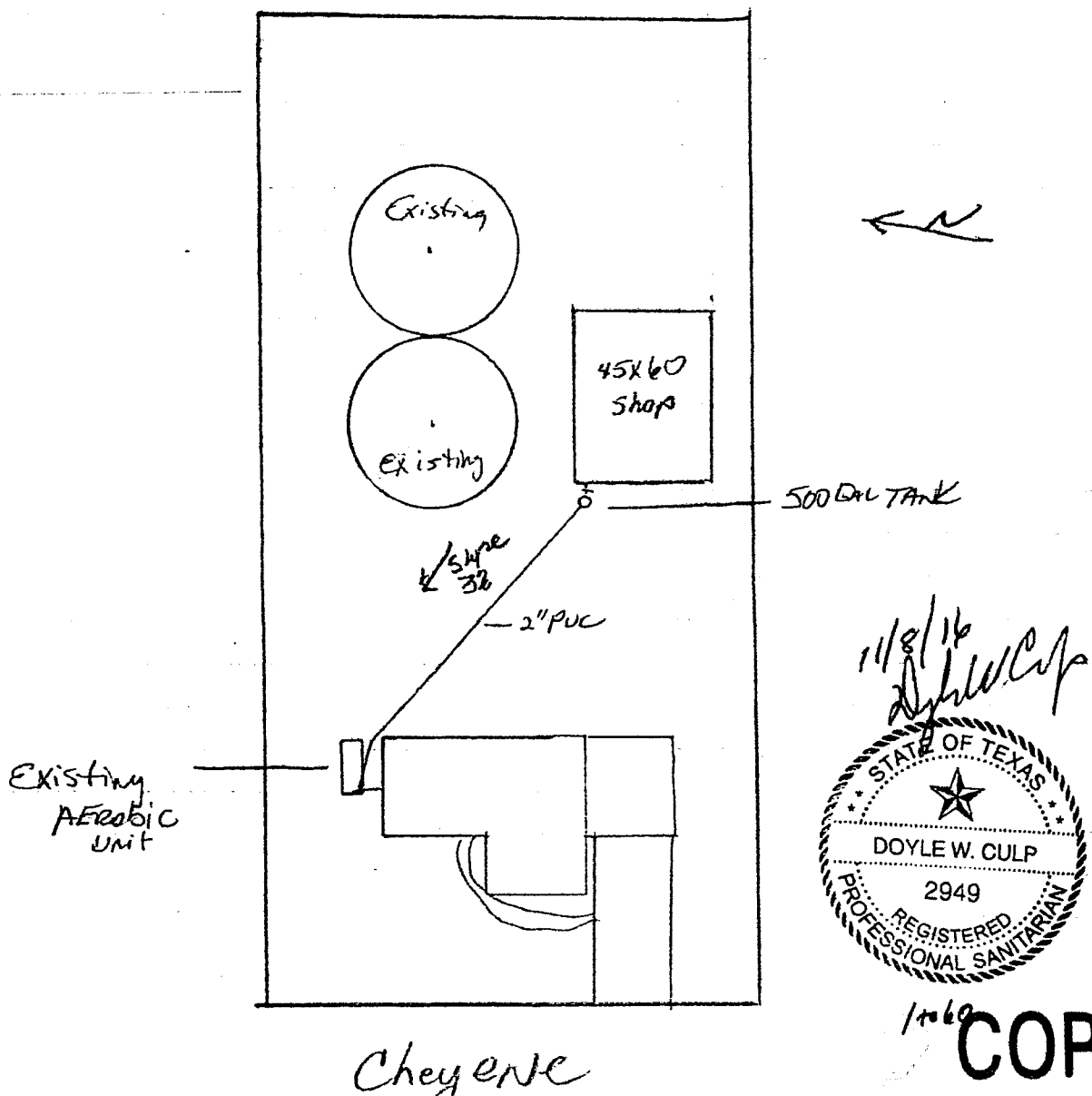


COPY

Charles Bryant 972-658-7162
2529 Cheyenne
Crowley TEXAS

$$3BRM \cdot 300 + 60 \text{ Gals Shop} = 360/064 = 5625 \text{ sq Ft}$$
$$\text{Design} = 5652 \text{ sq Ft}$$

ADDITION of Shop = 500 GAL TANK + Line to Existing Aerobic



November 8, 2016

SPRAYFIELD DESIGN

PREPARED FOR:

NAME: Charles Bryant
ADDRESS: 2529 Cheyene Crowley, Texas
LEGAL: Johnson County Texas
INSTALLER: _____ # _____
DEVELOPMENT PERMIT: _____

DESIGN PARAMETERS:

ESTIMATED FLOW: 300 Gallons (3 BRm) Water Saving Devices
60 Gallons (Shop)
Total 360 Gallons
LOADING RATE: .064
AREA REQUIRED: 5625 Sq. Ft.
AREA DESIGN: 5652 Sq. Ft.

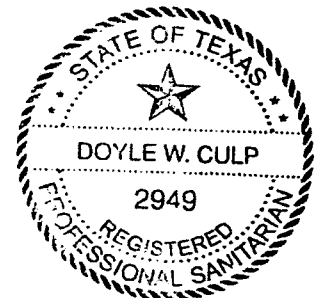
SYSTEM PARAMETERS:

PRETREATMENT TANK: Existing
AERATION TANK: Existing
PUMP TANK: Existing
SPRINKLER AREA: Existing
PUMP SPECIFICATION: n/a
CHLORINATOR: Yes - 285.91 (4) ANSI / NSF Approved
WATER SUPPLY: Co-Op Water
VEGETATION COVER: Sprayfield areas to be sod in all season grasses

PREPARED BY:

Doyle Culp
PO Box 986
Crowley, Texas 76036
(817) 297-2342

R.S. 2949



COPY

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

Fidelity National GF # 9445100039

THE STATE OF TEXAS

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§
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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JOHNSON

FOR VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, **JIMMY H. FERGUSON AND BRENDA FERGUSON**, hereinafter referred to as "Grantor," whether one or more, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **CHARLES M. BRYANT AND WIFE, SARAH E. BRYANT**, herein referred to as "Grantee," that certain real property located in the County of Johnson, State of Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Land"), together with all of Grantor's right, title and interest in and to the fixtures and improvements located on the Land (the "Improvements"), and together with all rights, privileges and easements appurtenant to the Land, all water, wastewater and other utility rights relating to the Land and any and all easements, rights-of-way and other appurtenances used in connection with the beneficial use and enjoyment of the Land, in each case to the extent assignable (the "Appurtenances") (the Land, Improvements and Appurtenances collectively referred to as the "Property").

Grantor hereby reserves unto Grantor all of Grantor's present and reversionary rights, titles and interests in and to all of the oil, gas and other minerals in, on and under or that may be produced from the Property ("Grantor's Retained Minerals"). Grantor hereby agrees to waive and does hereby waive any and all rights to go on or about or use the surface of the property for the exploration, production or development of oil, gas or other minerals, and Grantor does hereby agree, in conducting exploration for, and production, processing, transportation, and marketing of oil, gas, or other minerals from the Property, not to use or occupy any portion of the surface of any part of the Property or place any fixtures, equipment, buildings or structures thereon; provided, however, this waiver shall not be construed as waiving, releasing, or relinquishing any of Grantor's right, title or interest in and to the oil, gas and other minerals that may be produced from the Property or the right of Grantor to explore, develop or produce such oil, gas, and other minerals by means which do not include the use of the surface of the Property, including, without limitation, directional wells drilled under any part of the Property from a site off the Property or by pooling of the Property with other lands. The term "minerals" as used herein means oil, gas and other minerals of every kind and character, including, without limitation, sulphur, coal, lignite, uranium, vanadium and other fissionable source materials and spatially associated materials, and geothermal energy (including entrained methane, hydrostatic pressure and thermal energy).

EXHIBIT "A"
LEGAL DESCRIPTION OF THE LAND

Lot 2, Block 1, Ray's Place III, an addition to Johnson County, Texas, according to the Plat recorded in Volume 9, Page 306, Plat Records, Johnson County, Texas

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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-21853

Recorded As : ERX-WARRANTY DEED

Recorded On: September 07, 2016

Recorded At: 01:17:30 pm

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-
Indirect-

Receipt Number: 73214

Processed By: April Long

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, COUNTY CLERK
JOHNSON COUNTY, TEXAS

