

JAN 23 2017

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 1/11/17

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X January 23, 2017

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 10916 Chriswood Dr., Crowley, Tx. (Country Hill Estates Lot 6, Block 2) for a shop and residence on one new approved septic system designed to accommodate both structures, 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

JAN 23 2017



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
- Structures*
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 N. TX Maverick Builders, L.P. Date 1/9/17
dba Maverick Homes

Contact Information: Phone no. 817-439-8334 - Kelly

Cell no. 817-675-8879 - Kim Email address Kim@arac.biz

Property Information for Variance Request:

Property 911 address 10916 Chasewood Dr Grandby TX 76038

Subdivision name Country Hill Estates Block 2 Lot 6

Lot size: 1 acres Size of existing residence: 2823 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 Will have a shop w/ bathroom

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

F:/Platting/Variations/Septic System Variance Request App

COPY



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 # 503 Precinct 2

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 9/17
 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: North Texas Maverick Builders LP Ph. # 817-439-3334
DBA maverick homes
 911 site address: 10916 Chriswood Dr. Crowley, Tx 76036 Current mailing address: 5320 Camp Bowie Blvd Suite D Ft. Worth, Tx 76107
 Legal Description: Metes and Bounds: Acreage: 10
 Recorded deed: Volume 10 Page 939 Survey Richard Doggett Abstract 208 RWLS
 Subdivision: Country Hill Estates Lot #: 6 Blk #: 2 Phase / Section #: 1

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. 2823
 Single-Family # Bdrms 4 Multi-Family # Bdrms _____ Commercial # Employees _____
 Well -or- Water Co. JCSUP

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 of Owner) [Signature] (Date) 12/21/16

.....

Site Evaluator: James Bear License No. 37781
 Phone No: 817-429-2346 Other No. _____
 Mailing Address: 6935 Cowing St City FW State TX Zip 76112
 Installer: Dennis Ledford License No. 21962
 Phone No: 817-596-9729 Other No. _____
 Mailing Address: 1170 Airport Rd City Alada State TX Zip 76008

****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

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

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No

Designer Name: James M. Sims, P.E. License Type and No. 37781 (Texas P.E.)
Phone No. 817-429-2346 Other or Fax No. _____
Mailing Address: 6935 Craig Street City: Fort Worth State: Texas Zip: 76112

I. TYPE AND SIZE OF PIPING FROM: (Example: 4: SCH 40 PVC)

Stub out to treatment tank: 4" SCH 40 PVC
Treatment tank to disposal system: 4" 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: 7x9' Liquid Depth (bottom of tank to outlet): 61"

Size proposed: 500 (gal)* Manufacturer: Aeriv

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: Aerobic, Surface Application

Manufacturer and Model AERIS 500

Area Proposed: > 4,688 sf Area Required: 4,688 sf

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 Jan 17

COPY

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 2 Jan 17

Owner's Name North Texas Maverick Builders, LP

Physical Address 10916 Christwood Drive

Site Evaluator James M. Sims, P.E.

O.S. Number 57781 (Texas P.E.)

Proposed Excavation Depth 3.0

*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 B-1

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
•	IV	NO	NO	Brown clay
<u>12</u>	--	--	YES	Rock
•				
<u>24</u>				
•				
<u>36</u>				
•				
<u>48</u>				
•				
<u>60</u>				

Soil Boring Number B-2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
•	IV	NO	NO	Brown clay
<u>12</u>	--	--	YES	Rock
•				
<u>24</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. 57781 (Texas P.E.)

6935 Craig Street, Fort Worth, Texas 76112

817-429-2346

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

Revised 7/10/2012

 **COPY** PLATE #1A

JOHNSON COUNTY - SITE EVALUATION REPORT

Date 4 Jan 17
 Name North Texas Maverick Builders, LP Phone 817-439-3334
 Address 5320 Camp Bowie Boulevard, Ste D, Fort Worth, Texas 76107
 PROPERTY LOCATION
 Lot 6 Block ? Subdivision Country Hill Estates
 Street/Road Address 10916 Chiswood Drive
 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 walls.
 Location of (numbered) soil boring and dug pits (show distance of each hole from property line or other discernible point).

[SEE PLATE #1]

Presence of 100 year flood zone	Yes _____	No <u>X</u>	Firm Panel # _____
Presence of upper water shed	Yes _____	No <u>X</u>	
Presence of adjacent ponds, streams, water impoundment areas	Yes _____	No <u>X</u>	
Existing or proposed water well in nearby area	Yes _____	No <u>X</u>	

ATTESTED BY:
 Signature James M. Sims, P.E.  Site Evaluator No. 37781 (Texas P.E.)

6936 Craig Street, Fort Worth, Texas 76112 817-428-2346
 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.

Revised 7/10/2012

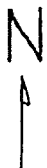
 COPY PLATE #1A

Notes:

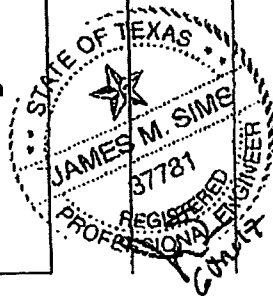
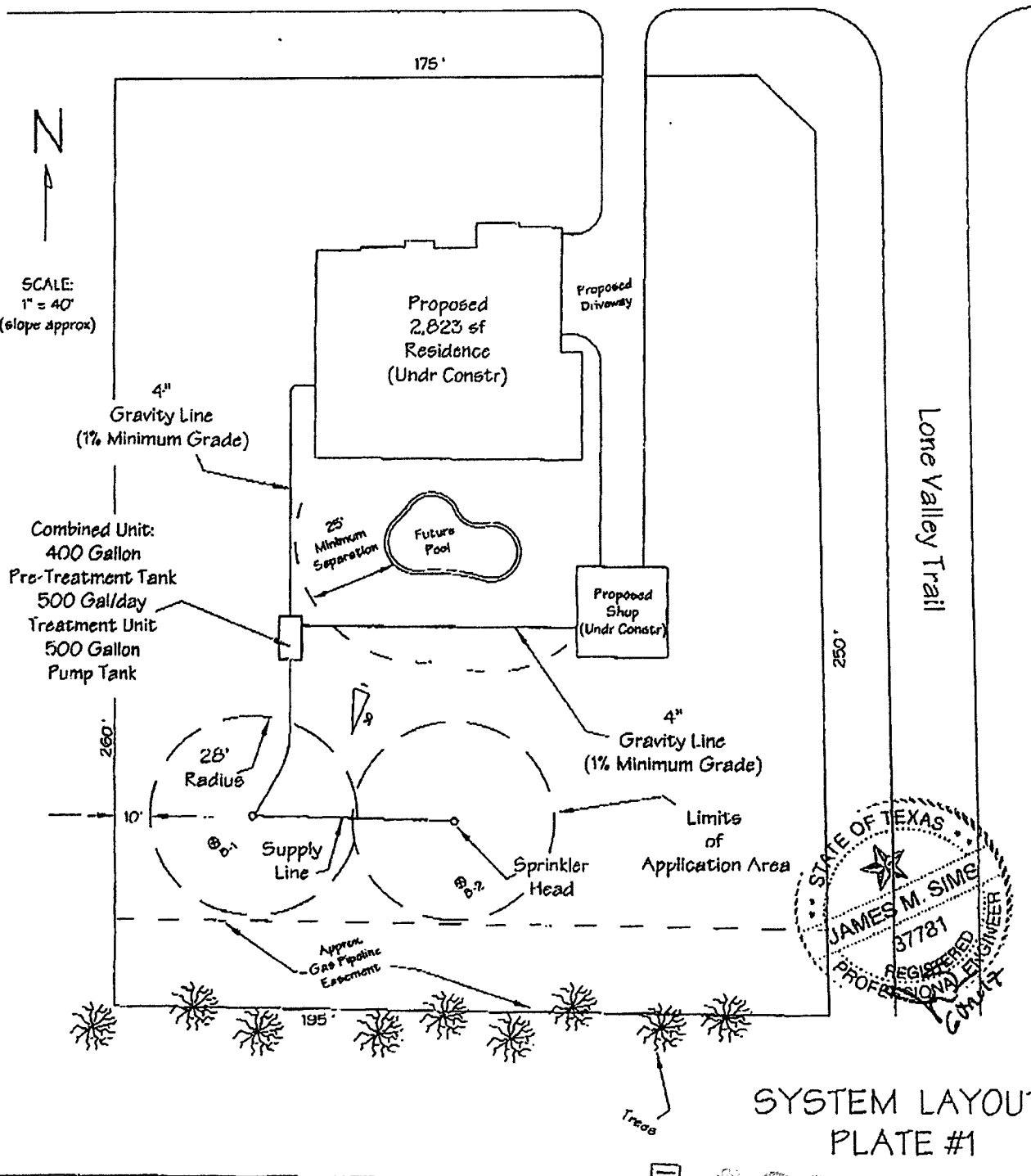
- 1) Property line dimensions are advisory only.
- 2) Future pool geometry/location is approximate, not known at present time.

10916 Chriswood Drive

Lone Valley Trail



SCALE:
1" = 40'
(slope approx)



SYSTEM LAYOUT
PLATE #1

COPY

Letfile: Jan 17, 2017, 11:09 AM, 2017, 20 County Hill, Escondido, CA, Jan 17

James M. Sims, P.E. Geotechnical
6935 CRAIG ST.
FORT WORTH, TEXAS 76112
817-429-2946

Engineer.

5 Jan 17

Ledford Services
1170 Old Airport Road
Aledo, Texas 76008

ATTN: Dennis Ledford

Re: Proposed Effluent Disposal Design, On-Site Surface Application, 10916, Chriswood Drive,
Lot 6, Block 2, Country Hill Estates, Johnson County, Texas

Gentlemen:

This letter and attachments will serve as the design document for the installation of a proposed On-Site Sewage Facility (OSSF) at the above referenced site. Prior to system installation, this report shall be submitted to the Johnson County Department of Public Works for review and approval.

Recommendations contained herein are representative of those presented in the Texas Commission on Environmental Quality (TCEQ) document *Title 30, Texas Administrative Code, Chapter 285, On-Site Sewage Facilities*, effective 27 Dec 12. A copy of *Title 30 TAC Chapter 285* is available from the TCEQ, Austin, Texas.

This design is representative of the current "State of the Art" in effluent disposal system design. It should function within normal limits and expectations without causing significant threat or harm to existing water supply systems, the public health or the threat of pollution or nuisance conditions. However, due to the vagaries of both nature and man, no warranty of this design performance is expressed or implied.

Approximate location of the proposed 2,823 square foot residence and occasional use Shop (four-bedroom design equivalent, currently under construction) are shown on the System Layout (Plate #1). "Water saving devices" are to be installed in this residence, reducing the estimated daily flow from 375 gallons/day to 300 gallons/day.

The area proposed for effluent dispersal is open. Site slope in the proposed disposal area is less than 5%. No water wells are located on or near the site.

A Site Evaluation was conducted as recommended in §285.30 (Site Evaluation of the aforementioned TITLE 30 TAC CHAPTER 285) and is included as Plate #1A.

In order that this site be utilized efficiently for treated effluent dispersal it will be necessary that the limits of the application area be located ten feet (10') from the property lines (cf Plate #1), thus a "commercial irrigation timer" shall control pump operation (cf TITLE 30 TAC CHAPTER 285 §285.33(d)(2)(C)(i)).

Based upon these data the site may be deemed suitable for the installation of a treated surface discharge disposal system.

COP

The following paragraphs will address the requirements of *TITLE 30 TAC CHAPTER 285* as previously cited.

APPLICATION REQUIREMENTS

(a) Technical Report:

I - Basis of Design - The following design parameters have been utilized:

- 1) Daily Flow = 300 gallons/day (average)
- 2) Sewage Application Rate (See Figure #1, *TITLE 30 TAC CHAPTER 285*)
= 0.064 gallons/square foot/day
- 3) Minimum Required Application Area = 4,688 square feet
- 4) Wastewater Treatment Type = Proprietary, listed on the TCEQ *list of approved systems*
(available from the executive director, TCEQ)
- 5) Uniform Application of Effluent = to be provided by sprinklers (impact or gear driven rotary design) having a maximum inlet pressure less than or equal to 40 psi. Low angle (<15 degrees), non-aerosol nozzles shall be used.

II - Construction Drawings - Not required for Proprietary systems.

III - Calculations -

Daily Flow = 300 gallons/day
 Sewage Application Rate = 0.064 gal/sf/day
 Required Area = $300/0.064 = 4,688$ sf
 # of Application Areas = 2
 Area/Application Area = 2,344 sf
 Radius of Application Area = $((4(2344)/3.1416)^{0.5})/2 = 27.32$ ft
 Say 28.0 ft
 Gross Application Area = 4,926 sf

NOTE: In accordance with the provisions of §285.33, (c)(2)(E)(ii) of *TITLE 30 TAC CHAPTER 285*, the circular spray patterns on this site overlap. The net area effectively covered will be in excess of 4,688 square feet.

IV - System Flow Diagram - see Plate #1

(b) Site Drawing - See Plate #1

- (c) *Landscape Plan* - The area to be irrigated by the system is shown on *Plate #1*. Brush shall be cleared and low hanging branches (say less than 10 feet above the ground) shall be trimmed, un-vegetated areas shall be sodded or seeded with an appropriate grass type prior to system start-up. Before system start-up, the vegetation shall be capable of growth. There shall be nothing in the surface application area within ten feet of the sprinkler which will interfere with the uniform application of effluent.

(d)/(e)/(f)

Maintenance Requirements/Maintenance Contract/On-going Maintenance - Prior to system operation an acceptable maintenance contract must be in effect between the system owner and a valid maintenance company. All maintenance contract requirements shall meet the minimum requirements set forth in §285.7 (paragraphs d, e, f) of the previously cited *TITLE 30 TAC CHAPTER 285*.

- (g) It should be noted that paragraph (g) of §285.7 requires that an "Affidavit to The Public" be on file with the County Clerk's office and added to the Real Property Deed for the property on which the system is located. An example of such an Affidavit is included in *TITLE 30 TAC CHAPTER 285* (cf §285.90, Figure 2).

- (h) *Testing and Reporting* - The maintenance company employed shall inspect the system as directed by the Testing and Reporting Schedule as included in *TITLE 30 TAC CHAPTER 285* (cf §285.91, Table IV). A recommended *Sample Testing and Reporting Record* form is included in *TITLE 30 TAC CHAPTER 285* (cf §285.90, Figure 3). The maintenance company shall report any responses to homeowner complaints and the results of its maintenance findings to the Johnson County Department of Public Works within ten days of the specified reporting frequency.



(I) **Effluent Disinfection** - Treated Effluent shall be disinfected prior to surface application. An in-line chlorinator shall be acceptable for this purpose. Ozonation and ultraviolet radiation are other approved disinfection methods. The efficiency of the disinfection procedure will be established by monitoring either the chlorine residual or fecal coliform count from representative grab samples as directed in *TITLE 30 TAC CHAPTER 285* (cf §285.91, Table IV).

MATERIALS AND EQUIPMENT

Prevention of Unauthorized Access to On-Site Sewage Facilities (OSSFs) -

The methods and materials employed to prevent unauthorized access to this proposed OSSF shall comply with *TITLE 30 TAC CHAPTER 285* §285.38.

Pre-Treatment Tank - Install a 400 gallon *Pre-Treatment Tank* prior to the *Treatment Unit* to collect non-biodegradable solids.

Treatment Unit - As previously specified, the *Treatment Unit* shall be included on the aforementioned list of approved systems. The unit shall have a *minimum* daily capacity of 480 gallons

Pump Tank - A 500 gallon *Pump Tank* shall be placed downstream from the *Treatment Unit* and shall store the treated effluent until a surface application cycle is chosen. See below for Pump requirements.

Tank Waterproofing, Risers, Backfill Around Tanks - Tanks shall be waterproof. Risers shall be provided on the tank tops to permit access for tank pumping or pump maintenance/replacement. A minimum of four (4) inches of sand, sandy loam, clay loam or pea gravel, free of rock larger than 0.5" diameter shall be placed under and around all tanks. Class IV soils and gravel larger than 0.5" diameter shall not be used as backfill material.

Pipes and Fittings - Schedule 40 PVC pipe shall be used in the installation. All distribution piping, fittings, valve cover boxes and sprinkler tops shall be permanently colored purple in order to identify the system as a reclaimed water system.

A union connection should be installed in the supply line to provide for pump maintenance/replacement. Three-quarter inch or one inch PVC, as required to provide adequate pressure/flow, shall be used to supply the individual sprinkler heads.

Pump, Float Controls and Alarm System - In order that the Pump Tank have sufficient reserve volume to allow timer use (as above), the pump pickup shall be located within 4" of the tank bottom. Pump controls should include a manual over-ride to turn the pump on/off and a high water alarm/pump activation system (utilizing a separate "mercury" float switch, on a separate circuit from the pump system and connected to a placarded warning light/audible alarm located in/on/nearby the residence in a location which will draw attention to pump failure. This alarm switch should be set at the 350 gallon level in the pump tank in order to provide a small emergency capacity (approximately one-third the daily flow between the alarm on level and the inlet to the tank). All electrical connections shall be made outside the pumping chamber.

Tank Waterproofing, Risers, Backfill Around Tanks - Tanks shall be waterproof. Risers shall be provided on the tank tops to permit access for tank pumping or pump maintenance/replacement. A minimum of four (4) inches of sand, sandy loam, clay loam or pea gravel, free of rock larger than 0.5" diameter shall be placed under and around all tanks. Class IV soils and gravel larger than 0.5" diameter shall not be used as backfill material.

Electrical Wiring - All wiring shall conform to *TITLE 30 TAC CHAPTER 285* (cf §285.34 (c)).

Commercial Irrigation Timer - As previously mentioned, this system will spray treated effluent to within 10 feet of property lines, a "commercial irrigation timer" set to spray between midnight and 5AM shall control pump operation.

Sprinkler Type - Sprinklers shall be as designated above under *Basics of Design* (Item #5). Rainbird "Maxi-Paw" sprinkler heads (or equivalent), adjustable for effluent delivery rate, spray radius and central spray angle are acceptable. Sprinkler heads placed at an elevation greater than the pump tank shall be provided with check valves to prevent return of effluent to the pump tank.

Water Softener - If so equipped the residence water softener must comply with *TITLE 30 TAC CHAPTER 285* §285.37. In accordance with this paragraph, the water softener drain line must bypass the treatment system and connect directly to the pump tank.

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SYSTEM INSTALLATION

- 1) Prior to OSSF installation, lot lines shall be located so as to insure accurate placement of the proposed OSSF.
- 2) Prior to OSSF installation, all underground utilities shall be located and staked.
- 3) The treatment unit, pre-treatment and pump tanks, and distribution system shall be installed approximately as shown on *Plate # 1*. All supply lines shall be placed a minimum of 12 inches below grade.

SYSTEM MAINTENANCE

In addition to the aforementioned effluent quality maintenance requirements, the following procedures are recommended:

- 1) System operation and maintenance should be in accordance with the manufacturer's recommendations.
- 2) Sludge accumulation in the tanks should be monitored and pumped as required.
- 3) Pump and control operation (including alarms) should be checked annually.

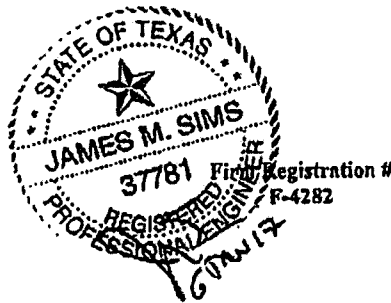
CHANGED CONDITIONS:

In the event that construction activities reveal any conditions which might call the validity of these recommendations into question, this office shall be notified so that the conditions may be evaluated as to their effect upon this design.

I trust that this design will meet the requirements of your site. If you have any questions, or if I may be of further service, please call.

Sincerely,

James M. Sims, P.E.



 COPY

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.

GF# 1000-201741 /RTT-SMN

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien - 3rd party)

That **CHRISWOOD CHISOLM TRAIL, LLC**

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and the further consideration of the execution and delivery by

~~NORTH TEXAS MAVERICK BUILDERS LP~~, a Texas limited partnership

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter) of one certain note of even date herewith in the principal sum of **THREE HUNDRED THIRTY TWO THOUSAND and NO/100 DOLLARS (\$332,000.00)**, payable to the order of **AFFILIATED BANK** (hereinafter called "Payee," whether one or more, masculine, feminine or neuter) as therein provided, it having advanced said sum at the special instance and request of Grantee as part of the purchase price for the property conveyed hereby, and Payee shall be and the same hereby is subrogated to all of the rights, titles, liens and equities of said Grantor securing the payment of said note as fully as if it were Grantor herein, and in addition to the first and superior vendor's lien retained herein, said note is additionally secured by a deed of trust of even date herewith to **GARRY J. GRAHAM**, Trustee(s), upon the property conveyed hereby, and by these presents does Grant, Sell and Convey, unto the said Grantee, all that certain property described as follows:

Being Lot 6, in Block 2, of COUNTRY HILL ESTATES, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 10, Page 939, of the Plat Records, Johnson County, Texas

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to property taxes for the current year and subsequent years, the payment of which Grantee assumes, and those permitted exceptions listed on Exhibit B attached hereto and made a part hereof for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor but not otherwise.

But it is expressly agreed and stipulated that the aforesaid Vendor's Lien is retained and reserved in favor of Payee, and such Vendor's Lien is hereby assigned, without recourse, unto Payee, in consideration of the loan by said Payee, such Vendor's Lien to exist against the Property 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.

MINERAL RESERVATION. Grantor reserves (i) all oil, gas and other minerals in and under and that may be produced from the Property (such reservation herein called the "Mineral Reservation"); provided, however, that Grantor hereby waives and releases any and all rights to enter upon, utilize or disturb the surface area of the Property for any reason whatsoever, including, without limitation, the exploration, drilling or mining of such oil, gas or other minerals. Nothing herein, however, restricts or prohibits Grantor or its successors or assigns from (i) performing seismic studies or testing on the surface area of the Property so long as any such studies or tests do not unreasonably interfere with Grantee's or its successors' and assigns' use or enjoyment of the Property, (ii) developing or producing the oil, gas or other minerals in and under the Property by pooling the Property with other land, or (iii) extracting oil, gas or other minerals by directional drilling, mining and production operations initiated from surface locations on lands other than the Property, so long as any such drilling, extraction or other activities are performed in compliance with all applicable drilling ordinances.

The property is being conveyed "As-Is" pursuant to that Lot Purchase and Sale Agreement by and between Grantor as Seller and Grantee as Purchaser dated January 27, 2016.

EXECUTED TO BE EFFECTIVE THE 31st DAY OF October, 2016

CHRISWOOD CHISOLM TRAIL, LLC

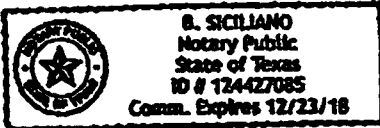
By: [Signature]
Lee A. Hughes, Co-Manager

ACKNOWLEDGMENT

STATE OF TX §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Lee A. Hughes [check one] known to me or proved to me through him (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in their capacity as Co-Manager (title) of CHRISWOOD CHISOLM TRAIL, LLC

Given under my hand and seal of office this 31 day of October, 2016



[Signature]
Notary Public, State of

AGREED AND ACCEPTED:

North Texas Maverick Builders LP, a Texas limited partnership

By: North Texas Maverick Builders Management GP LLC
Its: General Partner

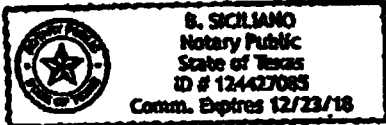
By: [Signature]
Lee A Hughes, Manager

ACKNOWLEDGMENT

STATE OF TX §
COUNTY OF Tarrant §

Before me, the undersigned authority, on this day personally appeared Lee A. Hughes [check one] known to me or proved to me through [Signature] (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in their capacity as Manager (title) of North Texas Maverick Builders Management GP LLC, as General Partner of North Texas Maverick Builders LP, a Texas limited partnership

Given under my hand and seal of office this 31st day of October, 2018



[Signature]
Notary Public, State of

GRANTEE'S ADDRESS:
North Texas Maverick Builders LP
5320 Camp Bowie Blvd. Suite D
Fort Worth, Texas 76107

EXHIBIT B

File Number: 1006-204741-RTT

Subject to the following:

- a. The following easements and/or building lines, as shown on plat recorded in Volume 10, Page 939, Plat Records, Johnson County, Texas:
 - 35' building line along the East property line(s).
 - 15' Johnson County Special Utility District easement along the East property line(s).
 - 10' drainage and utility easement along the East property line(s).
 - 5' utility easement along the North, South and West property line(s).
- b. Easement granted by William Lasater and A.G. McDowell to Texas Electric Service Company, filed 07/25/1969, recorded in Volume 527, Page 175, Real Property Records, Johnson County, Texas.
- c. Easement granted by William C. Gumfory, Trustee to Johnson County Rural Water Supply Corp., filed 09/07/1979, recorded in Volume 808, Page 221, Real Property Records, Johnson County, Texas.
- d. Easement granted by Lisa McCool to TXU Electric Company, filed 12/10/1999, recorded in Volume 2414, Page 915, Real Property Records, Johnson County, Texas.
- e. Easement granted by Lisa McCool to Johnson County Rural Water Supply Corporation, filed 01/03/2000, recorded in Volume 2423, Page 809, Real Property Records, Johnson County, Texas.
- f. Easement granted by Lisa McCool aka Lisa Dawn McCool to Texas Midstream Gas Services, LLC, filed 10/19/2006, recorded in Volume 3930, Page 324, and amended in cc# 2010-12522, Real Property Records, Johnson County, Texas.
- g. Easement granted by BranShip 2, LLC to Chesapeake Operating, Inc., filed 09/16/2008, recorded in Volume 4448, Page 233, Real Property Records, Johnson County, Texas.
- h. Easement granted by BranShip 2, LLC to Texas Midstream Gas Services, LLC, filed 01/16/2009, recorded in Volume 4521, Page 190, Real Property Records, Johnson County, Texas.
- i. Easement granted by BranShip 2, LLC to Texas Midstream Gas Services, LLC, filed 04/30/2010, recorded in cc# 2010-11973, Real Property Records, Johnson County, Texas.
- j. Easement granted by BranShip 2, LLC to Johnson County Special Utility District, filed 08/06/2012, recorded in cc# 2012-18107, Real Property Records, Johnson County, Texas.
- k. Easement granted by BranShip 2, LLC to Oncoor Electric Delivery Company, filed 02/10/2010, recorded in cc# 2010-4113, Real Property Records, Johnson County, Texas.

- l. Mineral lease together with all rights, privileges and immunities incident thereto, to FSOC Gas Co., Ltd. from Lisa McCool described in Instrument filed 01/12/2006, recorded in Volume 3709, Page 641, Real Property Records, Johnson County, Texas. As affected by Change of Legal Description, filed 08/03/2006, recorded in Volume 3867, Page 931, Real Property Records, Johnson County, Texas. Title to said interest not checked subsequent to the date thereof.**
- m. Mineral Deed including all coal, lignite, oil, gas and other minerals together with all rights, privileges and immunities incident thereto executed by BranShip 2, LLC, to David Shipman, et al, filed 08/01/2007, recorded in Volume 4155, Page 799, Real Property Records Johnson County, Texas. Title to said interest not checked subsequent to the date thereof.**
- n. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in Instrument filed 09/03/2015, recorded in oca# 2015-19695, Real Property Records, Johnson County, Texas. Title to said interest not checked subsequent to the date thereof.**
- o. Affidavit to the Public executed by 11/17/1997 for On-Site Waste Water System, filed Volume 2121, Page 92, recorded in Real Property, Real Property Records, Johnson County, Texas.**
- p. Affidavit to the Public executed by Lisa McCool for On-Site Waste Water System, filed 03/06/2000, recorded in Volume 2446, Page 578, Real Property Records, Johnson County, Texas.**
- q. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.**
- r. Rights of parties in possession (Owner's Title Policy only).**
- s. All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)**
- t. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road. (May be amended or deleted upon approval of survey.)**

Notwithstanding anything in this Instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this Instrument and the mere reference to such Permitted Exceptions in this Instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this Instrument.

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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-27083

Recorded As : ERX-WARRANTY DEED

Recorded On: November 02, 2016

Recorded At: 08:29:21 am

Number of Pages: 7

Recording Fee: \$46.00

Parties:

Direct-
Indirect-

Receipt Number: 78169

Processed By: Cheryl Woolsey

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

Pot 2



STATE OF TEXAS
COUNTY OF JEFFERSON
Richard Dodgett Survey, Abstract No. 200
Lots 1 through 10, Block 1, Lots 1 through 8, Lot A, Lot B, Block 2
and
Lots 1 through 8, Block 5

Richard Dodgett
Surveyor
Richard Dodgett Survey, Abstract No. 200
Jefferson County, Texas

Richard Dodgett Survey, Abstract No. 200
Jefferson County, Texas

Richard Dodgett Survey, Abstract No. 200
Jefferson County, Texas

Lot area table with columns for Lot No., Area, and Remarks.

Surveyor's signature and name: Mary G. Smith

Legal description and survey details.

Legal description and survey details.

Legal description and survey details.

Legal description and survey details.

Claim Table with columns for Name, Address, and other details.

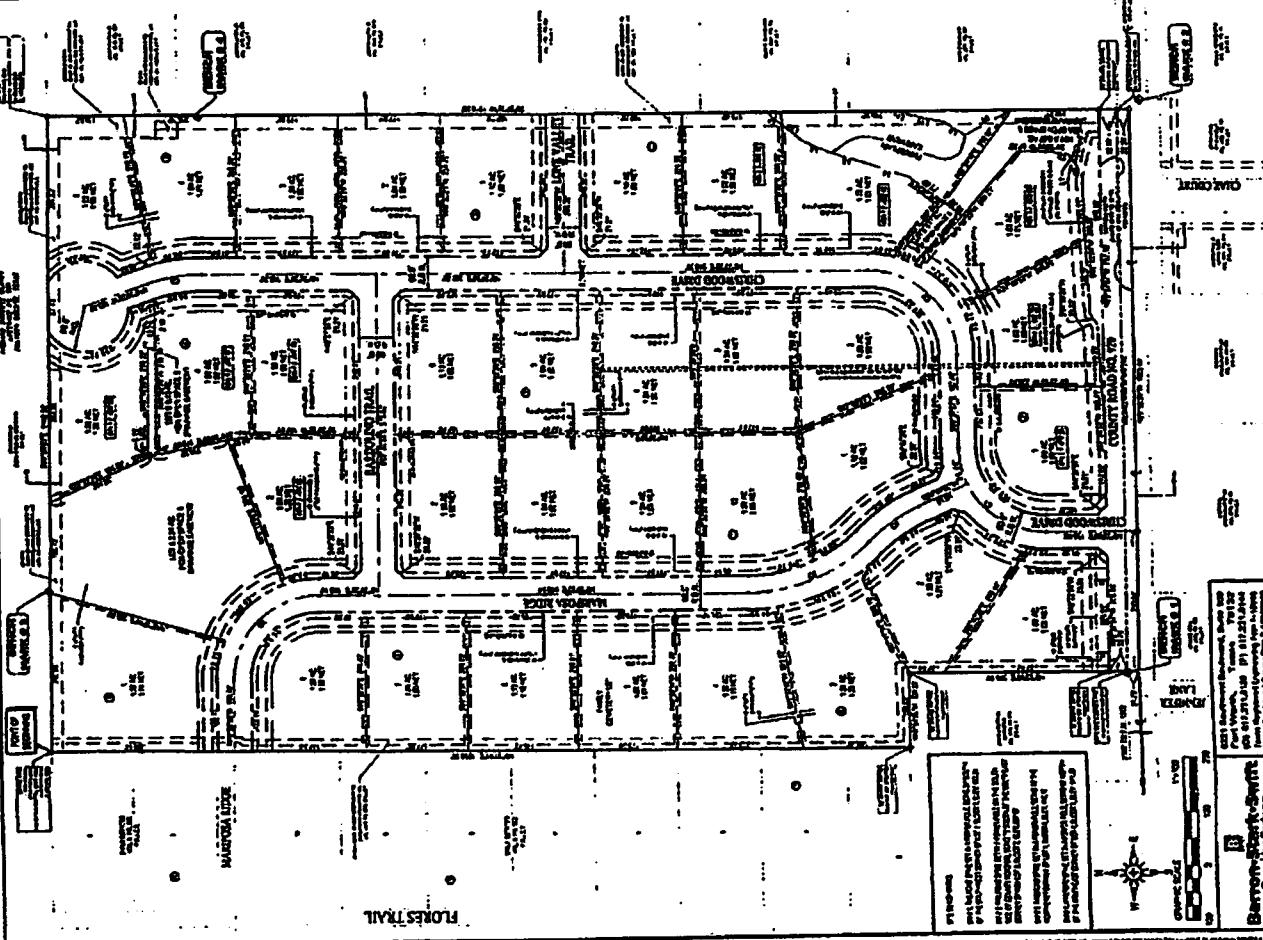
Legal description and survey details.

Legal description and survey details.

Legal description and survey details.

Legal description and survey details.

Table with columns for Lot No., Area, and Remarks.



Vertical text on the right margin: F. W. ...