

FEB 27 2017

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 2/14/17

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X February 27, 2017

SPECIFIC AGENDA WORDING: Consideration to grant a variance for a 21.40 acre tract out of the Seth Morris Survey Abstract 536, (301 S. CR 810, Alvarado) for a house attached to a cabana / pool house on one new approved septic system designed to accommodate both structures 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

FEB 27 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
- 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 Wayne Powell Date 2-13-17

Contact Information: Phone no. 817-371-5093

Cell no. 817-371-5093 Email address wp@csrliving.com

Property Information for Variance Request:

Property 911 address 301 S CR 810, Alvarado TX 76009

Subdivision name Seth Morris Block _____ Lot _____

Lot size: 21 acres Size of existing residence: ^{new built} 6965 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 To include plumbing for house & attached

cabana/peel house into one septic system
Barn is to have its own aerobic system separate from house/cabana

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 2-14-17
 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: WAYNE POWELL Ph. # 817-371-5093
 911 site address: 301 S. CR 810 ALVARADO TX 76009 Current mailing address: 6211 FARM TRAIL ALVARADO, TX. 76009
 Legal Description: Metes and Bounds: Acreage: 21
 Recorded deed: Volume _____ Page _____ Survey ZETH MORRIS Abstract 536 76009
 Subdivision: _____ 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 Blkg. Sq. Ft. 6965
HOME = 420 GPD + CIP BLDG @ 1200 GPD
 Single-Family # Bdrms 4 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.

(Signature of Owner) (Date)

Site Evaluator: JIMMY HER WOLLOCE License No. 11465
 Phone No: 817-645-4924 Other No. 817-933-3301
 Mailing Address: 5340 CR 423 City GRANDVIEW State TX Zip 76030
 Installer: LOCKEY SEPTIC License No. 27917
 Phone No: 817-933-7217 Other No. _____
 Mailing Address: 450 N. CR 810 City ALVARADO State TX Zip 76009

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

1/7



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: TIM WALLACE License Type and No. 113369
 Phone No. 817-640-4959 Other or Fax No. _____
 Mailing Address: 6650 CR 204 City: GRANDVIEW State: TX Zip: 76050

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

Stub out to treatment tank: 4" P - SCH. 40 - PVC
 Treatment tank to disposal system: 1" P - SCH. 40 - PVC

II. DAILY WASTEWATER USAGE RATE: Q = 660 (gallons/day) HOME = 480 GPD
 Water Saving Devices: Yes No CABINNA = 180 "
660 GPD

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit
 A. Tank Dimensions: 151" x 70" x 32" Liquid Depth (bottom of tank to outlet): N/A
 Size proposed: 1000 (gal)* Manufacturer: CLEARSTREAM
 Material/Model# CONCRETE / 1000 NCP
 Pretreatment Tank: Yes No Size: 1000 (gal) No NA
 Pump/Lift Tank: Yes No Size: 1000 (gal) No NA
 B. OTHER Yes No If yes, please attach description.

IV. DISPOSAL SYSTEM:

Disposal Type: SURFACE APPLICATION
 Manufacturer and Model CLEARSTREAM - 1000 NCP
 Area Proposed: 11308 SF Area Required: 10313 SF

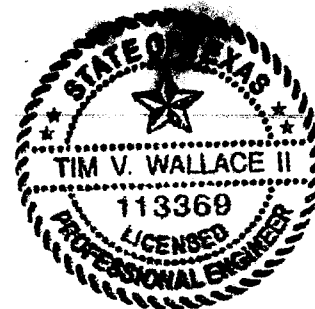
V. ADDITIONAL INFORMATION:

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: Tim Wallace DATE: 1/18/17

Tim Wallace, P.E. Consulting Engineer
 Firm Registration No. F-2770



JOHNSON COUNTY - USSF SOIL EVALUATION FORM

Date Performed 1-12-17
 Owner's Name WOYNE POWELL
 Physical Address 301 S. CR 310 ALVARADO, TX 76009
 Site Evaluator JIMMY NEB WOLLDGE O.S. Number 11465
 Proposed Excavation Depth N/A

*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	II SANDY LOAM	No	No	SUITABLE
24				
36				
48	III SANDY CLAY			
60				

Soil Boring Number #2 SITE IS SUITABLE

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12				
24				
36	SAME AS #1			
48				
60				

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

ATTESTED BY: Jimmy Ned Woldge Site Evaluator No. 11465
 Signature Jimmy Ned Woldge
301 S. CR 310 ALVARADO, TX 76009 817-646-4924
 Address 76009 Phone

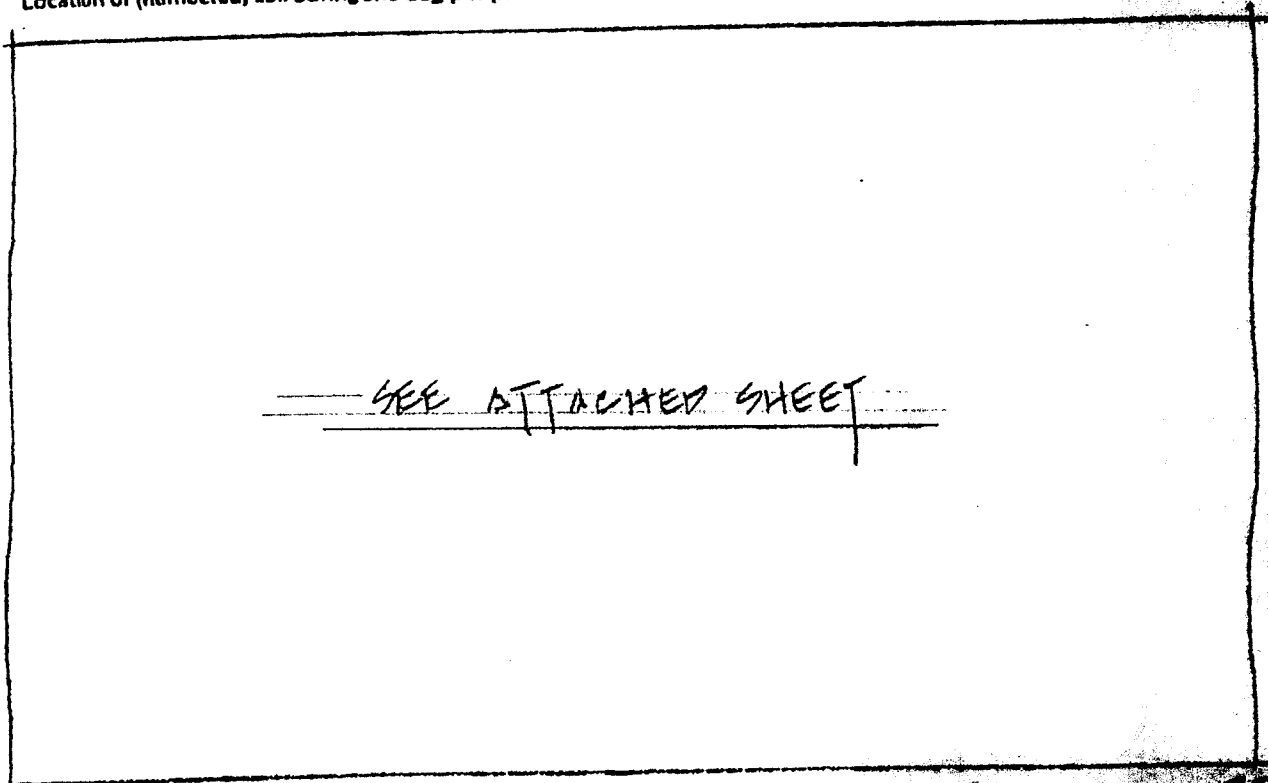
The test data and other information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County

JOHNSON COUNTY - SITE EVALUATION REPORT

Date 1-16-17
 Name WAYNE POWELL Phone 817-371-5093
 Address 6211 FARM TERRACE DR ALVARADO, TX. 76009
 PROPERTY LOCATION
 Lot _____ Block _____ Subdivision _____
 Street/Road Address 301 S. CR B10 ALVARADO, TX. 76009
 Additional Information MAPS 1069-X

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 <u>✓</u>
Presence of upper water shed	Yes _____	No <u>✓</u>
Presence of adjacent ponds, streams, water impoundment area	Yes <u>✓</u>	No _____
Existing or proposed water well in nearby area	Yes _____	No <u>✓</u>

Firm Panel # 200-N

ATTESTED BY
 Signature [Signature]
5303 CR 403 GRANVIEW, TX 76050
 Address

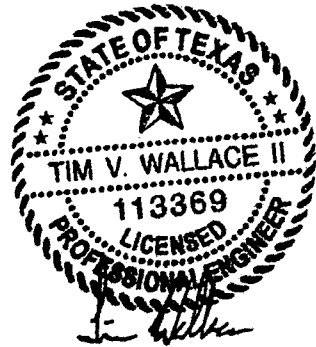
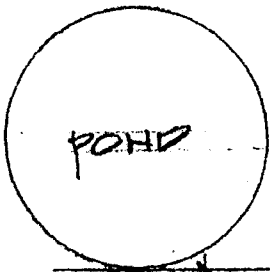
Site Evaluator No. 11465
817-645-4924
 Phone

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.

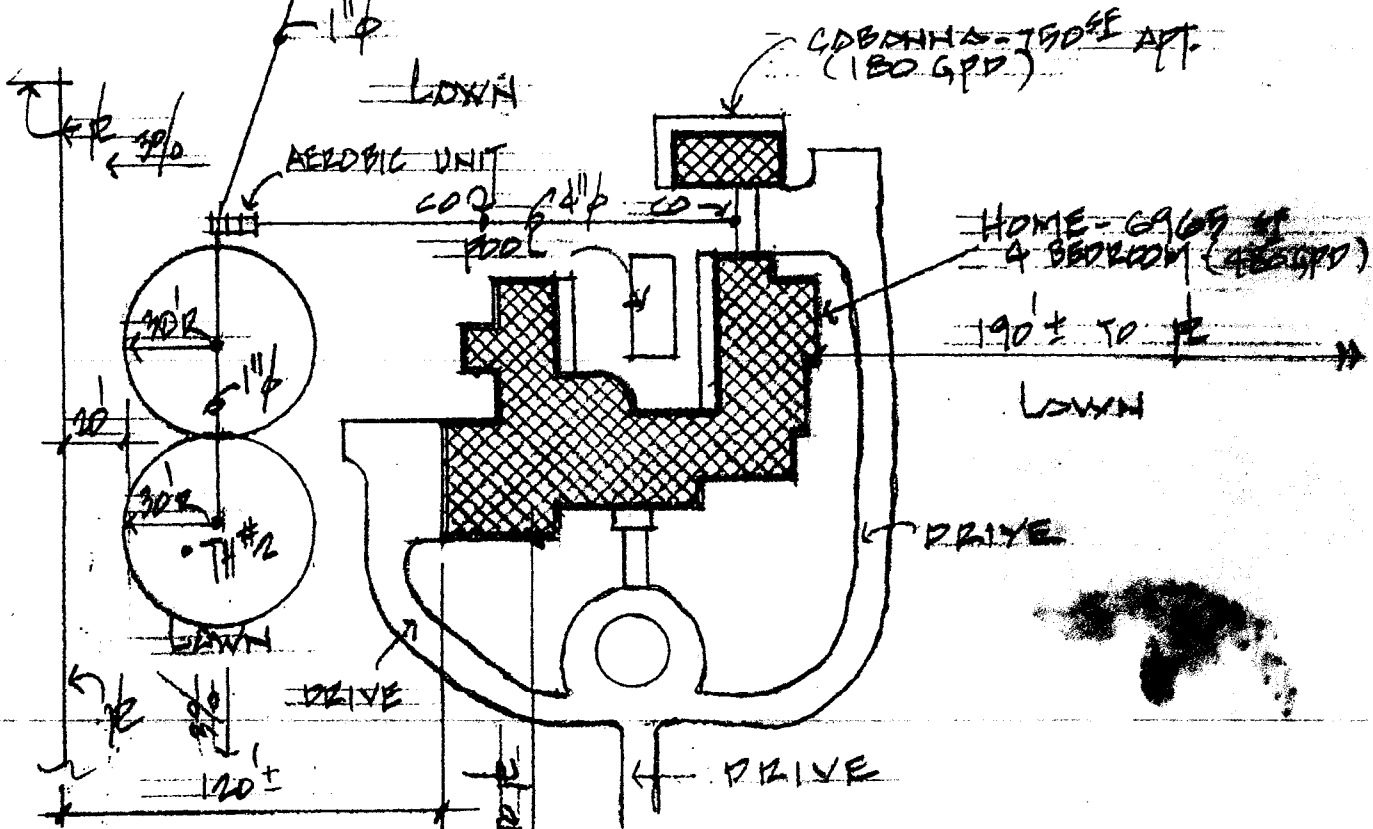
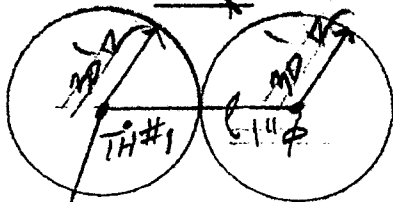
Revised 7/10/2012

NOTE:

SPRAY AREAS TO BE SOODED AND/OR SEEDED WITH AN APPROPRIATE VEGETATIVE COVER.



1/18/17



SITE PLAN
SCALE 1" = 60'

WAYNE POWELL 5/4

**DESIGN DATA FOR
A PRIVATE SEWAGE DISPOSAL SYSTEM WITH
AEROBIC TREATMENT POWERED SURFACE DISCHARGE**

PREPARED FOR:

WAYNE POWELL
641 FORM TERRACE DR
ALVA, TX 76009
817-371-5693

USAGE AND SITE LOCATION:

4 BEDRM. HOME + 1 BATHROOM LOGANNA
HOME = 480 GPD + LAB = 180 GPD = 660 GPD
301 S. CR B10
ALVA, TX 76009 TOTAL

Design information reported herein will serve as design documentation for the installation of an aerobic surface discharge wastewater disposal system. This design report is to be submitted for review and approval by the Johnson County Public Works Department.

The specifications used herein for the design are based on data supplied by the Engineering Extension Service of Texas A&M University. The design derived from using the data should provide operation within the normal limits and expectations without causing significant threat or harm to existing water or water supplies.

This system is designed with a design capacity of 660 gallons per day. Usage in excess of this quantity over a period of time will most likely result in system failure.

DESIGN PARAMETERS FOR THIS PROJECT:

Estimated Flow:
Loading Rate:
Area Required:
Area Provided:

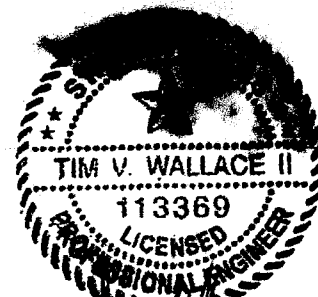
660 gallons/day
.064 gallons/sq. ft.
10313 sq. ft.
11308 sq. ft.

SYSTEM SPECIFICATIONS:

Trash tank size:
Aeration tank:
Pump tank:
Pump spec.:
Chlorinator:
Water Supply:

1000 gallon
1000 gallon
1000 gallon (minimum)
1/2 H.P.
Tube type in line
SCSD

Tim Wallace, P.E. Consulting Engineer
Firm Registration no. F-2774



6/7

1/18/17

SPECIFICATIONS FOR PROPOSED SYSTEM

TREATMENT UNIT: Pretreatment of effluent shall meet the requirements for an NSF, Standard 40, Class I effluent by means of aerobic action and a contact chlorine chamber. Effluent shall maintain a residual chlorine level of no less than 0.1 mg/liter with a pH rating between 7 and 8.

PIPING: Piping shall be 1 inch schedule 40 PVC. Sprinkler lines shall be installed a minimum of 12 inches beneath any water lines crossed in the installation.

PUMP CONTROLS AND ALARM SYSTEM: A Clearstream P18 pump, or equivalent, shall be required. Control for the pump shall include a manual over-ride of an automatic float control in case of an emergency. An automatic float switch on a dedicated electrical circuit shall be the normal controlling device for on/off operation of the pump. The pump motor shall have its own dedicated electrical circuit. A high water switch with both audible and visual alarm shall be required in the pump chamber and pre-set to the 200 gallon level. All electrical connections shall be made outside the liquid chambers.

SPRINKLER HEADS: Toro or equivalent shall be used. Sprinkler heads placed at an elevation higher than the pump tank shall be equipped with check valves in order to prevent liquid back-flow into the holding tanks. If sprinkler heads are placed lower than the tank, an antisiphon device shall be added to the supply line.

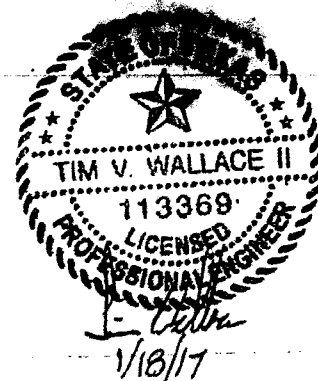
SITE LAYOUT: The treatment unit, pump tank, and distribution system shall be installed at the site approximately as shown on the attached site plan. All supply lines shall be placed a minimum of 12 inches below grade. All spray patterns shall be adjusted in order to provide separation of the spray from concrete improvements, property lines, and any surface impounds of 5 ft., 20 ft., and 50 ft., respectively.

MAINTENANCE:

1. A two-year service contract is required to provide, as part of the basic purchase price, maintenance and inspection of the system, by manufacturers and distributors of on-site aerobic plants sold in Texas.
2. An additional fee can be charged for renewal of the service contract after the initial two-year period.
3. Owners of plants utilizing surface application for disposal of wastewater must have a service contract continuously in place to legally operate their systems.
4. State policy requires site visits at least once every four months, more frequent visits are better.
5. Sludge accumulation in the tanks should be monitored and pumped as required.

6. THE CHLORINATOR SHALL BE NSF INTERNATIONAL APPROVED
STACKABLE TABLET DISPENSER (EROSION FREE)

7. UNIT RISERS TO HAVE SAFETY LIDS.



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.

GENERAL WARRANTY DEED

Date: AUGUST 18, 2015

Grantor: RONALD D. BOWYER and wife, GINGER BOWYER

Grantee: LAWRENCE W. POWELL, JR. and wife, MISTI L. POWELL

Grantee's Mailing Address: 6211 Farm Terrace, Alvarado, Texas 76009

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements): All that certain 21.40 acres of land, out of the 28.767 acre tract described in the deed to Ronnie D. Bowyer & Ginger Bowyer., recorded in Volume 4419, Page 716 in the Deed Records of Johnson County, Texas, (D.R.J.C.T.) in the Seth Morris Survey, A-536, in the Seth Morris Survey, A-536, Johnson County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the south right-of-way line of U.S. Highway 67, called North 68° 39' 13" East, in the deed to the State of Texas recorded in Volume 2232, Page 653 D.R.J.C.T.)

Commencing at a Texas Department of Transportation Monument (TXDOT) found for the northwest corner of the 1.224 acre tract described in the deed to MOC Holdings, LLC, recorded in Document Number 5146-47769 D.R.J.C.T., in the south right-of-way line of U.S. Highway 67; Then North 68° 39' 13" East along the south right-of-way line of U.S. Highway 67, passing at a distance of 363.30' a found 1/2" iron rod with a "4560" cap, continuing for a total distance of 391.78' to the northeast corner of said 1.224 acre tract, common to the most northerly northwest corner of said 28.767 acre tract and the POINT OF BEGINNING of the herein described tract, from which a found 1/2" iron with a "Recer Fox" cap bears South 39° 40' East - 3.90';

THENCE North 68° 39' 13" East - 243.00' along the south right-of-way line of U.S. Highway 67, to the most northerly northeast corner of the herein described tract, in the west line of Lot 1, Cook's Estate, recorded in Volume 10, Page 130 in the Plat Records of Johnson County, Texas, from which a found 1/2" iron with a "Recer Fox" cap bears North 18° 53' East - 0.95', and from which a found TXDOT monument bears North 68° 39' 13" East - 291.61';

THENCE South $01^{\circ} 13' 39''$ East - 345.00' to a 1/2" iron rod found for the southwest corner of said Lot 1, Cook's Estate;

THENCE South $89^{\circ} 09' 48''$ East passing at a distance of 114.70' to a 1/2" iron rod found for the southeast corner of said Lot 1, Cook's Estate, continuing for a total distance of 259.00' to the most northerly northeast corner of the herein described tract, from which a found 1/2" iron with a "Recer Fox" cap bears South $03^{\circ} 10'$ East - 8.25';

THENCE South $00^{\circ} 55' 20''$ West - 1021.66' to a 1/2" iron rod with a "SPRY" cap set for the southeast corner of the herein described tract, from which a 1/2" iron rod found of the southeast corner of said 28.767 acre tract bears South $00^{\circ} 55' 20''$ West - 170.18';

THENCE South $84^{\circ} 45' 08''$ West passing at a distance of 467.02', a 3/8" iron found for an angle corner of said 28.767 acre tract, common to the northeast corner of the 0.964 acre tract to James R. Matthews and Mary Matthews, recorded in Document Number 2011-4609 D.R.J.C.T., continuing for a total distance of 585.80' to a 1/2" iron rod found for the common north corner of said 0.964 acre tract and the 7.632 acre tract in the deed to Randy Vanderveer and Julie Vanderveer, recorded in Volume 2857, Page 180 D.R.J.C.T.;

THENCE South $85^{\circ} 30' 16''$ West - 617.49' (called 617.18') to a 3/4" found for the most westerly southwest corner of said 28.767 acre tract, common to the northwest corner of said 7.632 acre tract, in the east right-of-way line of County Road 810 (Public R.O.W.);

THENCE North $01^{\circ} 00' 09''$ East - 346.41' along the east right-of-way line of County Road 810, to the southwest corner of the tract of land to Jack E. Dobbins and Dorothy L. Dobbins, recorded in Volume 872, Page 21 D.R.J.C.T.; from which a found 1/2" iron with a "Recer Fox" cap bears South $42^{\circ} 20'$ East - 5.23';

THENCE North $00^{\circ} 06' 43''$ East - 87.27' (called 87.53') to a fence post at the northeast corner of said Dobbins Tract, in the south line of the 2 acre tract described in the deed to Basil Steve Cotton, recorded in Volume 1502, Page 264 in the D.R.J.C.T.;

THENCE North $85^{\circ} 34' 05''$ East - 459.30' (called 457.43') to a 5/8" iron rod found for the southeast corner of said 2 acre tract;

THENCE North $01^{\circ} 01' 14''$ East passing at a distance of 142.50' a 1/2" iron pipe found for the northeast corner of said 2 acre tract, common to the southeast corner of the tract of land to Debra Gail Bailey, recorded in Volume 2126, Page 982 D.R.J.C.T., passing at distance of 356.08' a 1/2" iron rod found for an angle corner of said 28.767 acre tract, common to the northeast corner of said Bailey Tract, for a total distance of 693.52' to a 1/2" iron rod with a "SPRY" cap set for an angle corner of the herein described tract, in the south line of the said 1.224 acre tract, from which a 1/2" iron rod found for the southwest corner of said 1.224 acre tract, common to an angle corner of said 28.767 acre tract bears South $88^{\circ} 19' 06''$ West - 255.61';

THENCE North 88° 19' 06" East - 96.02' to a 1/2" iron rod with a "SPRY" cap set for an angle corner of the herein described tract, common to the southeast corner of said 1.224 acre tract;

THENCE North 02° 35' 47" West - 212.11' (called 211.71') to the POINT OF BEGINNING and containing 21.40 acres (932,300 square feet) of land.

Reservations from Conveyance: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all the oil, gas, and other minerals presently owned by Grantor, in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, the production, the lease, and the benefits from it are allocated in proportion to ownership in the mineral estate. Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor. This provision shall not prohibit subsurface operations necessary to develop the mineral estate below the surface, including directional or horizontal drilling.

Exceptions to Conveyance and Warranty:

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

- (1) Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- (2) Visible and apparent easements on or across the subject property.
- (3) Any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

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.

Ronald D Bowyer
RONALD D. BOWYER

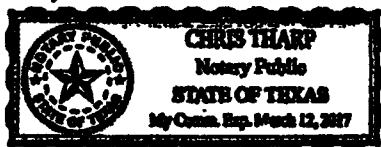
Ginger Bowyer
GINGER BOWYER

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 19th day of August, 2015, by RONALD D. BOWYER and GINGER BOWYER.

(SEAL)



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name _____
My Commission Expires: _____

AFTER RECORDING RETURN TO:
Lawrence W. Powell, Jr.
6211 Farm Terrace
Alvarado, Texas 76009

PREPARED IN THE LAW OFFICE OF:
Christopher D. Tharp
P. O. Box 551
Keene, Texas 76059

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2015-18861

Recorded As : ERX-WARRANTY DEED

Recorded On: August 25, 2015

Recorded At: 01:11:01 pm

Number of Pages: 5

Recording Fee: \$38.00

Parties:

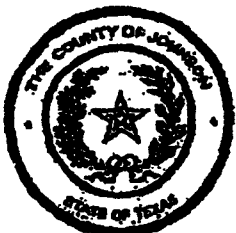
Direct-

Indirect-

Receipt Number: 40194

Processed By: Leslie Shuler

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

