

**REQUEST FOR AGENDA PLACEMENT FORM**

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

OCT 23 2017

**SUBMITTED BY:** David Disheroon      **TODAY'S DATE:** 10/17/2017

**DEPARTMENT:** Public Works

**SIGNATURE OF DEPARTMENT HEAD:** \_\_\_\_\_

**REQUESTED AGENDA DATE:** 10/23/2017

**SPECIFIC AGENDA WORDING:** Consideration to grant a variance for 1630 East FM 4, Cleburne, (Henry R Craig Survey, Abst 171) for two structures on one septic system, located in Precinct 4.

**PERSON(S) TO PRESENT ITEM:** David Disheroon

**SUPPORT MATERIAL:** (Must enclose supporting documentation)

**TIME:** 15 minutes

**ACTION ITEM:** X

**WORKSHOP:** \_\_\_\_\_

(Anticipated number of minutes needed to discuss item)

**CONSENT:** \_\_\_\_\_

**EXECUTIVE:** \_\_\_\_\_

**STAFF NOTICE:**

**COUNTY ATTORNEY:** \_\_\_\_\_ **IT DEPARTMENT:** \_\_\_\_\_

**AUDITOR:** \_\_\_\_\_ **PURCHASING DEPARTMENT:** \_\_\_\_\_

**PERSONNEL:** \_\_\_\_\_ **PUBLIC WORKS:** X \_\_\_\_\_

**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 / ~~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 Cliff & Barbara May Date 9/19/2017

Contact Information: Phone no. \_\_\_\_\_  
Cell no. 8175785912 Email address cliff@tritexgrass.com

Property Information for Variance Request:

Property 911 address 1630 E. FM 4 Cleburne, TX 76031

Subdivision name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Lot size: 14 acres Size of existing residence: \_\_\_\_\_ sq. ft.

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

ETJ:  Yes - City \_\_\_\_\_  No

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

Reason for request See attached

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/Variences/Septic System Variance Request App

**VARIANCE REQUEST FOR SEPTIC SYSTEM  
CLIFF AND BARBARA MAY  
SCHEDULE**

We are in the process of adding a quilting retreat on the back part of our property. Along with the retreat building, there will be a smaller building (retail store) just to the north of the retreat's parking lot that will house inventory items for sale to the general public and retreat attendees. We separated the buildings due to privacy issues. The retail store will have one restroom facility that will consist of a toilet and one sink. The water useage for the retail store will be minimal.

The large septic facility being installed for the retreat building will be more than large enough to handle the minimal useage needed for the retail store. Accordingly, we are respectfully requesting a variance from having to install a separate septic system for the retail store.



**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: Victor Ashe License Type and No. RS 4185  
Phone No. 254.592.9629 Other or Fax No. \_\_\_\_\_  
Mailing Address: 6188 FM 205 City: Stephenville State: Texas Zip: 76401

**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: 1" Sch. 40 PVC

**II. DAILY WASTEWATER USAGE RATE: Q= 432 (gallons/day)**

Water Saving Devices:  Yes  No

**III. TREATMENT UNIT(S):**  Septic Tank  Aerobic Unit

A. Tank Dimensions: 13'-1" x 5'-4" x 5'-8" Tall Liquid Depth (bottom of tank to outlet): 59"  
Size proposed: 600 GPD ATU (gal)\* Manufacturer: TURNER

Material/Model#: A-600 Y  
Pretreatment Tank:  Yes  No Size: 500 (gal)  No  NA  
Pump/Lift Tank:  Yes  No Size: 750 (gal)  No  NA

B. OTHER  Yes  No *If yes, please attach description.*

**IV. DISPOSAL SYSTEM:**

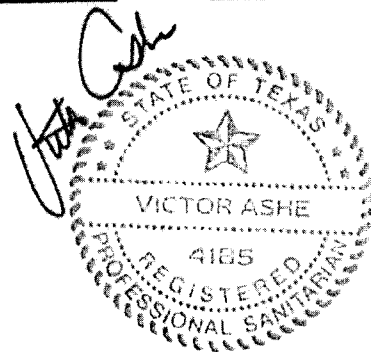
Disposal Type: Surface Application  
Manufacturer and Model: Propius 11003 LA #3 Rotors  
Area Proposed: 6842 Sq Ft Area Required: 6563 Sq Ft

**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: *Victor Ashe* DATE: 8/21/2017



**Site Evaluation And OSSF Design for Two Buildings**

Designer: Victor Ashe  
 Applicant:  
 Site: 1632 East FM 4, Cleburne, Texas

**Features of Site:**

Incorporated Area	No
Presence of 100-Year Flood Hazard	No
Presence of ponds, lakes, streams	Yes
Existing or proposed water well within 100'	Yes
Community water system	No
Organized sewage service available to site	No

**Topography:** Terrain slopes 3% to south. Precipitation run-off is adequate.

**Observed Soil Textures:**


Test	#1				
Depth Inches	Class	Texture	Restrictive Horizon	Redox Water	S/U
0-48	IV	Clay	Yes	Yes	U

Test	#2				
Depth Inches	Class	Texture	Restrictive Horizon	Redox Water	S/U
0-48	IV	Clay	Yes	Yes	U

**Design Notes**

- The proposed OSSF provides secondary treatment followed by surface application for a quilting venue.
- Clean-outs are to be installed as needed.
- Slope of 3" Sch. 40 PVC drain from building to tank is to be a minimum of 1/8<sup>th</sup> inch per foot.
- Effluent gravity flows from the one-person store and the quilting venue to the pretreatment tank, then to the 600 GPD aerobic treatment chamber, then through the clarifier, then through a Tablet Chlorinator, then into the 750-gallon demand - pump tank equipped with a 1/2 HP 40 PSI 20 GPM utility pump.
- Treated and chlorinated effluent is discharged via 1" Sch. 40 PVC to 6842 square foot surface application area via two 360-degree 33' radius ProPlus 11003-RCW-LA #4 rotors.
- Surface application area is to have a vegetative cover, such as grass.
- Buffer for surface application area to property lines is 20'.
- Buffer to water well is 100'.
- Buffer to pond is 50'.
- This OSSF requires an Affidavit to the Public and a Maintenance Contract.**

	Store
1 Facility Type	Store
2 Number persons	1
3 Design Flow Rate GPD WSD	12
4 Facility Type	Quilting
5 Number of Bedrooms	7
6 Design Flow Rate GPD WSD/Bedroom	60
7 Design Flow Rate GPD WSD	432
8 Required Aerobic Treatment Capacity GPD	600
9 Design Aerobic Treatment Capacity GPD	600
10 Chlorination Device	Yes
11 Pump Tank Capacity (Gallons)	750
12 Pump Tank Controls (Demand or Timer)	Demand
13 Capacity Pump-On & Alarm-On Gallons	130
14 Capacity Between Inlet & Alarm-On	420
15 Pump Tank To be Equipped With High Water Alarm	Yes
16 1/2 HP Utility Pump	Yes
17 Quantity ProPlus 11003-RCW-LA #4 Rotors	2
18 Subsurface Application Rate (Gallons/Square Ft.)	0.064
19 Required Surface Application Area (Square Feet)	6750
20 Proposed Nozzle Radius (Ft)	33
21 Surface Area per Nozzle (Sq ft)	3421
22 Number of Rotor-equivalents proposed	2.0
23 Total Surface Area (Sq Ft)	6842

*Victor Ashe*  


69°47'20" E  
 161.11'  
 5/8" IRF  
 Barbed wire fence

Wood Picket Fence

07:21:05"W 2009.27' per Adjoiner Record Deed  
 08°00'22"E 2009.24'

2009.27' per Adjoiner Record Deed

3% Slope

Water Well & 100' Sanitary Easement

Barn

Soil Texture Site

600 GPD ATU

20' Property Line Buffer

2

33'R

THE POST

1

THE RETREAT

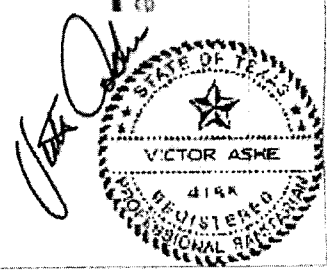
50' Pond Buffer

Quilting Venue 250 GPD

Stock Tank

28°43'N 1236'  
 29°24'29"  
 30'R

Barbed wire



Scale: One Inch = 83 Feet

**Johnson County Public Works**

Johnson County Public Works  
1 North Main Street, Suite 305  
Cleburne, TX 76033 (817) 556-6380

**Receipt Number: 2017-1126**

9/19/2017 11:22 AM DR 1

*Descriptions:*

1.	\$100.00	Variance Request
2.		
3.		
4.		

*Received From:*

**B J Oliver**

*Amount Received:*

**\$100.00**

*Payment Information:*

**Cash \$100.00**

**\$100.00 variance request fee to hook two structures to one septic**

Signature / Initials: \_\_\_\_\_

**DR 1 9/19/2017 11:22 AM**

GF#15-36181

**Warranty Deed with Vendor's Lien**

**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.**

**Date:** November 10, 2015

**Grantor:** DAVID ERIC WALDEN and LINDA WALDEN, husband and wife

**Grantee:** CLIFF S. MAY and BARBARA K. MAY, husband and wife

**Grantee's Mailing Address:**  
116 Thousand Oaks Lane  
Joshua, Texas 76058

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of LONE STAR, FLCA in the principal amount of \$367,200.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR, FLCA and by a first-lien deed of trust of even date from Grantee to Troy Bussmeir, trustee.

**Property (including any improvements):**

Being all that certain 13.933 acres of land, more or less, situated in the HENRY R. CRAIG SURVEY, Abstract No. 171, Johnson County, Texas, being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof by reference for all purposes.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Any and all restrictions, covenants, easements, mineral reservations and conveyances, and mineral leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Johnson County, Texas and to all zoning laws, regulations or ordinances of municipal and other governmental authorities, if any, but only to the extent they are still in effect, 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.



LONE STAR, FLCA, at Grantec's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LONE STAR, FLCA and are transferred to LONE STAR, FLCA without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

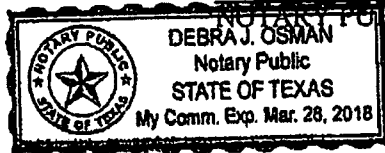
*David Eric Walden*  
\_\_\_\_\_  
DAVID ERIC WALDEN

*Linda Walden*  
\_\_\_\_\_  
LINDA WALDEN

STATE OF TEXAS  
COUNTY OF HOOD

This instrument was acknowledged before me on NOVEMBER 10, 2015, by  
DAVID ERIC WALDEN.

*Debra J. Osman*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

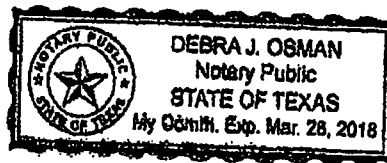


STATE OF TEXAS  
COUNTY OF HOOD

This instrument was acknowledged before me on NOVEMBER 10, 2015, by  
LINDA WALDEN.

*Debra J. Osman*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC, STATE OF TEXAS



PREPARED IN THE OFFICE OF:  
Brown & Walton, PLLC  
107 E. Pearl St.  
Granbury, TX 76048

AFTER RECORDING RETURN TO:  
CLIFF S. MAY  
116 Thousand Oaks Lane  
Joshua, Texas 76058

EXHIBIT "A"

Being all that certain tract or parcel of land situated in the HENRY R CRAIG SURVEY, Abstract No. 171, Johnson County, Texas and being all of that certain called 13.896 acre tract of land as conveyed by Daniel W Eakin and Glenda L Eakin to David Eric Walden and Linda Walden by the deed recorded in Volume 2460, Page 337 of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3 inch in diameter steel fence corner post found for the northeast corner of said Walden tract of land, said fence corner post found being the northwest corner of that certain called 13.88 acre tract of land as conveyed to Doug Watson, by the deed recorded in Volume 3373, Page 676, of the Official Public Records of Johnson County, Texas, and said fence corner post found on a southerly right-of-way line of Farm-to-Market Highway No. 4;

**THENCE** South 08 degrees 00 minutes 22 seconds East, along the common line between said Walden tract and said Watson tract, and generally along a fence, a distance of 2009.24 feet, to a 1/2 inch iron rod found for the southeast corner of said Walden tract and the southwest corner of said Watson tract of land;

**THENCE** South 57 degrees 12 minutes 54 seconds West, generally along a fence and along the southeasterly line of said Walden tract, a distance of 47.17 feet, to a 1/2 inch iron rod found for the southwest corner of said Walden tract of land;

**THENCE** North 29 degrees 24 minutes 29 seconds West, generally along a fence, and along the southwesterly line of said Walden tract, a distance of 1238.64 feet, to a 3 inch in diameter steel fence corner post found for the most westerly corner of said Walden tract of land;

**THENCE** North 69 degrees 47 minutes 20 seconds East, along a northerly line of said Walden tract and generally along a fence, a distance of 161.11 feet, to a 5/8 inch iron rod found for an inset corner of said Walden tract of land;

**THENCE** North 04 degrees 32 minutes 41 seconds West, along a westerly line of said Walden tract and generally along a fence, a distance of 987.48 feet, to a 5/8 inch iron rod found for the northwest corner of said Walden tract of land, and said iron rod found on a southerly right-of-way line of Farm-to-Market Highway No. 4;

**THENCE** South 70 degrees 36 minutes 21 seconds East, along the northerly line of said Walden tract, generally along a fence, and along a southerly right-of-way line of Farm-to-Market Highway No 4., a distance of 312.82 feet, to the POINT OF BEGINNING and containing 13.933 acres of land, more or less.

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

# Johnson County

Becky Ivey  
Johnson County Clerk  
Cleburne, TX

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Document Number: 2015-25546

Recorded As : ERX-WARRANTY DEED

Recorded On: November 13, 2015

Recorded At: 08:27:31 am

Number of Pages: 4

Recording Fee: \$34.00

**Parties:**

Direct-

Indirect- NA

Receipt Number: 46919

Processed By: April Long

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\*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\*

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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.

A handwritten signature in cursive script that reads "Becky Ivey".

BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS