

 Boundary



WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

Mark Marzahn - Director
100 East Main Street, Suite 106
Brenham, Texas 77833
(979) 277-6290

NOTICE OF APPROVAL OF AN ON-SITE SEWAGE FACILITY

OSSF No. 10609

Clarence Bennett
4047 BROWN COLLEGE LN
WASHINGTON, TX 77880

Property Location: A46 Gates, William Block 82, Tract 83, Acres 0.84
4047 BROWN COLLEGE LN, Washington County, Texas.

This serves to notify all persons that this on-site sewage facility (OSSF) located at the above address has satisfied design, construction, and installation requirements of the Washington County Environmental Department. This OSSF is approved for use.

The system type is Standard, Standard Trenches/Beds and it is designed for 153 gallons per day. Any modifications to the structure, size, or system components may require a new permit.

COMMENTS: Variance granted for drainfield reduction
because of reduced water usage.

See affidavit


Designated Representative

OS8997 OS25772 OS27710

5.14.10
Date

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

100 East Main Street, Suite 106

Brenham, Texas 77833

Phone (979) 277-6290 Fax (979) 277-6291

ON-SITE SEWAGE FACILITY

-- RESIDENTIAL --

Property Owner's Name CLARENCE BENNETT JR.

Mailing Address 4047 BROWN COL., City WASHINGTON State TX Zip 77880

Home Phone 834 678-1957 Work Phone () Cell Phone 979 421-2316

Property Owner's E-Mail CBENNETT104@PEOPLEPC.COM

Address of Installation Site 4047 BROWN COL. LN.

Type of Structure to be Served House Mobile Home Other

The Structure to be Served is New Existing or Remodeled

No. of Bedrooms 2 Living Area (sq. ft.) 900 Acreage .84

List Other Structures on This Property That Use a Septic System NONE

Water Source Private Well Public Water Supply (Name of Supplier)

Have you been informed about your options as to the various types of septic systems available to you and their long-term cost and maintenance? Yes No

I have been informed of the correct procedures to install a legal septic system. (Initial here) C, B, J

I hereby authorize the Washington County Environmental Department, their agents and designees, to enter upon the described property for the purpose of site/soil evaluation, and/or inspection of an on-site sewage facility.

Clarence Bennett Jr.
(Signature of Owner)

5-10-10
(Date)

| Applicant Do Not Write In This Area - For WCED Use Only | | | |
|---|-------------------------------------|-------------|---|
| Date Received | <u>5-10-10</u> | Received By | <u>CEJ</u> Fee Paid \$ <u>160.00</u> |
| OSSF No. | <u>10609</u> | Receipt No. | <u>2010-154</u> |
| Legal Description of Property | <u>A 46 William Gates, Block 82</u> | | |
| Tract/Lot | <u>83</u> | Acreage | <u>0.84</u> Volume <u>941</u> Page <u>272</u> R# <u>13748</u> |
| Site Evaluator | <u>J.R. Flasowski</u> | License No. | <u>05 19175</u> Phone <u>830-3643</u> |
| Designer | ↓ | License No. | <u>05 9246</u> Phone ↓ |
| Installer | ↓ | License No. | ↓ Phone ↓ |

Washington County Appraisal District

- Home
- General Information
- News
- FAQ

Property Detail Sheet (R13748)

- History
- Datasheet
- Statement
- Bills

Searches

- Property ID Search
- Account Search
- Owner Search
- Address Search
- Advanced Search

Owner Information

Owner ID: 068120
 Owner Name: BENNETT, CLARENCE V, Jr.
 Owner Address: 4047 BROWN COLLEGE LN
 WASHINGTON, TX 77880-6367
 Property Address: 4047 BROWN COLLEGE

Property Data

- Detail Sheet
- Datasheet
- Bills
- Other
- Taxing Units
- Neighborhoods
- Abstracts
- Subdivisions
- Truth In Taxation
- Tax Rates
- Forms

Parcel Information

Legal Description: A0046 GATES, WILLIAM, BLOCK 82, TRACT 83, ACRES 0.84
 Neighborhood: BROWN(BROWN - Brown College)
 Acreage: 0.84
 Cross Reference: 0046-082-08300
 Undivided Interest:

Exemption Codes:

Entity Codes: G01 (Washington County)
 JC1 (Blinn College)
 RD1 (Washington Co Fm)
 S01 (Brenham ISD)

Deed Type: Warranty Deed
 Deed Book: 941
 Deed Page: 272
 Map Page: 6

Links

- Maps
- Downloads
- Tax Sale

Values Breakdown

2009 Value

Land HS: \$4,570 +
 Land NHS: \$0 +
 Improvement HS: \$26,670 +
 Improvement NHS: \$0 +
 Ag Market: \$0
 Ag Use: \$0 +
 Timber Market: \$0
 Timber Use: \$0 +
 Assessed: \$31,240 =

Improvements

| ID | Type | SPTB | Segt | Value |
|------|-----------------------|-------------------------------------|------|-----------|
| Imp1 | R (Residential) | A1 (A1 - Single Family Residential) | | \$ 26,560 |
| Imp2 | I (Misc. Improvement) | A1 (A1 - Single Family Residential) | | \$ 110 |

Land

| ID | Type | SPTB | Acre | Market |
|-------|---|------|------|----------|
| Land1 | SFR (Single Family Res:A1 (A1 - Single Family Residenti | | 0.84 | \$ 4,570 |



* Adobe Acrobat Reader 5.0 (minimum) is required to view pdf documents. Acrobat Reader is a free program available [here](#).

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

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SOIL EVALUATION REPORT

OSSF No. 10609

Owner: Clarence Bennett Jr Site Address: 4047 Brown College Ln.

Bedrooms 2 Square Footage 900

COMMERCIAL ONLY: Type of business: N/A
 Number of restrooms: _____ Number of seats: _____ Number of employees: _____

A State Certified Site Evaluator must perform at least two soil excavations on the site, at opposite ends of the proposed disposal area. Show locations of soil excavations on the Site Plan. Soil evaluations must be performed to a depth of at least two feet below the proposed excavation. Describe each soil horizon and identify any restrictive features. Indicate depths where features appear.

Soil Excavation - 1

| Depth (ft) | Texture Class | Gravel Analysis | Structure (Class III) Blocky, Platy, Massive | Drainage (Mottles/ Water Table) | Restrictive Horizon | Observation |
|------------|---------------|-----------------|---|------------------------------------|---------------------|-------------|
| 0-- | II ↓ | N/A ↓ | N/A ↓ | N/A ↓ | NONE ↓ | Sandy Brown |
| 1-- | | | | | | |
| 2-- | | | | | | |
| 3-- | | | | | | |
| 4-- | | | | | | |
| 5-- | | | | | | |

Soil Excavation - 2

| Depth (ft) | Texture Class | Gravel Analysis | Structure (Class III) Blocky, Platy, Massive | Drainage (Mottles/ Water Table) | Restrictive Horizon | Observation |
|------------|---------------|-----------------|---|------------------------------------|---------------------|-------------|
| 0-- | II ↓ | N/A ↓ | N/A ↓ | N/A ↓ | NONE ↓ | Sandy Brown |
| 1-- | | | | | | |
| 2-- | | | | | | |
| 3-- | | | | | | |
| 4-- | | | | | | |
| 5-- | | | | | | |

The findings of this report are based upon my field investigations and are accurate to the best of my ability.

This site is suitable for: Conventional Systems: Standard System _____ ET System
 Alternative Systems: Low Pressure Dosed System _____ Aerobic/Sprinkler System _____ Other _____

This site evaluation was done by a State Certified Site Evaluator who completed the State Site Evaluation Course as per the Washington County Commissioners Court Order.

[Signature] 19175
 Signature of Site Evaluator State SE #

5-11-10
 Date

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OSSF# 10609

SITE PLAN

Date: 5-11-10

Owner Information:

Name: Clarence Bennett Jr.

Mailing Address: 4047 Brown College

City: Washington State: Tx Zip: 77885

Property Location Information:

Address: Same

City: _____ Zip: _____

Acreage: _____ 100 yr Floodplain: Y N

Drinking Water: Private Public

Slope: Flat (under 2%) Slight (3%-15%) Moderate (16%-30%) Severe (over 30%)

Show: Scale, North, location of soil excavations, ponds, streams, roads, property lines, buildings, easements, swimming pools, water lines, and other improvements where known. Location of all water wells within 200 feet of the proposed system. Indicate slope or provide contour lines from the structure being served to the farthest location of the proposed OSSF.

OSSF # JUSTIN R. FLASOWSKI

Site Eval P.O. Box 296 Carmine Tx. 78932

Name: (979) 830-3643

Address: SE# OS0019175 OSII# OS0009246

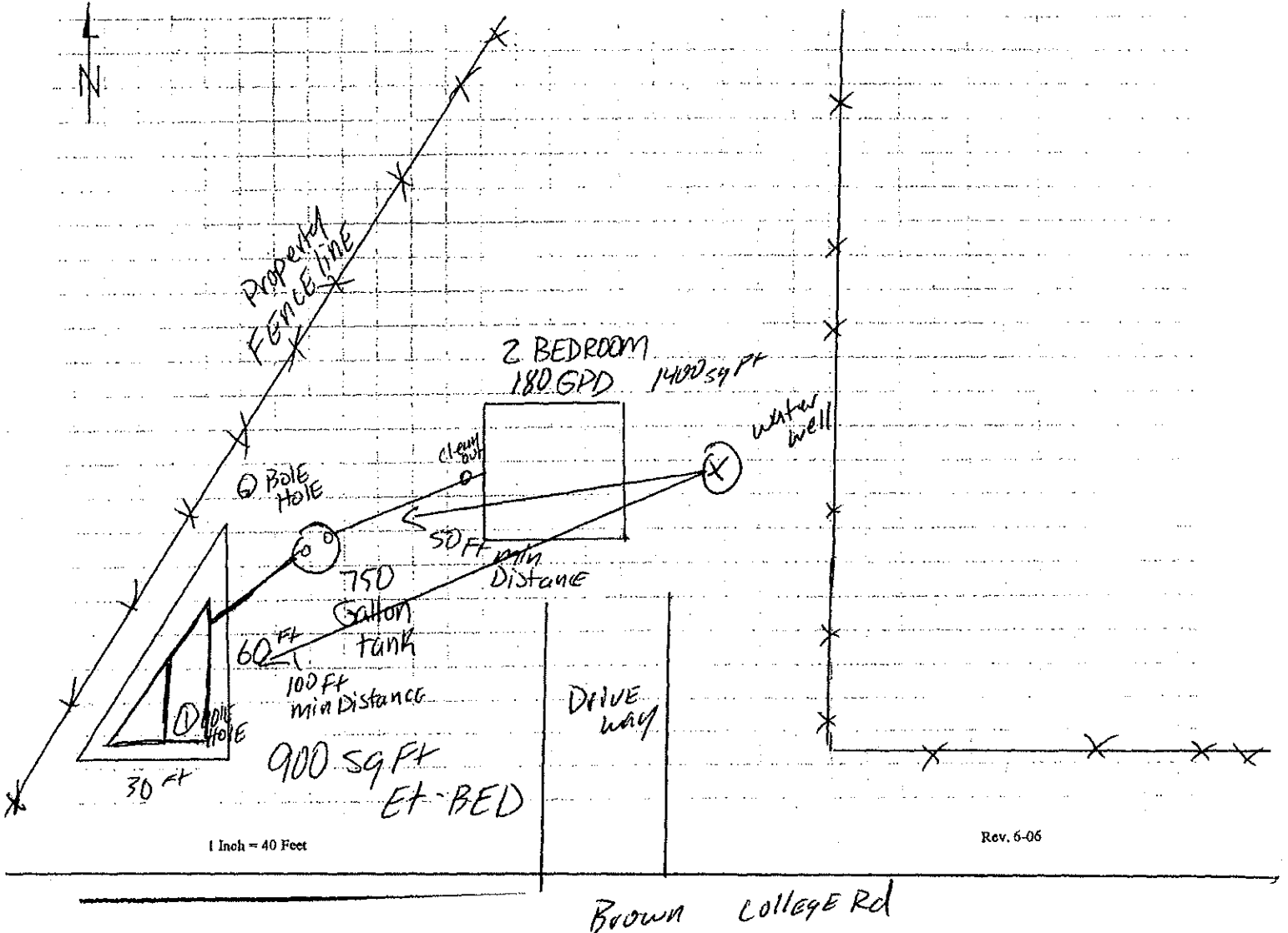
City: _____

Installer Information: (circle if same as above)

Name: _____ # _____

Address: _____

City: _____ State: _____ Zip: _____



WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

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AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

OSSF No. 10609

Clarence Bennett
4047 BROWN COLLEGE LN
WASHINGTON, TX 77880

Property Location: A46 Gates, William Block 82, Tract 83, Acres 0.84
4047 BROWN COLLEGE LN, Washington County, Texas.

This serves to notify all persons that an on-site sewage facility (OSSF) application, related technical data, and the appropriate fee have been received by the Washington County Environmental Department for the above location. The application has been reviewed for technical and administrative compliance with the standards set forth by the Texas Commission on Environmental Quality (TCEQ) and Washington County. Approval is hereby granted for construction of this OSSF as shown on the submitted plans.

The authorized OSSF type is Standard, Standard Trenches/Beds and it is designed for 153 gallons per day. Any modifications to submitted plans require approval by the Washington County Environmental Department prior to construction.

Contact this office ONE (1) WORKING DAY PRIOR to completion to arrange the required inspection. This Authorization to Construct is valid for one (1) year from the date of issue. If a final inspection has not been performed within one (1) year of issue, a new application and fee will be required.

COMMENTS: Variance granted for drainfield reduction
because of reduced water usage.
See affidavit

Ranee Krueger OS8997 OS25772 OS27710 5.11.10
Designated Representative Date

COUNTY OF WASHINGTON
STATE OF TEXAS

2360

Before me, the undersigned authority, on this day personally appeared Clarence Bennett who, after being by me duly sworn, upon oath states that he is the owner of record of that certain tract or parcel of land lying and being situated in Washington County, Texas, and being more particularly described as follows:

Property Address: 4047 BROWN COLLEGE LN

Legal Description: A46 Gates, William Block 82, Tract 83, Acres 0.84

Property ID Number: 13748

This document is filed in the Deed Records of Washington County, Texas.

The Texas Health and Safety Code (THSC), Chapter 366, authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate On-Site Sewage Facilities (OSSFs). Additionally, Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. Washington County is the local Authorized Agent for the TCEQ.

The owner has applied for an OSSF Permit to construct an OSSF on the above-described property to serve one dwelling on the property. The owner has been informed by Washington County of the minimum required OSSF size based on estimated water usage as shown in § 285.91(3). Site conditions encountered during construction indicate that the minimum required OSSF size cannot be obtained without substantial site modification, which may include relocation of a private water well, and which would create an undue financial hardship for the owner.

The owner has requested a variance to install the OSSF sized for less estimated water usage than that required by § 285.91(3). The variance has been granted based on the owner demonstrating to the satisfaction of Washington County that conditions are such that equivalent protection of public health and the environment can be provided by reducing actual water usage.

The owner has been advised of the water usage limits placed on the OSSF by the reduced water usage rate used to size the OSSF, and that the water usage limit stated in the OSSF Permit is a condition to the Permit. Therefore, water usage above the limit stated in the OSSF Permit is a violation of the OSSF Permit and may result in system malfunction and revocation of the OSSF Permit, as well as requiring site and OSSF modification to current code.

This deed certification is not a representation or warranty by the TCEQ or Washington County of the suitability of this OSSF, nor does it constitute any guarantee that the appropriate OSSF was installed.

Any future buyer or owner is hereby notified that the OSSF on the above-described property is subject to these conditions.

WITNESS MY HAND on this _____ day of _____

Clarence Bennett
Affiant's Signature

SWORN AND SUBSCRIBED BEFORE ME on this 17 day of May, 2010

Janet Daniel
Notary Public, State of Texas
My Commission Expires: 10-27-2012



STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

FILED FOR RECORD
WASHINGTON COUNTY, TEXAS

2010 MAY 17 PM 2:09

Beth A. Rothermal
WASHINGTON COUNTY CLERK



MAY 18 2010
Beth A. Rothermal
Beth Rothermal, County Clerk
Washington County, Texas

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

Mark Marzahn - Director
100 East Main Street, Suite 106
Brenham, Texas 77833
(979) 277-6290

ON-SITE SEWAGE FACILITY INSPECTION REPORT
FOR STANDARD SYSTEMS

Owner: Clarence Bennett OSSF No. 10609
Property Location: A46 Gates, William Block 82, Tract 83, Acres 0.84
4047 BROWN COLLEGE LN, Washington County, Texas.
Installer: J.R. Flasowski System Type: Standard, Standard Trenches/Beds GPD: 153

Table with 2 columns: Inspection criteria and Y/N status. Includes items like 'Proper type/size from structure to treatment system', 'Cleanout(s) between structure & 1st tank', 'Minimum slope of pipe from structure to 1st tank', etc.

* See Remarks

Remarks: Variance granted and affidavit filed

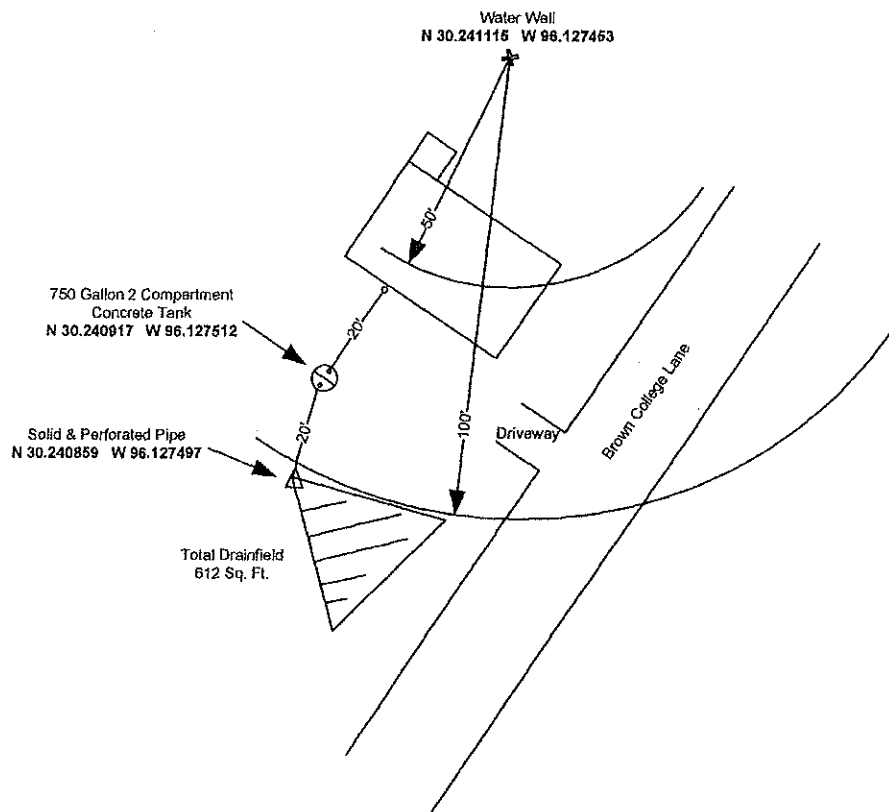
Signature: Renee Kmiec
Designated Representative OS8997 OS25772 OS27710 Date: 5.14.10

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

AS-BUILT
OSSF 10609



1 inch = 40 feet



RENEE KMIEC
Designated Representative

OS25772

5/14/10
Date