



Waller County Road & Bridge Department
775 Bus 290 E -- Hempstead TX 77445
979-826-7670 www.co.waller.tx.us



SINGLE FAMILY VARIANCE REQUEST APPLICATION

This form is used to request a variance to Waller County Standards. No variance will be granted unless the general purpose and intent of the Standards is maintained. Any variance granted will only be applicable to the specific site and conditions for which the variance was granted, and will not modify or change any standards as they apply to other sites or conditions.

The applicant must clearly demonstrate that the variance request meets minimum acceptable engineering and safety standards. The applicant must also clearly demonstrate that the variance is not detrimental to the health, safety, and welfare of the public.

Instructions: Complete all fields below. Additional sheets may be attached, however, a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION

Name: FRANCISCO PADILLA
Mailing Address: 32213 JOSEPH RD.
City, State, Zip: HOCKLEY, TX. 77447
Email: frapadilla2@gmail.com
Phone: (832) 664-1538

APPLICANT INFORMATION

Name: Environmental Resources Brandi Sainz
Mailing Address: 112 Sherbrook Circle
City, State, Zip: Conroe, TX 77385
Email: brandi@whonaturecalls.com
Phone: 936-672-7025

Location of Parent Tract (Picture of posted 9-1-1 numbers required before variance will be granted)

Address of Property 32213 Joseph Rd Hockley TX 77447 Property ID # 184234 Acreage 1.498

PLEASE PROVIDE THE FOLLOWING:

- ☐ Sketch, drawing, boundary survey or WCAD map noting proposed development
☐ Copy of Recorded Deed

VARIANCE REQUEST OVERVIEW & JUSTIFICATION

Note the specific regulation(s) to which this variance is being requested. Describe why the County's minimum requirements can't be met and what the proposed deviation will achieve. (Attached additional sheets if more room is needed.)
See attached

OWNER/APPLICANT CERTIFICATION & ACKNOWLEDGEMENT

The owner and applicant declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The owner and applicant also hereby acknowledge any false misleading information contained herein is grounds for variance denial and/or permit revocation.

Printed Owner/Applicant Name Francisco Padilla Signature Owner/Applicant [Signature] Date 4/23/24

OFFICE USE ONLY

☐ Approved ☐ Denied

NOTES

Waller County Commissioner Prct 1 2 3 4 Date

Waller County Judge Date

OFFICE USE ONLY Payment: Cash _____ Check _____ # _____ CC 100 ID # 100296273554



112 Sherbrook Circle, Conroe, TX 77385
Ph. (936) 672-7025 • Fax (936) 273-9096
www.whonaturecalls.com

April 10, 2024

Waller County
Environmental Division
929 5th Street
Hempstead, TX 77445

RE: Variance Request for Francisco Padilla
32218 & 32213 Joseph Rd.
Hockley, TX 77447

To Whom It May Concern:

The above referenced property is owned by Francisco Padilla and consists of 1.49 acres out of the Antonio Rivers Survey, Abstract 243 in Waller County, Texas. This property has an existing 3 bedroom residence with an existing On-Site Sewage Facility. The property owner is elderly and needs assistance; therefore, his son is moving a second home on the property in order to help him. The existing system will be abandoned and a new Aerobic system with Drip Irrigation disposal will be installed to accommodate both homes. TAC30 Chapter 285.4.(a)(1)(B) states that platted or unplatted subdivisions not served by a public water system shall have lots of at least one acre. The lot in question is 1.49 acres, which is well over the requirement.

It is our opinion that designing a new OSSF to accommodate both homes meets or exceeds all current TCEQ and Waller County approved regulations. We kindly ask that you approve this variance request for two homes to be situated on this 1.49 acre tract of land with one On-Site Sewage Facility to not only help this family but in order to maintain equal or greater protection of the public health and environment.

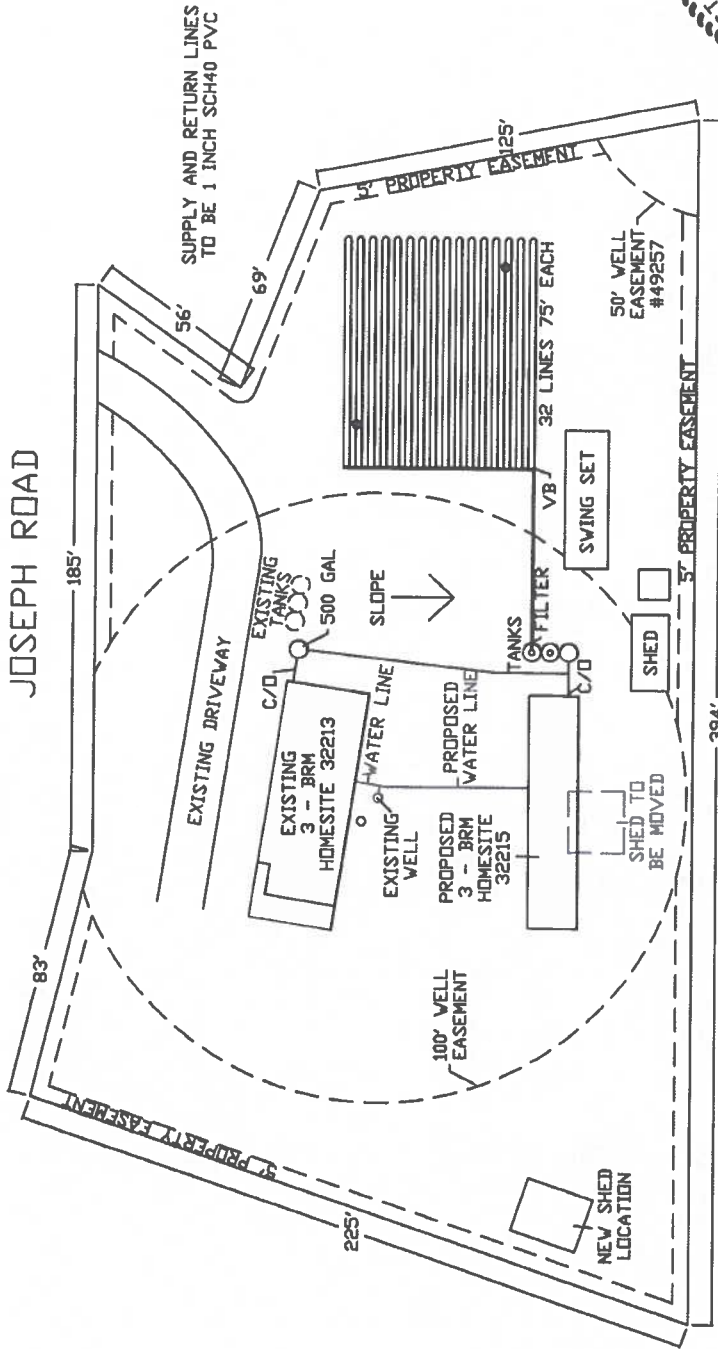
Please feel free to contact us with any further questions.

Thank you,

Codi Waneck
Registered Sanitarian
License # 4512



NO FLOOD HAZARD PER FIRM PANEL 75 E
SLOPE PATTERN = FLAT / SLIGHT



RECEIVED
APR 11 2024
By

SHED TO BE MOVED BY HOMEOWNER, EXISTING TANKS TO BE PROPERLY ABANDONED

CALCULATION SUMMARY (DRIP EMITTER)

TOTAL NUMBER OF BEDROOMS: 3
EX. 3 (UNDER 2,500 sq.ft.) + NEW 3 (UNDER 2,500 sq.ft.)
Q = 600 G.P.D. (EX. 300 G.P.D. + NEW 300 GPD)
APPLICATION RATE: 0.20 gal./sq.ft./DAY
TOTAL DRIP AREA REQUIRED = 3,000 sq.ft. (1,500 LINF.T.)
TOTAL DRIP AREA DESIGNED = 4,800 sq.ft. (2,400 LINF.T.)
INSTALL 32 LINES AT 75' = 2,400 LINF.T.
2,400' / 2 = 1,200 EMITTERS
1,200 X 0.50 G.P.H. = 600 G.P.H. OR 10.0 G.P.M.
600 G.P.D. / 10.0 G.P.M. = 60 MINUTES OF TOTAL PUMP RUN TIME
SET TO DUSE 4 TIMES A DAY (ONCE EVERY 6 HOURS) AT ABOUT 15 MIN. EACH
INSTALL A 0.5 hp. PRO FLO SUBMERSIBLE PUMP (OR EQUIV.)
DESIGN BASED ON FINDINGS BY SITE EVALUATOR

LEGEND:
TANKS = (2) 500 GAL PRETREATMENT TANKS
750 G.P.D. AEROBIC TREATMENT UNIT
1,000 gal. PUMP TANK W/CHLORINATOR
C/D = 2 WAY CLEAN-OUTS ALL STUB-OUTS FROM HOUSE
1 WAY CLEAN-OUTS EVERY 50' AND AT EVERY 90'
TURN IN DIRECTION
● = BORE HOLE SITE



NAME: FRANCISCO RESIDENCE	SURVEY: ANTONIO RIVERS	DESIGNER: JOHN SAINZ / WANECK
ADDRESS: 32215 JOSEPH RD.	ABSTRACT: 243	PHONE #: (936) 672-7025
CITY, STATE, ZIP: HUCKLEY, TX 77447	LOT: 2-2	EMAIL: john@naturecall.com
SUBDIVISION: N/A	BLOCK: N/A	DATE: 03-27-2024
COUNTY: WALLER	SECTION: N/A	SCALE: 1" = 60'

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701960

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF WALLER

)
)
)

KNOW ALL MEN BY THESE PRESENTS:

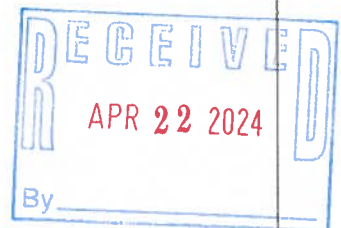
THAT F. S. LYONS, SR. AND WIFE, PHYLLIS LYONS, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by FRANCISCO PADILLA, A MARRIED MAN, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of \$72,900.00, of even date herewith, payable to the order of COUNTRYWIDE HOME LOANS, INC., hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to G. TOMMY BASTIAN, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

A 1.498 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM HEDDY SURVEY, ABSTRACT 134 AND THE ANTONE RIVER SURVEY, A-243, WALLER COUNTY, TEXAS AND BEING A PORTION OF THE LAND DESCRIBED AS 42.27 ACRES IN PARTITION DEED DATED JULY 1, 1996 FROM ROBERT SCHULTZ, ET UX TO ROY SCHULTZ, ET UX RECORDED IN VOLUME 541, PAGE 862 OF THE OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS, SAID 1.498 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Land and Home Matters. Owner acknowledges that the land and manufactured home as described in the Security Instrument are to be treated as real property for all purposes under Texas law and that the parties have elected not to be governed by Chapter 347 of the Texas Finance Code.



TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

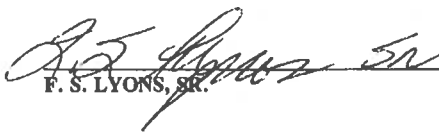
Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

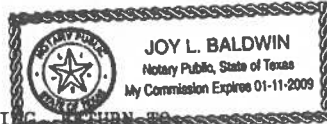
EXECUTED this 28TH day of FEBRUARY, 2007.

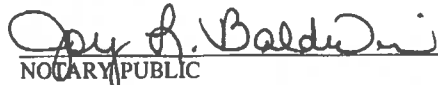

F. S. LYONS, SR.


PHYLLIS LYONS

STATE OF Texas, COUNTY OF HARRIS, ss:

This instrument was acknowledged before me on this 28th day of February, 2007, by F. S. LYONS, SR. and PHYLLIS LYONS.




NOTARY PUBLIC

AFTER RECORDING
GRANTEE'S ADDRESS: FRANCISCO PADILLA
32213 JOSEPH RD
HOCKLEY, TEXAS 77447-6499

EXHIBIT "A"

BEING A 1.498 ACRE TRACT OF LAND SITUATED IN THE WILLIAM HEDDY SURVEY, ABSTRACT NO. 134, AND THE ANTONE RIVERS SURVEY, ABSTRACT NO. 243, WALLER COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 42.27 ACRE TRACT DESCRIBED IN DEED TO ROY SCHULTZ AND N. JUNE SCHULTZ RECORDED IN VOLUME 541, PAGE 862 OF THE REAL PROPERTY RECORDS OF WALLER COUNTY, TEXAS, SAID 1.498 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS SURVEYED, AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD, BEING IN THE SOUTH LINE OF JOSEPH ROAD, BEING IN THE NORTH LINE OF THE SAID 42.27 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF THE SAID JOSEPH ROAD, AND THE NORTH LINE OF THE SAID 42.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SOUTH 89° 22' 00" EAST, FOR A DISTANCE OF 83.75 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT, AND NORTH 77° 12' 00" EAST, FOR A DISTANCE OF 185.96 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE SAID 42.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING ALSO THE NORTHWEST CORNER OF THE SHEFFIELD CEMENTARY TRACT;

THENCE, WITH THE EAST LINE OF THE SAID 42.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND THE WEST LINE OF THE SAID SHEFFIELD CEMENTARY TRACT, THE FOLLOWING FOUR (4), COURSES:

- 1.) SOUTH 19° 29' 03" WEST, FOR A DISTANCE OF 52.61 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT,
- 2.) SOUTH 77° 41' 49" EAST, FOR A DISTANCE OF 60.02 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT,
- 3.) SOUTH 82° 32' 56" EAST, FOR A DISTANCE OF 5.06 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT, AND
- 4.) SOUTH 24° 01' 56" EAST, FOR A DISTANCE OF 125.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SAID SHEFFIELD CEMENTARY TRACT AND CROSSING THE SAID 42.27 ACRE TRACT, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 77° 12' 02" WEST, FOR A DISTANCE OF 394.92 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, NORTH 05° 48' 58" EAST (BEARING BASICS), FOR A DISTANCE OF 225.91 FEET TO THE POINT OF BEGINNING, CONTAINING 1.498 ACRES OF LAND MORE OR LESS.



STEWART TITLE HOUSTON DIVISION
#07900035 01/24/14 /SW 43

701960

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FILED FOR RECORD

07 MAR -9 AM 10:37

CHERYL PETERS
COUNTY CLERK
WALLER COUNTY, TX
Deputy

13.00 (19)
5.00
1.00
19.00 pd.

THE STATE OF TEXAS
COUNTY OF WALLER

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Waller County, Texas, in the Volume and Page as noted hereon by me.



Cheryl Peters
County Clerk, Waller County, Texas