



Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445
979-826-7670 www.co.waller.tx.us

\$100.00 Fee

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: Hilario & Celia Perez
Mailing Address: PO Box 115
City, State, Zip: Pattison TX 77466
Email: maxlequipment@gmail.com
Phone: 979-270-2581

APPLICANT INFORMATION
Name: Celia Perez
Mailing Address: PO Box 115
City, State, Zip: Pattison TX 77466
Email: maxlequipment@gmail.com
Phone: 979-270-2581

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

Address of Property 37729 Mito Ln. Brookshire TX 77423 Property ID # 210317 Acreage 2.

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.)

Parents are trying to allow their son to live on the same property. To do so an additional septic system is needed for them to move in a mobile home. Grandson has a major heart condition & would like to be close.

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.

Celia Perez	CELIA PEREZ	12.1.23
Printed Owner/Applicant Name	Signature Owner/Applicant	Date

OFFICE USE ONLY

☐ Approved ☐ Denied	NOTES
Waller County Commissioner Prct 1 2 3 4 Date	RECEIVED DEC - 1 2023 By [Signature]
Waller County Judge Date	

OFFICE USE ONLY Payment: Cash \$100.00 Check # CC ID #

026536

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

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KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF WALLER

That MILLENNIUM INTERESTS LTD., A TEXAS LIMITED PARTNERSHIP, of the County of Harris, State of Texas (herein called Grantors), of and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid by --- AMADO BARRIENTOS & HILARIO PEREZ @ 31938 A KATY BROOKSHIRE RD., BROOKSHIRE, TX 77423---(herein called Grantees), receipt of which is hereby acknowledged, (subject to the exceptions, reservations, and covenants hereinafter set forth); and for the further consideration of the execution and delivery by Grantees of their one certain promissory note, of even date herewith, in the principal sum of THIRTY-SEVEN THOUSAND FIVE HUNDRED SEVENTY-FIVE AND NO/100*****DOLLARS, payable to the order of Grantors as therein provided, and such promissory note containing the usual clauses providing for acceleration of maturity, past due interest and attorney's fees;

HAVE GRANTED, SOLD and CONVEYED, and by these present to GRANT, SELL and CONVEY unto Grantees, the SURFACE ESTATE ONLY in and to that certain unrecorded real property described as follows in Waller County, Texas, and being more particularly described as follows:

A tract out of 221.3990 acres of land in the W.W. Snyder Survey, Abstract 337, (Section 8), Waller County, Texas, more particularly described in EXHIBIT "A" attached hereto and made a part hereof for all intents and purposes.

It is understood and agreed by and between the parties hereto that this conveyance is made subject to the following:

1. Right-of-Way dated July 31, 1959, granted to Waller County and recorded in Volume 163, page 244 of the Deed Records of Waller County, Texas.
2. Visible and apparent easements on or across the property.

SAVE AND EXCEPT, and Grantor does hereby reserve unto Grantor, his heirs, executors, administrators, successors and assigns, all present interest in and to the oil, gas and other minerals in and under and that may be produced from the above described real property, and such oil, gas and other minerals shall include all mineral interests, royalty interests, and reversionary rights in and to such mineral and/or royalty interests, which are of record with the County Clerk's office of Waller County, Texas.

This conveyance is subject to all terms, conditions, reservations, stipulations and requirements set out in that certain Contract for Deed executed by Grantee executed on March 5, 2002.

Grantor shall have no liability for and the Grantee has agreed to indemnify Grantor from any and all liability, causes of action, claims, demands, damages, injuries, costs and expenses (including reasonable attorneys fees)(collectively "liability") related to the property which are incurred, made or asserted against Grantor or against the property, including without limitation, liability incurred, made or asserted after the date of this deed, relating to environmental condition, violations or remedial costs, including, without limitation, those costs which result from the sole or concurrent negligence of Grantor. Grantee shall have no right or claim against Grantor for damages, rescission of the sale, reduction of sales price or otherwise because of the physical condition of the property (including without limitation, its environmental condition), any such right or claim being hereby expressly waived by Grantee. The waivers, exculpation and indemnity to Grantor provided above shall be binding upon Grantee, its successors and assigns.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever; and the Grantors do hereby bind themselves, their heirs, executors, administrators, successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantees above named, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof and except as to taxes and assessments subsequent to March 5, 2002, which are expressly assumed by Grantees.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this the 9th day of SEPTEMBER, A.D. 2002.

BY: 
Beau S. King - President, BeauRay Inc.,
The General Partner of Millennium Interests
Ltd., a Texas Limited Partnership

THE STATE OF TEXAS

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COUNTY OF HARRIS

Before me, the undersigned authority, on this day appeared Beau S. King, President, Beau/Ray Inc., the General Partner of Millennium Interests Ltd., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

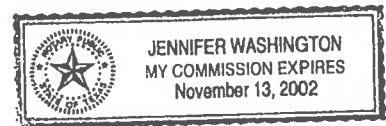
Given under my hand and seal of office on this the 9TH day of SEPTEMBER, A.D. 2002.

My Commission Expires: 11/13/2002

Jennifer Washington
Notary Public in and for the State of Texas
Notary's Printed Name: JENNIFER WASHINGTON

When Recorded, Please Return to:

MILLENNIUM INTERESTS LTD.
P.O BOX 13172
HOUSTON, TX 77019



LEGAL DESCRIPTION

TRACT 25

BEING A 11.100 ACRE TRACT OF LAND OUT OF A PORTION OF A CALLED 221.3990 ACRE TRACT OF LAND IN THE W. W. SNYDER SURVEY, ABSTRACT 337, SECTION 8, WALLER COUNTY, TEXAS. SAID TRACT BEING A PART OF THE IDA MAE BULLER MORTON (FIRST TRACT), CALLED 343.483 ACRE TRACT OF LAND, RECORDED IN VOLUME 237, PAGE 179, DEED RECORDS OF WALLER COUNTY, TEXAS. SAID 11.100 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND COTTON PICKER SPINDLE WITH CAP AT THE NORTHWEST CORNER OF SAID CALLED 221.3990 TRACT OF LAND AND BEING THE CENTERLINE INTERSECTION OF ZADELSKY ROAD (80 FEET WIDE) AND BULLER ROAD (80 FEET WIDE) AS RECORDED IN VOLUME 163, PAGE 244 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS;

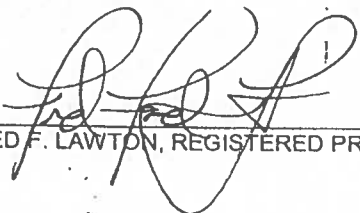
THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE CENTERLINE OF SAID ZADELSKY ROAD, SAME BEING THE NORTH LINE OF SAID 221.3990 ACRE TRACT OF LAND, A DISTANCE OF 4221.60 FEET TO A PK NAIL SET IN THE CENTERLINE OF SAID ZADELSKY ROAD FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE CENTERLINE OF SADI ZADELSKY ROAD AND THE NORTH LINE OF SAID CALLED 221.3990 ACRE TRACT A DISTANCE OF 245.85 FEET TO A PK NAIL SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 1968.41 FEET TO A 5/8 INCH IRON ROD SET IN A NORTH LINE OF A CALLED 115.00 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 597, PAGE 63 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID 115.00 ACRE TRACT, A DISTANCE OF 245.88 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 1964.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 11.100 ACRES OF LAND MORE OR LESS.


FRED F. LAWTON, REGISTERED PROFESSIONAL LAND SURVEYOR # 5530



J:\King\ZADELSKY.doc

Filed for Record Sept. 23

RECORDED Sept. 25

A.D., 2002 at 1:38 o'clock P. M.

A.D., 2002 at 3:00 o'clock P. M.

CHERYL PETERS, County Clerk, Waller County, Texas

By

 Deputy



Meyer Environmental Designs

31410 Vista Crest Court, Hockley, TX 77447 713.303.1243

Design Summary

Spray Surface Application

Basis for design is the Texas Administrative Code (TAC) Chapter 285

Property Address: 37729 Mito Ln, Brookshire, TX 77423

Calculations: Proposed 3 Bedroom <2,500SF Mobile Home = 240 Gallons per Day

1. An OSSF permit must be granted by the permitting authority in which the property lies, before any construction takes place.
 - a. Installation must be completed by a licensed TCEQ OSSF Installer II.
 - b. Installer must obtain an inspection approval from the permitting authority before the system is backfilled.
 - c. A maintenance contract must be kept active on the system for the entirety of its operation. Maintenance reports must be submitted to the governing authority, per TCEQ Rules.
2. All non-wastewater lines shall not be tied into the proposed OSSF, including but not limited to:
 - a. Condensation/Runoff from A/C units, ice makers, or other refrigeration equipment. Backwash from pools or water softeners.
3. Chlorinator must be ANSI/NSF Approved.
4. High Water Alarm (HWA) is required and must be installed on a separate circuit from the pump.
 - a. Battery powered alarms shall not be used.
 - b. Alarm shall have a light and audible speaker.
5. Spray area must be cleared of all debris prior to installation.
6. The maximum inlet pressure for sprinklers shall be 40 psi. Low angle nozzles (15 degrees or less in trajectory) shall be used in the sprinklers to keep spray stream low and reduce aerosols. A Bypass in the pump tank is to be installed to regulate the pressure.
7. A timer that operates by hours and minutes must be used and should be set for the pump to run between midnight and 5 AM.
 - a. Pump must be installed with a float that is set to where the "pump off" (down) position is above the pump inlet.
 - b. Pump float must be wired with the timer inside the control panel. **PUMP MUST NOT BE CONNECTED DIRECTLY TO FLOAT.**
 - c. **IF DAILY FLOW RATES EXCEED THE GALLONS PER DAY (GPD) LISTED ON THE DESIGN THEN THIS PACKET WILL BECOME INVALID.**
 - i. It is the responsibility of the property owner and maintenance provider to ensure the system is not being overused.
8. Distribution piping shall be installed below the ground surface and a hose bib shall not be connected to the distribution piping. An unthreaded sampling port shall be provided in the treated effluent line in the pump tank.
9. All electrical components shall be installed using only N.E.M.A. approved outdoor electrical devices.
 - a. A quick pull disconnect must be installed within line of sight of electrical components on tanks.
 - b. All electrical connections for the pump(s) should be installed outside the pump tank or in a sealed/liquid tight junction box, inside the tank, with wire nuts.
 - c. All electrical connection for the compressor(s) should be wired directly inside the control panel. If the connection is made outside of the panel, wire nuts and a liquid tight junction box must be used.
10. The design is valid for one year from the date shown on the design.
11. If the site has been altered between the site evaluation and installation or if discrepancies exist between the design and actual layout of the property, the installer shall notify the designer prior to any work being completed.
12. Construction materials and methods shall be pursuant to state and county rules and policies, unless specifically noted that it has been approved by the permitting authority on this design.
13. Distribution area shall be seeded or sodded after it is backfilled.
 - a. Grading for tanks and distribution area shall be graded with positive runoff to avoid puddling or water formation around the OSSF area.
 - b. Spray heads shall not be within 10' of any trees.
 - i. Heads should not spray any trees producing any food whatsoever.



DRAWN BY: R.T.
APPROVED BY: A.R./J.R.

11/27/2023



MEYER ENVIRONMENTAL DESIGNS, LLC
31410 VISTA CREST CT, HOCKLEY, TX 77447
713-303-1243 | MEYERENVIRONMENTALDESIGNS@OUTLOOK.COM

HILARIO & CELIA PEREZ
37729 MITO LN
BROOKSHIRE, TX 77423
A-337, A&M 337, TRACTS LOT 25-1, ACRES 2.0
PROPERTY ID: 210317
WALLER COUNTY

CALCULATIONS:
PROPOSED 3BR <2,500SF MOBILE HOME
Q: 240 GALLONS PER DAY
SOIL LOADING RATE: 0.045
ABSORPTION AREA REQUIRED: 5,333SF
ABSORPTION AREA DESIGNED: 5,655SF

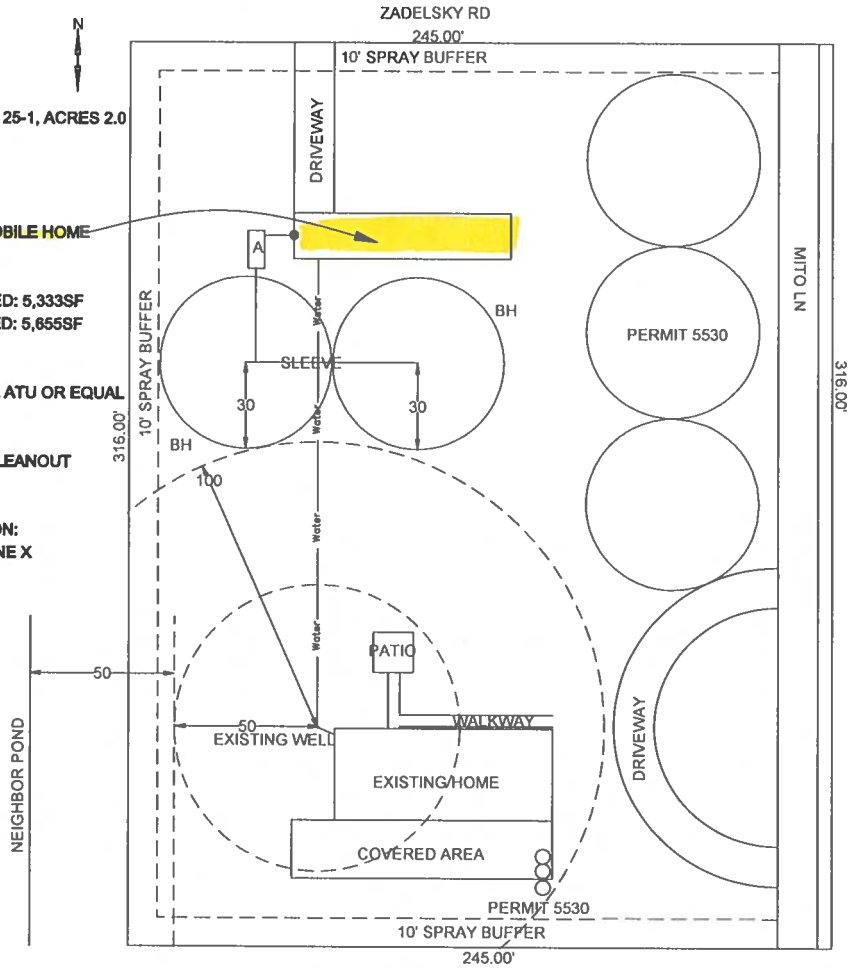
TANK A:
PROPOSED PROFLO 500 GAL ATU OR EQUAL
SUPPLY LINE:
1" SCH 40 PVC
● = 4" SCH 40 PVC 2-WAY CLEANOUT

SLOPE: <2%
FLOOD PLAIN DETERMINATION:
SITE IS LOCATED WITHIN ZONE X

SCALE: 1" = 50'



DRAWN BY: R.T.
APPROVED BY: A.R./J.R.



11/27/2023
Project# 2023-460

Property Details

Account		
Property ID:	210317	Geographic ID: 346005-025-001-000
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	37729 MITO LN BROOKSHIRE, TX 77423	
Map ID:	3862 SOUTH	Mapsco: H02_NE
Legal Description:	S346005 A-337 A&M 337 TRACTS LOT TR 25-1 ACRES 2.0 S# DSDAL51928A HUD# NTA1459153;TITLE # REAL PROPERTY	
Abstract/Subdivision:	S346005 - A-337 A&M 337 TRACTS	
Neighborhood:	R-7	
Owner		
Owner ID:	305221	
Name:	PEREZ CELIA	
Agent:		
Mailing Address:	& HILARIO PEREZ PO BOX 115 PATTISON, TX 77466	
% Ownership:	100.0%	
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$135,010 (+)
Improvement Non-Homesite Value:	\$4,120 (+)
Land Homesite Value:	\$180,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)



ZADELSKY RD