

Approved by CC:

MAY 13 2013

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Erik Dumas

TODAY'S DATE: 5/6/2013

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X May 13, 2013

SPECIFIC AGENDA WORDING: Consideration to grant a variance to build two residences on Block 3 Lot 7 in Green Valley Addition located in Precinct 3.

PERSON(S) TO PRESENT ITEM: Erik Dumas

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 _____



H-1-2002
interlocal
Filed 1/10
City / County

Variance Request for 2nd Home on Lot

Johnson County Subdivision Rules and Regulations state only one residence per lot. To request a variance for a second home on a lot or tract please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Keith Shelley Date 4-18-2013

Contact Information:

Phone no. _____ cell no. 817-829-5918

Email address JANICESHELLEY635@yahoo.com

Property Information for Variance Request:

Property 911 address 837 W. GREEN VALLEY CIRCLE

Subdivision name GREEN VALLEY Addition Block 3 Lot 7

Lot size: 1.26 acres Size of existing residence: 850 sq. ft.

Size of proposed residence: 1260 sq. ft.

ETJ: Yes - City Burleson No

Septic system for 2nd home. New Tie into Existing

Other - _____

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

Reason for request Upgrading to 2 NEWER MOBILE HOMES
TO REPLACE 2 EXISTING MOBILE HOMES

(No. Development Permits FOR SECOND RESIDENCE)

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, any buildings and proposed 2nd residence HOMES

2/24

HF/FATC/GF# CV12635460 (LM)

GENERAL WARRANTY DEED

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.

Effective Date: APRIL 9, 2012

Grantor: JULIE EILEEN BAKER AND HUSBAND, JAMES DARRELL BAKER

Grantee: ~~KEITH SHELLEY~~

Grantee's Address: 3116 EAST RENFRO STREET
BURLESON, TEXAS 76028

Property: ~~LOT 7, BLOCK 3, GREEN VALLEY ADDITION~~ AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE(S) 83, OF THE MAP AND/OR PLAT RECORDS OF JOHNSON COUNTY, TEXAS; together with all buildings, fixtures and other real property improvements located on said real property; and the benefits and appurtenances on or appertaining to said real property and improvements.

Permitted Exceptions: Standby fees, ad valorem taxes and assessments for the year in which this Deed is executed and subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership, payment of which are assumed by Grantee, and the liens securing same; valid and existing visible and apparent easements, rights of way and prescriptive rights, if any, that are not of record but are shown on a survey of the Property furnished to Grantee at or before execution and delivery of this Deed; and any and all restrictions, covenants, easements, rights of way and other matters of record affecting the Property; provided the Permitted Exceptions do not include liens or conveyances affecting the Property, unless same are expressly identified in this Deed. All reservations, conveyances and leases of oil, gas or other minerals identified in Schedule B of the title commitment furnished to Grantee at or before execution and delivery of this Deed, if any, are Permitted Exceptions. The reservation of the Mineral Interest hereafter provided is a Permitted Exception.

For TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee the Property, to have and to hold the Property unto Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, subject to the

Permitted Exceptions. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend title to the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, subject to the Permitted Exceptions, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor hereby reserves and excepts from this conveyance, and retains for Grantor and Grantor's heirs, successors, and assigns forever, all oil, gas, and other minerals in and under and that may be produced from the Property (the "Mineral Interest"). If the Mineral Interest is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor hereby waives and releases any and all rights, title, interests, easements, rights-of-way and privileges, of every kind and character, which Grantor has or may have to use or utilize, or to permit others to use or utilize, in any manner the surface of the Property, or any part thereof, including, without limitation, the right to use the surface of the Property or any part thereof for investigating, exploring by geological, geophysical and other methods, prospecting, drilling, mining, operating, producing, saving, transporting, storing or treating oil, gas and all other minerals, of every kind and character, whether similar or dissimilar, known or unknown, in, on, under and which may be discovered, mined, produced or recovered from the Property or any portion thereof. Grantor waives and releases its right of ingress and egress to the Property, its right to conduct any type of investigation on the surface, including, without limitation, any type of seismic operations, its right to use any portion of the surface of the Property for the drilling of any well, or for the storage or transportation of oil, gas or other minerals of any kind, and its right to lay pipeline across the Property or any portion thereof. Nothing herein, however, restricts or prohibits the pooling or unitization of the Mineral Interest with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property that enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

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

Executed on the date of the acknowledgment below, but effective as of the Effective Date set forth above.

GRANTOR:


JULIE EILEEN BAKER


JAMES DARRELL BAKER

GRANTEE:


KEITH SHELLEY

STATE OF Texas

COUNTY OF Tarrant

§
§
§

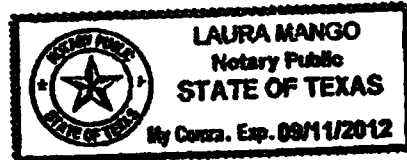
This instrument was acknowledged before me on APRIL 9, 2012, by JULIE EILEEN BAKER and JAMES DARRELL BAKER.

Laura Mango

Notary Public, State of _____

My Commission Expires:

Notary's Printed/Typed Name



STATE OF Texas

COUNTY OF Tarrant

§
§
§

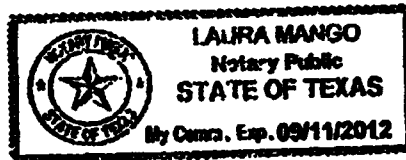
This instrument was acknowledged before me on APRIL 9, 2012, by KEITH SHELLEY.

Laura Mango

Notary Public, State of _____

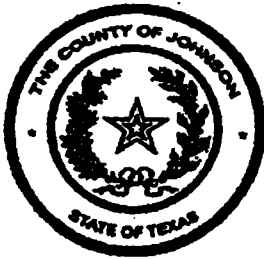
My Commission Expires:

Notary's Printed/Typed Name



AFTER RECORDING, RETURN TO:
KEITH SHELLEY
3116 EAST KENFRO STREET
BURLESON, TX 76028

Return to:
Hexter-Fair Title Company
6060 N. Central Expressway #740
Dallas, TX 75206
Recording Department



Becky Williams

BECKY WILLIAMS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

FILED FOR RECORD IN:

JOHNSON CO CLERK - RECORDING

ON: APR 16, 2012 AT 02:16P

AS A(N) REAL PROPERTY

Becky Williams, COUNTY CLERK

CLERK NUMBER 8469 PAGES 4

AMOUNT: 24.00

RECEIPT NUMBER 12009200

BY DAVIS
STATE OF TEXAS JOHNSON CO CLERK -
AS STAMPED HEREON BY ME. APR 16, 2012

Becky Williams, COUNTY CLERK

Recorded: _____

WARNING -- THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Tax Records:
 TAXES PAID FOR
 2 - Mobile Homes

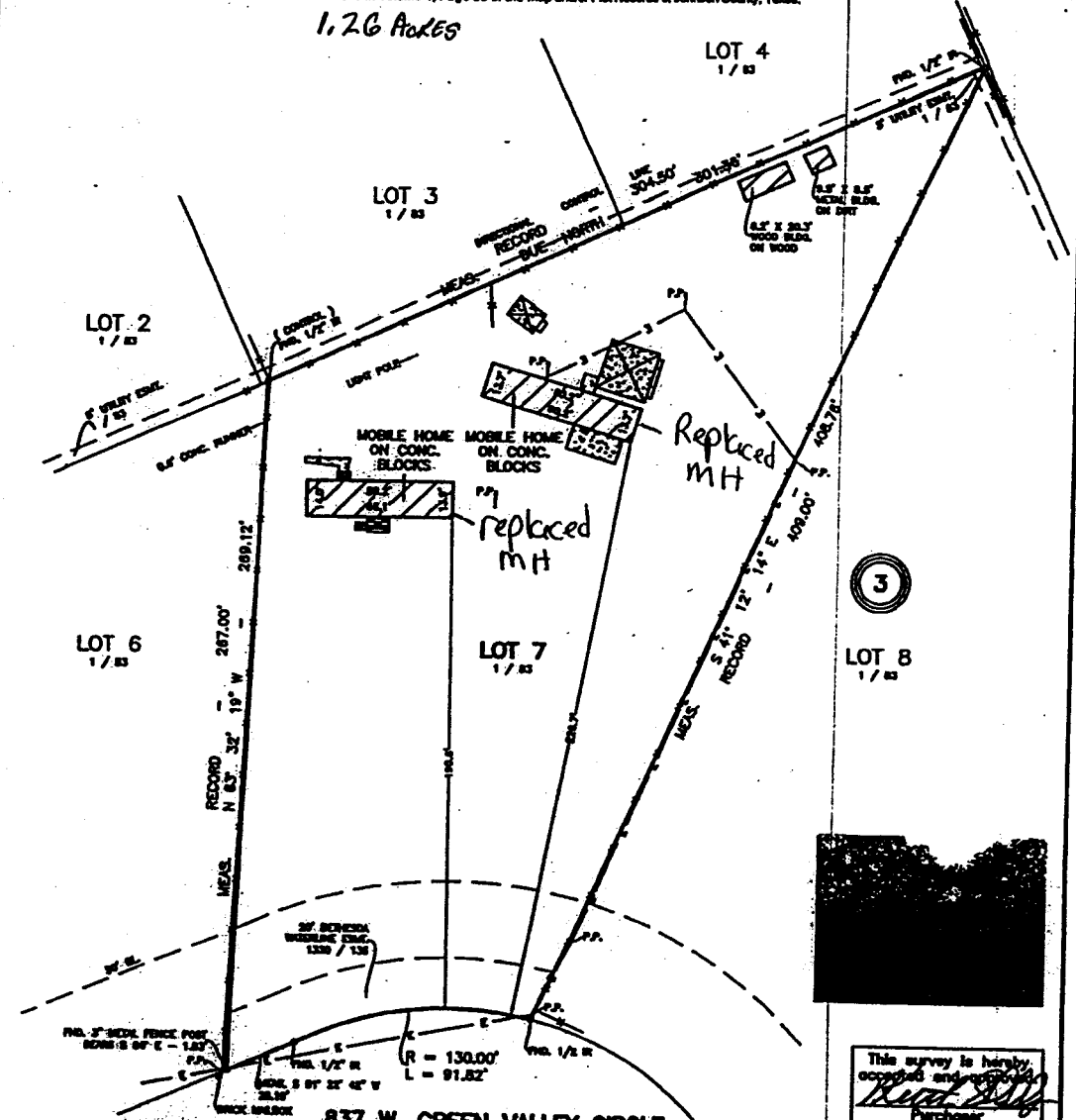
2 Mobile Homes
 2 - Elect. SERVICES
 2 - WATER METERS
 1 - Septic System

Reference No: 874Y12 G.F. No: CV1283460
 Title Co: HEXTER-FAIR TITLE COMPANY
 Purchaser: SHELLEY

PROPERTY DESCRIPTION

Lot 7, Block 3, GREEN VALLEY ADDITION, an Addition to Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 83 of the Map and/or Plat Records of Johnson County, Texas.

1.26 Acres



837 W. GREEN VALLEY CIRCLE

3

LOT 8
1/83



This survey is hereby
 accepted and approved by
William H. Moss
 Purchaser
 Date

PROLINE SURVEYING, L.P. is a limited liability partnership organized under the laws of the State of Texas. The undersigned, William H. Moss, is a duly licensed Professional Surveyor in the State of Texas, License No. 5122. This survey was prepared by the undersigned and is based on field measurements and data provided by the client. The client warrants that the data provided is true and correct. PROLINE SURVEYING, L.P. and the undersigned accept no responsibility for any errors or omissions in this survey or for any consequences arising therefrom. This survey is not to be used for any other purpose without the written consent of the undersigned.

SCALE: 1" = 40'

	AMERICAN LABELED FENCE
	BRICK
	WOOD DECK
	CONCRETE
	LEGEND



PROLINE

SURVEYING LTD.

www.prolinesurveyors.com

Ph: 817-276-1148 info@prolinesurveyors.com
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DATE: 04-04-12
 SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

Pictometry Online 1.10.2

Address Enter search criteria

Workspace

Workspace (Author)

- Annotations
- Bookmarks
- Layers
 - ABSTRACTS
 - CITIES
 - ETJ
 - FLOODZONEA
 - FLOODZONEAE
 - FLOODZONEFLOODV
 - FLOODZONE_ZPCT
 - FLOODZONE_ELEVA'
 - FLOODZONE_QUADII
 - FLOODZONE_STREA
 - FLOODZONE STRUC

Properties

Selections

US Parcels: 837 W GREEN VALLEY CIR
Owner: SHELLEY KEITH
City: BURLESON
State: TX
Zip: 76028

US Parcels: 837 W GREEN VALLEY CIR
Owner: SHELLEY KEITH
City: BURLESON
State: TX
Zip: 76028

Shape Area: 58689.6 Square Feet

Pictometry Online 1.10.2

Address Enter search criteria

Workspace

Workspace (Author)

- Annotations
- Bookmarks
- Layers
 - ABSTRACTS
 - CITIES
 - ETJ
 - FLOODZONEA
 - FLOODZONEAE
 - FLOODZONEFLOODV
 - FLOODZONE_2PCT
 - FLOODZONE_ELEVA'
 - FLOODZONE_QUADH
 - FLOODZONE_STREA
 - FLOODZONE STRUC

Properties

Selections

US Parcels: 837 W GREEN VALLEY CIR
Owner: SHELLEY KEITH
City: BURLESON
State: TX
Zip: 76028

May 3, 2013

Susan Garrett
Johnson County
1 North Main Street, Suite 305
Cleburne, TX 76033

RE: 837 W Green Valley Circle (Shelley)

Dear Ms. Garrett,

It is the City's understanding that the property owner placed two manufactured homes on the lot to replace two manufactured homes that were existing on the property at the time of purchase. This property has been platted as part of the Green Valley Addition. The City of Burleson will not require replat of Lot 7, Block 3 of the Green Valley Addition.

Attached is an aerial of the property noted in light blue for visual reference and documentation.

Sincerely,



Heather Shankle
Senior Planner
City of Burleson

May 3, 2013
837 W Green Valley Circle (Shelley)

