

Denied in  
CC 5-13-13

**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 attach two homes to an existing septic system 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:** \_\_\_\_\_

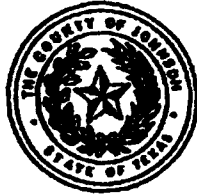
~~\*\*\*\*\*This Section to be Completed by County Judge's Office\*\*\*\*\*~~

~~ASSIGNED AGENDA DATE: \_\_\_\_\_~~

~~REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE \_\_\_\_\_~~

~~COURT MEMBER APPROVAL \_\_\_\_\_~~

~~Date \_\_\_\_\_~~



### 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 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 Keith Shelley Date 4-18-2013

Contact Information: Phone no. \_\_\_\_\_

Cell no. 817-829-5918 Email address JAMIE.SHELLEY@35@YAHOO.COM

#### Property Information for Variance Request:

Property 911 address 837 W GREEN VALLEY CIRCLE

Subdivision name GREEN VALLEY Addition Block 3 Lot 2

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

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

ETJ:  Yes - City Burleson  No

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

Reason for request hook up 2 newer MH to 1 existing septic (no permit) if variance granted to replace 2 existing MH with 2 newer MH

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 ~~septic system locations~~ 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

635460 GWD

STATE OF Texas

COUNTY OF Tarrant

§  
§  
§

This instrument was acknowledged before me on APRIL 9, 2012, by JULIE ELLEN 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 RENFRO 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: CV12835480  
 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

LOT 4  
 1/83

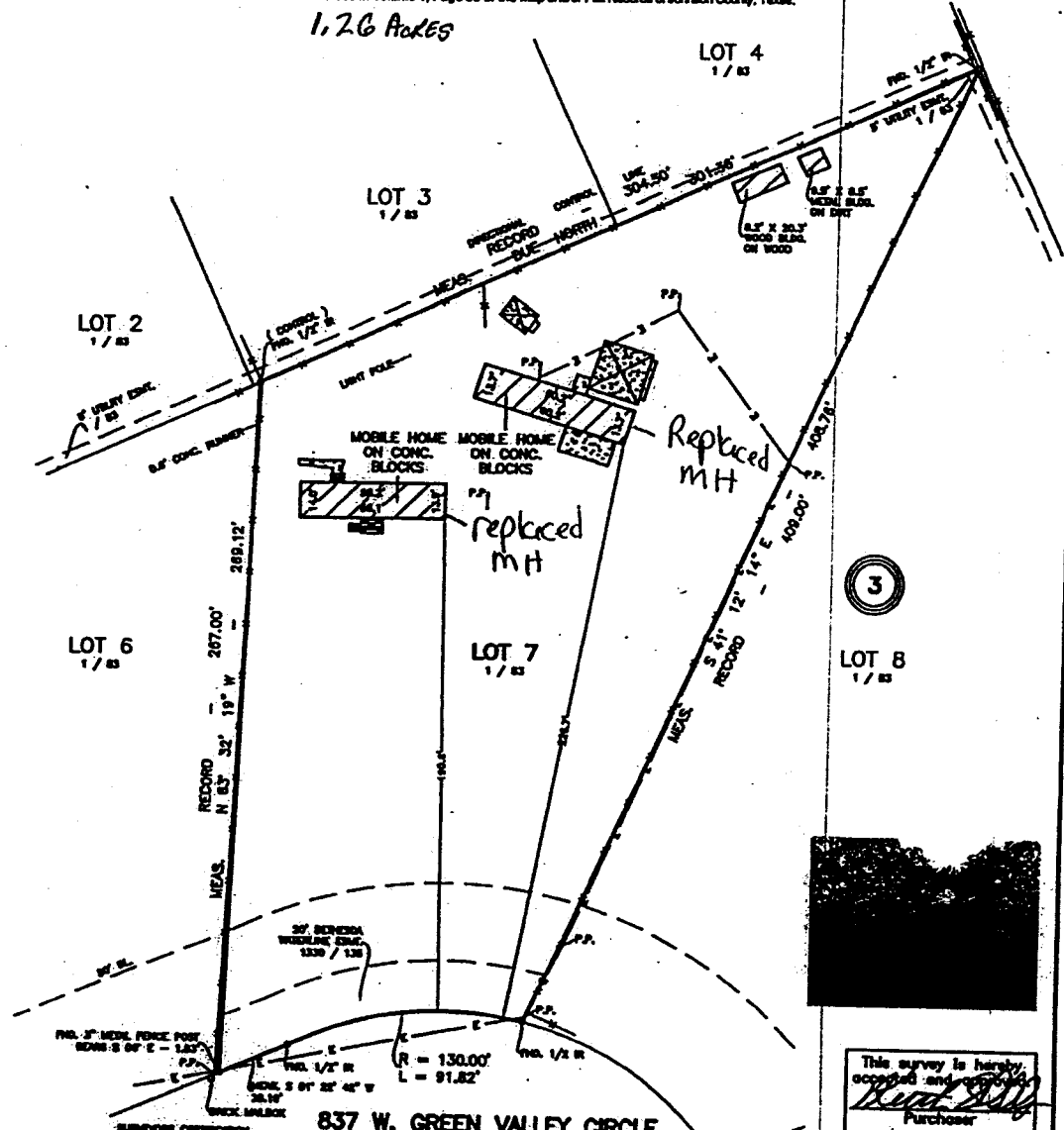
LOT 3  
 1/83

LOT 2  
 1/83

LOT 6  
 1/83

LOT 7  
 1/83

LOT 8  
 1/83



3



This survey is hereby  
 accepted and approved  
*Shelley*  
 Purchaser  
 \_\_\_\_\_  
 Date

I, WILLIAM H. MOSS, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1929, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. I FURTHER CERTIFY THAT THE FOREGOING SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1929, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. I AM NOT PROVIDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.

SCALE: 1" = 40'

	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE



**PROLINE**  
 SURVEYING LTD.  
 www.prolinesurveyors.com



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

Pct 3

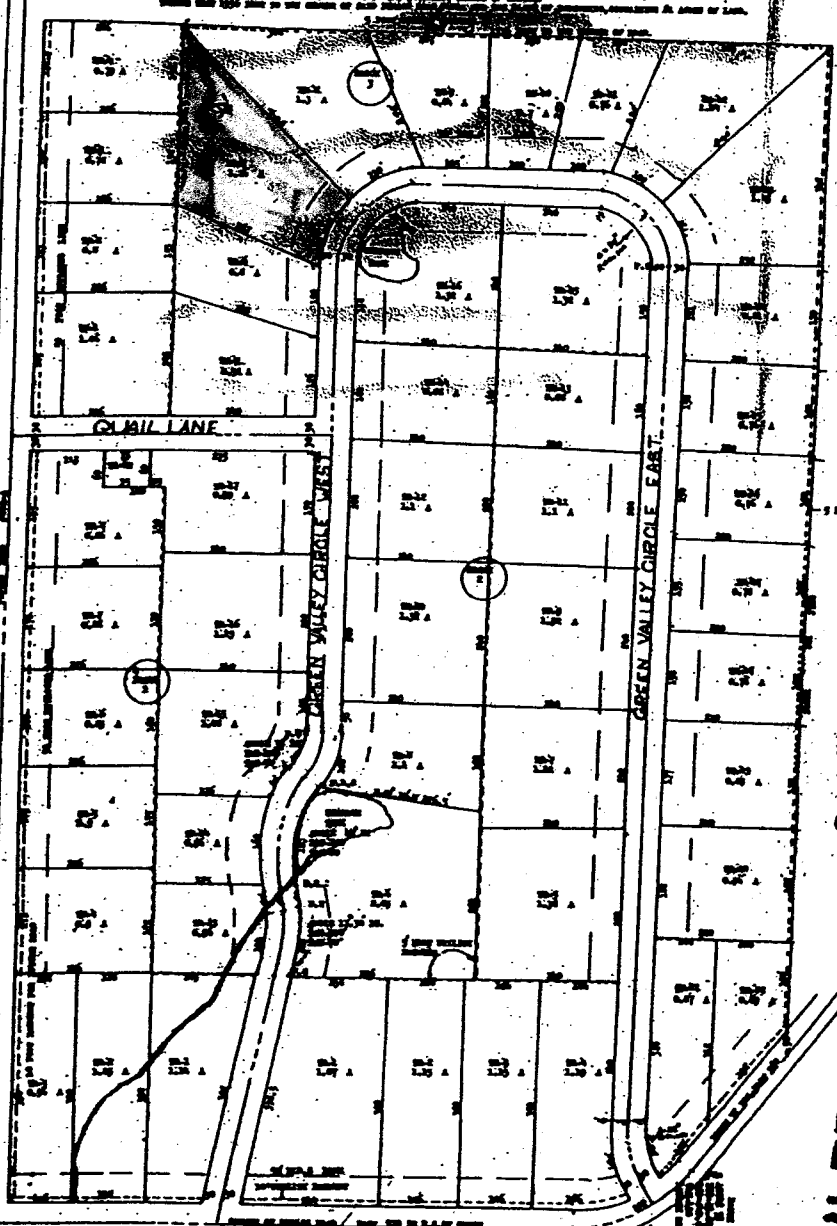
83

# GREEN VALLEY ADDITION

ALL LOTS SHOWN HERE ARE SUBJECT TO THE EASES, RIGHTS AND INTERESTS AS SHOWN ON THE PLAT OF THE GREEN VALLEY ADDITION, PLAT NO. 10,000, COUNTY OF JOHNSON, TEXAS, DATED MARCH 26, 1970.

PLAT NO. 10,000

ALL THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE EASES, RIGHTS AND INTERESTS AS SHOWN ON THE PLAT OF THE GREEN VALLEY ADDITION, PLAT NO. 10,000, COUNTY OF JOHNSON, TEXAS, DATED MARCH 26, 1970. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE EASES, RIGHTS AND INTERESTS AS SHOWN ON THE PLAT OF THE GREEN VALLEY ADDITION, PLAT NO. 10,000, COUNTY OF JOHNSON, TEXAS, DATED MARCH 26, 1970.



CR 602

CR 527



[Signature]  
 [Signature]  
 [Signature]  
 [Signature]  
 [Signature]  
 [Signature]

**FILED**  
 MAR 26 - 1970  
 LOUIS B. LEE  
 [Signature]

Filed for record March 26, 1970 and recorded March 26, 1970 at 3:45 p.m.

By Richard Massey Deputy

Louis B. Lee, County Clerk  
Johnson County, Texas