

Approved

Commissioners Court

APR 10 2017

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 03/24/17

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X April 10, 2017

SPECIFIC AGENDA WORDING: Consideration to grant a variance for a 5.005 acre tract out of the HG Catlett Survey Abstract No. 185 (2928 CR 919 Burleson) for 2 buildings on one new septic system designed to accommodate both structures, located in Precinct 2.

PERSON(S) TO PRESENT ITEM: David Disheroon

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 _____

Johnson County Public Works

Johnson County Public Works
1 North Main Street, Suite 305
Cleburne, TX 76033 (817) 556-6380

Approved

Commissioners Court

Receipt Number: 2017-339

APR 10 2017

3/24/2017 11:47 AM DR 1

Descriptions:

1. \$100.00 Variance Request
- 2.
- 3.
- 4.

Received From:

**Charles Bleeker Wastewater
908 CR 914 Burleson TX**

Amount Received:

\$100.00

Payment Information:

Check 1038

\$100.00 variance request fee to hook two structures to one septic

Signature / Initials:



DR 1 3/24/2017 11:47 AM



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 structures 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 Sharyl Moore Date 3-24-17

Contact Information: Charles Bleeker Phone no. 817-716-3897

Cell no. 817-980-2998 Email address _____

Property Information for Variance Request:

Property 911 address 2928 CK 919

Subdivision name _____ Block _____ Lot _____

Lot size: 5.05 acres Size of existing residence: 3300 sq. ft.

Does this lot currently have a septic system? () Yes () No System type _____

ETJ: () Yes - City Burleson () No

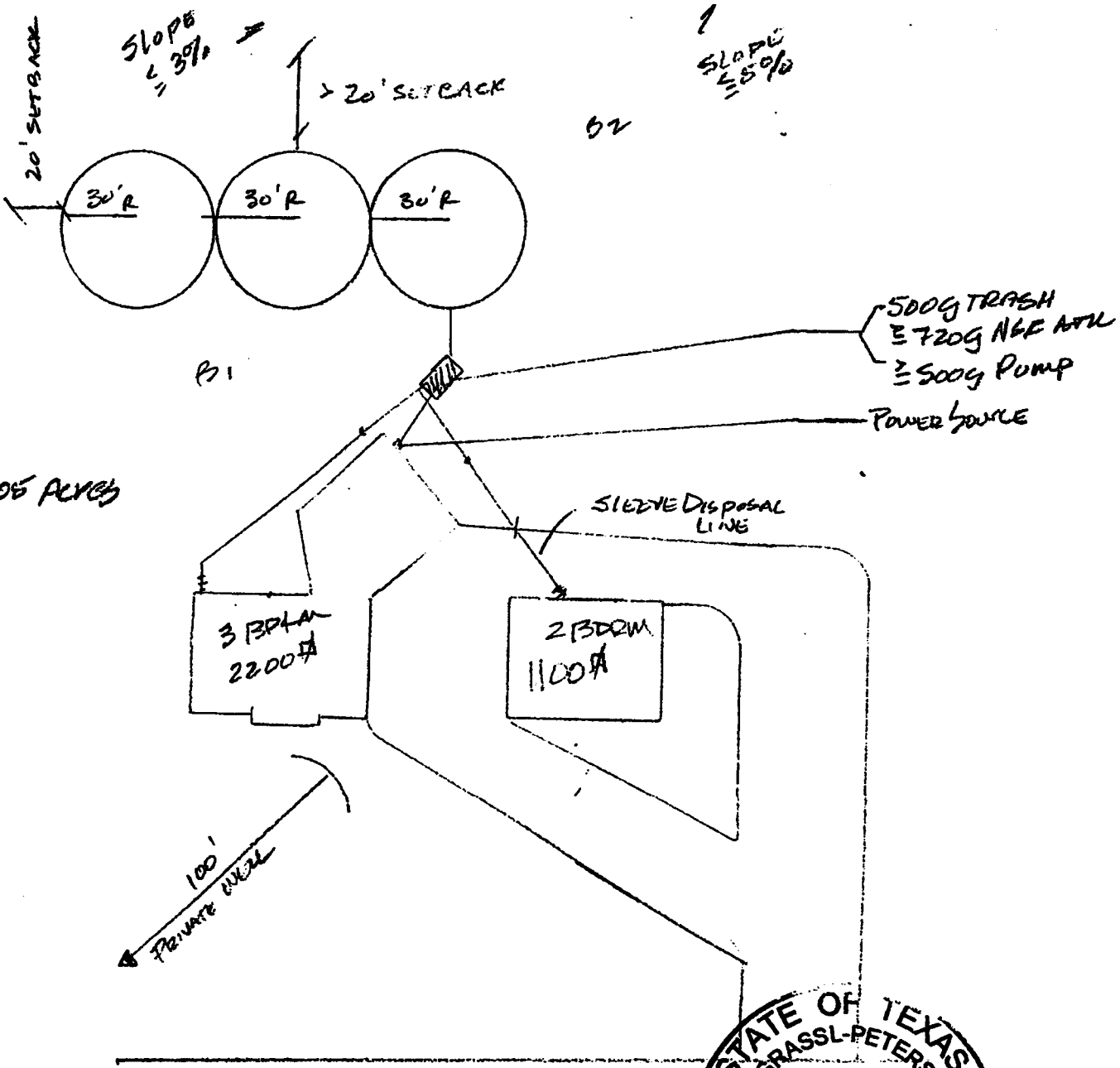
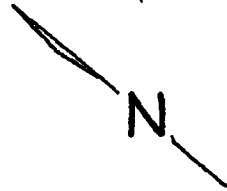
Is a part of the property located in a FEMA designated Floodplain? () Yes () No

Reason for request two structures one septic system

- 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 & proposed septic system locations

Date: 01/04/2017

Scale 1" = 60'



2928 CR 919

Becca Grassl-Petersen
Registered Sanitarian II, #4024



Becca Grassl-Petersen
#4024
1/4/2017

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.

GF# 14767FW DB

Date: MAY 23, 2016

Grantor: R.A. DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

Grantor's Mailing Address: 240 E. RENFRO #100, BURLESON, TEXAS 76028

Grantee: DARRYL MOORE AND MONICA MOORE

Grantee's Mailing Address: 1236 FLORES TRAIL, CROWLEY, TEXAS 76036

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

BEING THAT CERTAIN TRACT OF LAND SITUATED IN JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

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

R.A. DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: BRANSOM MANAGEMENT, LLC, ITS GENERAL PARTNER

BY:  DVLAN W. BRANSOM, VICE PRESIDENT

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on the 23rd day of May, 2016, by
DYLAN W. BEANSON, VICE PRESIDENT OF P.A. DEVELOPMENT, L.P., A TEXAS LIMITED
PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.



Donna Bailey
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
DARRYL MOORE AND MONICA MOORE
1226 FLORES TRAIL
CROWLEY, TEXAS 76036

PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 500
FORT WORTH, TEXAS 76107

LEGAL DESCRIPTION

~~A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 185,~~
JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED TO R. A.
DEVELOPMENT LTD., IN THAT DEED RECORDED IN INSTRUMENT NUMBER 11687,
DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A MAG NAIL FOUND IN THE SOUTHWESTERLY LINE OF SAID R. A.
DEVELOPMENT LTD. TRACT AND IN COUNTY ROAD 919 (VARIABLE WIDTH R-O-W)
FOR THE MOST WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO BRANSOM
HOMES, LLC., IN THAT DEED RECORDED IN INSTRUMENT NUMBER 10172, DEED
RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A MAG NAIL FOUND FOR THE
MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO JANA L. VOLKMAN
IN THAT DEED RECORDED IN INSTRUMENT NUMBER 3496, DEED RECORDS, JOHNSON
COUNTY, TEXAS, BEARS N 41°58'55" W, 473.67 FEET;

THENCE N 41°58'55" W ALONG SAID SOUTHWESTERLY LINE OF SAID R. A.
DEVELOPMENT LTD. TRACT AND ALONG SAID COUNTY ROAD 919 (VARIABLE WIDTH
R-O-W), A DISTANCE OF 237.44 FEET TO A MAG NAIL SET;

THENCE LEAVING SAID SOUTHWESTERLY LINE OF SAID R. A. DEVELOPMENT LTD.
TRACT
N 44°57'42" E, A DISTANCE OF 921.92 FEET TO A 1/2" IRON ROD SET WITH
CAP STAMPED "RPLS 5544" IN THE NORTHEASTERLY LINE OF SAID R. A.
DEVELOPMENT LTD. TRACT;

THENCE S 40°49'00" E ALONG THE NORTHEASTERLY LINE OF SAID R. A.
DEVELOPMENT LTD. TRACT, A DISTANCE OF 237.75 FEET TO A 1/2" IRON ROD
FOUND WITH CAP STAMPED "RPLS 5544" FOR THE MOST NORTHERLY CORNER OF
SAID BRANSOM HOMES LLC., TRACT;

THENCE LEAVING SAID NORTHEASTERLY LINE S 44°57'42" W, ALONG THE
NORTHWESTERLY LINE OF SAID BRANSOM HOMES, LLC., TRACT, A DISTANCE OF
917.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.005 ACRES OF
LAND, MORE OR LESS.

***** Electronically Recorded Document *****

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-12001

Recorded As : ERX-WARRANTY DEED

Recorded On: May 26, 2016

Recorded At: 08:30:35 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-

Indirect-

Receipt Number: 63484

Processed By: April Long

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

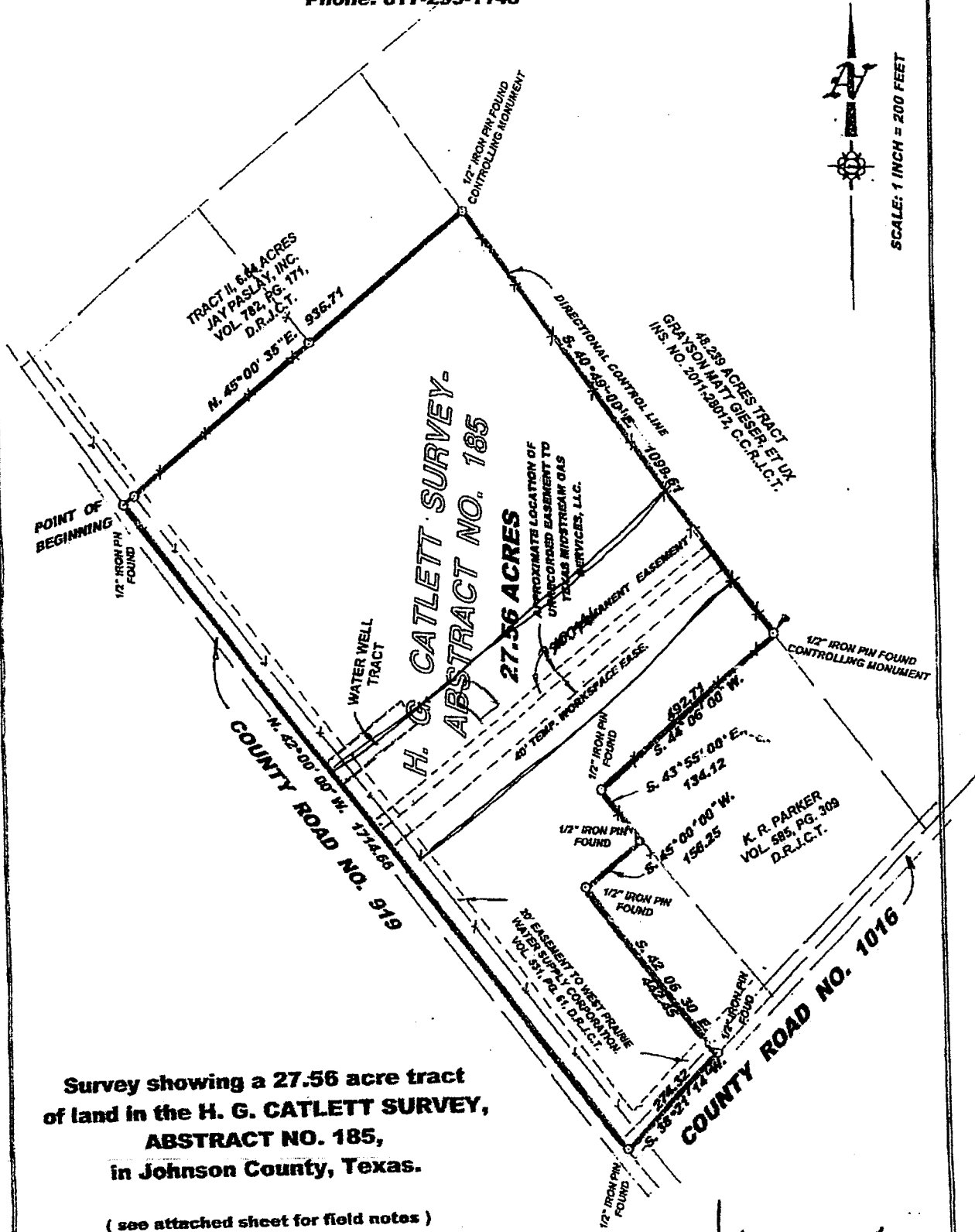
Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

TRIANGLE SURVEYING COMPANY
P. O. Box 546, Burleson, Texas, 76097
Phone: 817-295-1148



SCALE: 1 INCH = 200 FEET



**Survey showing a 27.56 acre tract
of land in the H. G. CATLETT SURVEY,
ABSTRACT NO. 185,
in Johnson County, Texas.**

(see attached sheet for field notes)

5/22/17

