



Approved

Commissioners Court

MAY 22 2017

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 Carlos F. Hernandez Date 5-5-17

Contact Information:

Phone no. _____ cell no. (817) 681-6537

Email address LucyGiron123@gmail.com

Property Information for Variance Request:

Property 911 address 2300 Tracy's Court Alvarado

Subdivision name Homesteads Block S Lot 36

Lot size: 1.98 acres Size of existing residence: 1480 sq. ft.

Size of proposed residence: 1500 sq. ft.

ETJ: Yes - City _____ 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 Existing mobile home on property.

Already started building process for site built home

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

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

WARRANTY DEED

Date: 4-30 2015

Grantor: Edward M. Burks, a single person and Linda A. Burks, a single person.
Grantor's Mailing Address: 6920 Gridstone at Arlington 76002

Grantee: Carlos F. Hernandez
Grantee's Mailing Address: 8540 Jeanes Lane, Alvarado, TX 76009

Consideration: TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

Property (including any improvements):


Lot Thirty-six (36), in Block 5, of The Homesteads, Phase X, an addition to Johnson County, Texas, according to the Map or Plat thereof recorded in/under Volume 5, Page 66, Map/Plat Records, Johnson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is given and accepted subject to any and all restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantor, for the consideration and subject to the reservations from 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 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.

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


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


Edward M. Burks

STATE OF Texas §
COUNTY OF Johnson §

This instrument was acknowledged before me on the 30 day of April 2015 by Edward M. Burks.

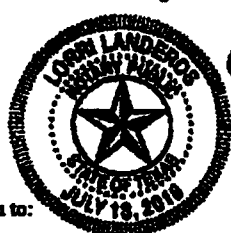



Notary Public, State of Texas

Linda A. Burks
Linda A. Burks

STATE OF Texas
COUNTY OF Johnson

This instrument was acknowledged before me on the 30 day of April, 2015
by Linda A. Burks.



Lorie Landeros
Notary Public, State of Texas

When recorded return to:
Carlos F. Hernandez
8540 James Lane
Alvarado, TX 76009

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

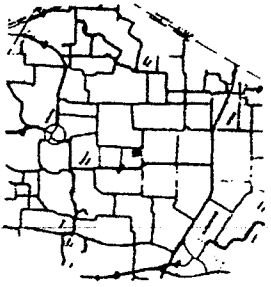
Johnson County**Becky Ivey
Johnson County Clerk
Cleburne, TX****Document Number: 2015-8890****Recorded As : ERX-WARRANTY DEED****Recorded On: April 30, 2015****Recorded At: 02:08:04 pm****Number of Pages: 3****Recording Fee: \$30.00****Parties:****Direct- BURKS EDWARD****Indirect- HERNANDEZ CARLOS F****Receipt Number: 28235****Processed By: Cheryl Woolsey*******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.

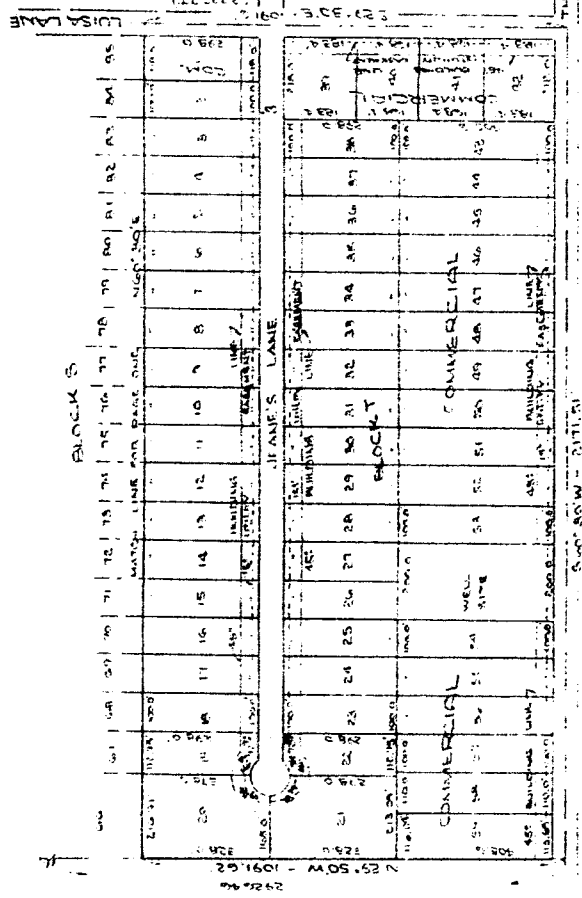
**BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS**

Pct 3



VICINITY MAP

Scale: 1" = 300'



Delineatory and Final Map

THE HOMESTEADS

Being a portion of the Edwin Hendricks Survey, A-32B

Johnson County, Texas

APPROVED this 23rd day of May, 1965
Henry J. Hines
 COUNTY CLERK, DISTRICT 2
 COUNTY CLERK, DISTRICT 2

The County will not be responsible for any fiscal damage in this subdivision on any adjacent property.

1.45' Building Line along East of Lot
 2 Minimum 5' Sub. Lns
 3.10' Utility Easement along South of Lot



I hereby declare that to be a true and correct representation of this property as shown on this plat by authority of the State of Texas
Thomas L. Thompson

THOMAS L. THOMPSON
 REGISTERED PUBLIC SURVEYOR
 2706 W. GILBERT ST. - SUITE 102
 DALLAS, TEXAS 75208
 My Exp. 12/31/66
 Date November, 1964

A 99

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

Receipt Number: 2017-516

5/5/2017 04:39 PM JE 1

Descriptions:

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

Received From:

Carlos Hernandez
2300 Tracy's Ct

Amount Received:

\$100.00

Payment Information:

Cash \$100.00

**Septic Variance 1 existing system installing 1 additional septic system at 2300
Tracy's Ct Alvarado Tx**

Signature / Initials: Carlos F Hernandez

JE 1 5/5/2017 04:39 PM

Receipt Number: 2017-515

5/5/2017 04:36 PM JE 1

Descriptions:

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

Received From:

Carlos Hernandez
2300 Tracy's Ct

Amount Received:

\$100.00

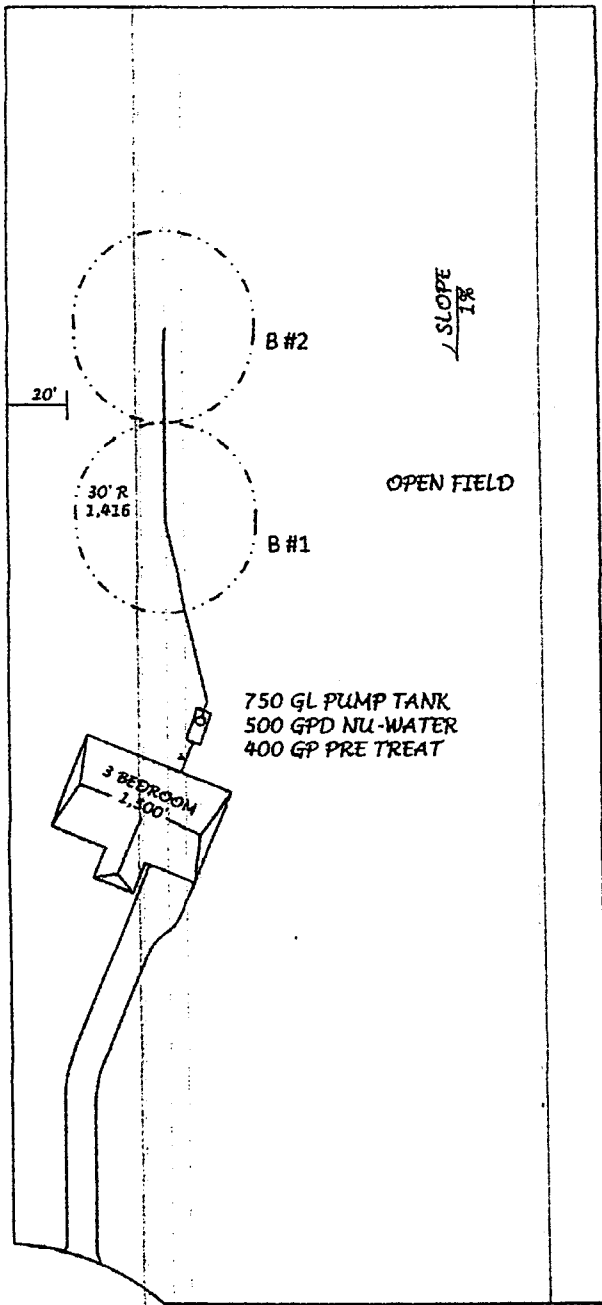
Payment Information:

Cash \$100.00

Development variance 1 mobile home & 1 site built 2300 Tracy's Ct

Signature / Initials: Carlos F Hernandez

JE 1 5/5/2017 04:36 PM



THOMAS KOHL RS 2908
2300 TRACY'S CT 5/1/2017

COPY