

SEP 11 2017



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 Terry & Rebecca Groom Date 8-31-17

Contact Information: Phone no. _____
Cell no. 214-934-5808 Email address _____

Property Information for Variance Request:

Property 911 address 7968 CR 1204 Rio Vista

Subdivision name _____ Block _____ Lot _____

Lot size: 159 acres Size of existing residence: 700 sq. ft.

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

ETJ: Yes - City _____ No

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

Reason for request Owners will live in tiny house hooked to septic while building new home will keep tiny home on property but unhook from septic. Septic plans are designed for 2 houses.

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

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.

18295 DFW/TT/LA Warranty Deed with Vendor's Lien

Date: July 27, 2017

Grantor: JOHN A. KUETHE AND WIFE, NANCY A. KUETHE

Grantor's Mailing Address: 2422 Wimbledon Dr, Arlington, TX 76017

Grantee: Terry J. Groom and Rebecca Groom

Grantee's Mailing Address: 6912 County Road 1228, Godley, TX 76044

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Lone Star, FLCA in the principal amount of FIVE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$580,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lone Star, FLCA and by a first-lien deed of trust of even date from Grantee to Troy Bussmeir, trustee.

Property (including any improvements):

See Exhibit "A" attached and incorporated by reference herein.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

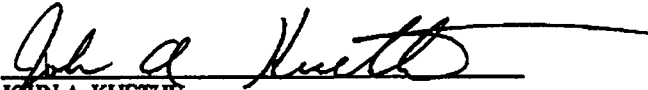
Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2017 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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 the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lone Star, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lone Star, FLCA and are transferred to Lone Star, FLCA without recourse against Grantor.

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



JOHN A. KUETHE



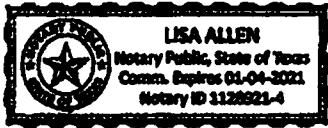
NANCY A. KUETHE

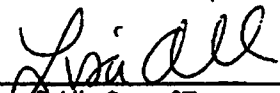
STATE OF TEXAS

COUNTY OF Tarrant

Before me, the undersigned, on this day personally appeared JOHN A. KUETHE AND WIFE NANCY A. KUETHE, proved to me through T. D. L. to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that JOHN A. KUETHE AND WIFE NANCY A. KUETHE executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27 day of July, 2017.





Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Dorsett Johnson & Swift, LLP
407 Throckmorton Street, Suite 500
Fort Worth, Texas 76102
817-900-8202 Phone

AFTER RECORDING RETURN TO:

EXHIBIT "A"

Tract One

Being all of that certain tract of land situated in the ISAAC BATTERSON SURVEY, ABSTRACT No. 21, Johnson County, Texas, and being all of that certain called Tract One, being called a 152.79 acres of land conveyed by Bobby Hodges and wife, Mary Ann Hodges to John Kuethe and wife, Nancy A. Kuethe by the deed recorded in Volume 2807, Page 31, of the Official Public Records of Johnson County, Texas, and all of that certain called Tract Two, also being conveyed by Bobby Hodges and wife, Mary Ann Hodges to John Kuethe and wife, Nancy A. Kuethe by the deed recorded in Volume 2807, Page 31, of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (stamped "RPLS 5614") 1/2 inch iron rod set (restored) for the most westerly northeast corner of said 152.79 acre tract, and said iron rod set also being the restored northwest corner of that certain called 14.03 acre tract of land conveyed to Ronald Johnson and wife, RaShaunda Johnson by the deed recorded in Volume 3578, Page 31, of the Official Public Records of Johnson County Texas;

THENCE South 29 degrees 52 minutes 10 seconds East, along a common line between said Kuethe tract and said Johnson tract, a distance of 1134.64 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the restored common corner of said Kuethe tract and said Robinson tract;

THENCE North 59 degrees 15 minutes 55 seconds East, along a common line between said Kuethe tract and said Johnson tract, a distance of 1852.27 feet to a PK Nail set with a washer (stamped "RPLS 5614"), said PK Nail set for a common corner between said Kuethe tract and said Johnson tract, said PK nail set in the pavement of County Road No. 1204;

THENCE South 31 degrees 05 minutes 45 seconds East, along the pavement of said County Road No. 1204, and the northeasterly line of said Kuethe tract, a distance of 1250.65 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the restored southeast corner of said Kuethe tract;

THENCE South 60 degrees 07 minutes 04 seconds West, crossing said county road a distance of 21.63 feet passing a 1/2 inch rod found at the base of a fence corner post for reference, and then generally along a fence line and a southeasterly line of said Kuethe tract, a distance of 1642.66 feet to a steel fence corner post found for a corner, said fence corner post also being the northeast corner of a tract of land conveyed to Freddie R. Steelman, by the instrument No. 2015.23897 of the Official Public Records of Johnson County, Texas;

THENCE South 60 degrees 14 minutes 27 seconds West, generally along a fence line and a

common line between said Kuethe tract and said Steelman tract, at a distance of 2071.59 feet passing a 1/2 inch iron rod found for reference, continuing in all a distance of 2098.92 feet to a PK Nail set with a washer stamped "RPLS 5614", in the pavement of County Road No. 1205, for the southwest corner of said Kuethe tract, said capped PK Nail set on a northeasterly line of a tract of land conveyed to Secure Covenant Interests Ltd. by the Instrument No. 2016.24840, recorded in the Official Public Records of Johnson County, Texas;

THENCE North 31 degrees 17 minutes 51 seconds West, along the pavement of said County Road No. 1205 and a common line between said Kuethe tract and said Security Interests Ltd. a distance of 948.85 feet to a mag nail found for a corner and angle point,

THENCE North 31 degrees 12 minutes 48 seconds West, along the pavement of said County Road No. 1205 and a common line between said Kuethe tract and said Security Interests Ltd. a distance of 1418.05 feet to a railroad spike found in the pavement at the intersection of County Road No. 1205 with County Road No. 1102, said railroad spike found being the northeast corner of said Security Interests Ltd. tract and said railroad spike found also being the southeast corner of that certain called 26.929 acre tract of land conveyed to Janet Frizzell by the Instrument No. 2011.11644 recorded in the Official Public records of Johnson County, Texas, and continuing along the pavement of County Road No. 1205, and now a common line between said Kuethe tract and said Frizzell tract, in all a distance of 1418.05 feet to a PK Nail set with a washer stamped "RPLS 5614" in the pavement of said County Road No. 1205 at the intersection with County Road No. 1102 for the restored northwest corner of said Kuethe tract, and said PK Nail set also being the southwest corner of that certain called 53.017 acre tract of land conveyed to Marie E. McPherson by Instrument No. 2013.30336 recorded in the Official Public Records of Johnson County, Texas;

THENCE North 60 degrees 29 minutes 53 seconds East, along the pavement of County Road No. 1102 and a common line between said McPherson tract and said Kuethe tract, a distance of 1587.40 feet to a capped (stamped "INCE") 5/8 inch iron rod found for a corner, said capped iron rod found for the southwest corner of a 10.00 acre tract of land conveyed to Kenneth Hamilton and Sharon Hamilton by the deed recorded in Volume 4552, Page 382, of the Official Public Records of Johnson County, Texas;

THENCE North 60 degrees 35 minutes 23 seconds East, along the pavement of County Road No. 1102, and the common line between said Hamilton tract and said Kuethe tract, a distance of 332.30 feet to the POINT OF BEGINNING and containing 155.517 acres of land more or less as surveyed on the ground by Buffalo Creek Surveyor LLC., under the supervision of Joe Davis Ballard RPLS no. 5614.

Tract Two

Being all of that certain tract of land situated in the ISAAC BATTERSON SURVEY, ABSTRACT No. 21, Johnson County, Texas, and being a portion of that certain called 14.03 acre tract of land conveyed to Ronald Johnson et ux, RaShanda Johnson by the deed recorded in Volume 3578, Page 31, of the Official Public Records of Johnson County Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (stamped "RPLS 5614") 1/2 inch iron rod set (restored) for the

most westerly northeast corner of that certain called 152.79 acre tract of land conveyed to Ronald Johnson et ux, RaShaunda by the deed recorded in Volume 2807, Page 31, of the Official Public Records of Johnson County, Texas, and said iron rod set also being the restored northwest corner of said called 14.03 acre tract of land

THENCE South 29 degrees 52 minutes 10 seconds East, along a common line between said Kuethe tract and said Johnson tract, a distance of 1134.64 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the restored common corner of said Kuethe tract and said Robinson tract;

THENCE North 59 degrees 15 minutes 55 seconds East, along a common line between said Kuethe tract and said Johnson tract, a distance of 1852.27 feet to a PK Nail set with a washer (stamped "RPLS 5614"), said PK Nail set for a common corner between said Kuethe tract and said Johnson tract, said PK nail set in the pavement of County Road No. 1204;

THENCE North 29 degrees 10 minutes 19 seconds West, along the pavement of County Road no. 1204 and a northeasterly line of said Johnson 14.03 acre tract, a distance of 18.00 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for a corner of the herein described tract of land;

THENCE South 59 degrees 19 minutes 08 seconds West, at a distance of 5.5 feet passing a steel fence corner post, and continuing generally along a fence line and a northwesterly line of the herein described tract of land, a distance of 1831.60 feet to a steel fence corner post found for an inset el corner of the herein described tract of land;

THENCE North 29 degrees 52 minutes 09 seconds West, generally along a fence line and a northeasterly line of the herein described tract of land, at a distance of 1105.0 feet passing a steel fence corner post found, and continuing generally along a fence line and a northeasterly line of the herein described tract of land in all a distance of 1114.45 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set in the pavement of County Road No. 1102 for the corner of the herein described tract of land;

THENCE South 60 degrees 35 minutes 23 seconds West, along the pavement of County Road No. 1102 and a northwesterly line of said Johnson 14.03 acre tract of land a distance of 20.86 feet to the POINT OF BEGINNING and containing 1.336 acres of land more or less as surveyed on the ground by Buffalo Creek Surveyor LLC., under the supervision of Joe Davis Ballard RPLS No. 5614.

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2017-18694

Recorded As : ERX-WARRANTY DEED

Recorded On: August 02, 2017

Recorded At: 10:51:33 am

Number of Pages: 6

Recording Fee: \$42.00

Parties:

Direct-
Indirect- NA

Receipt Number: 103166

Processed By: Angela Finney

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.

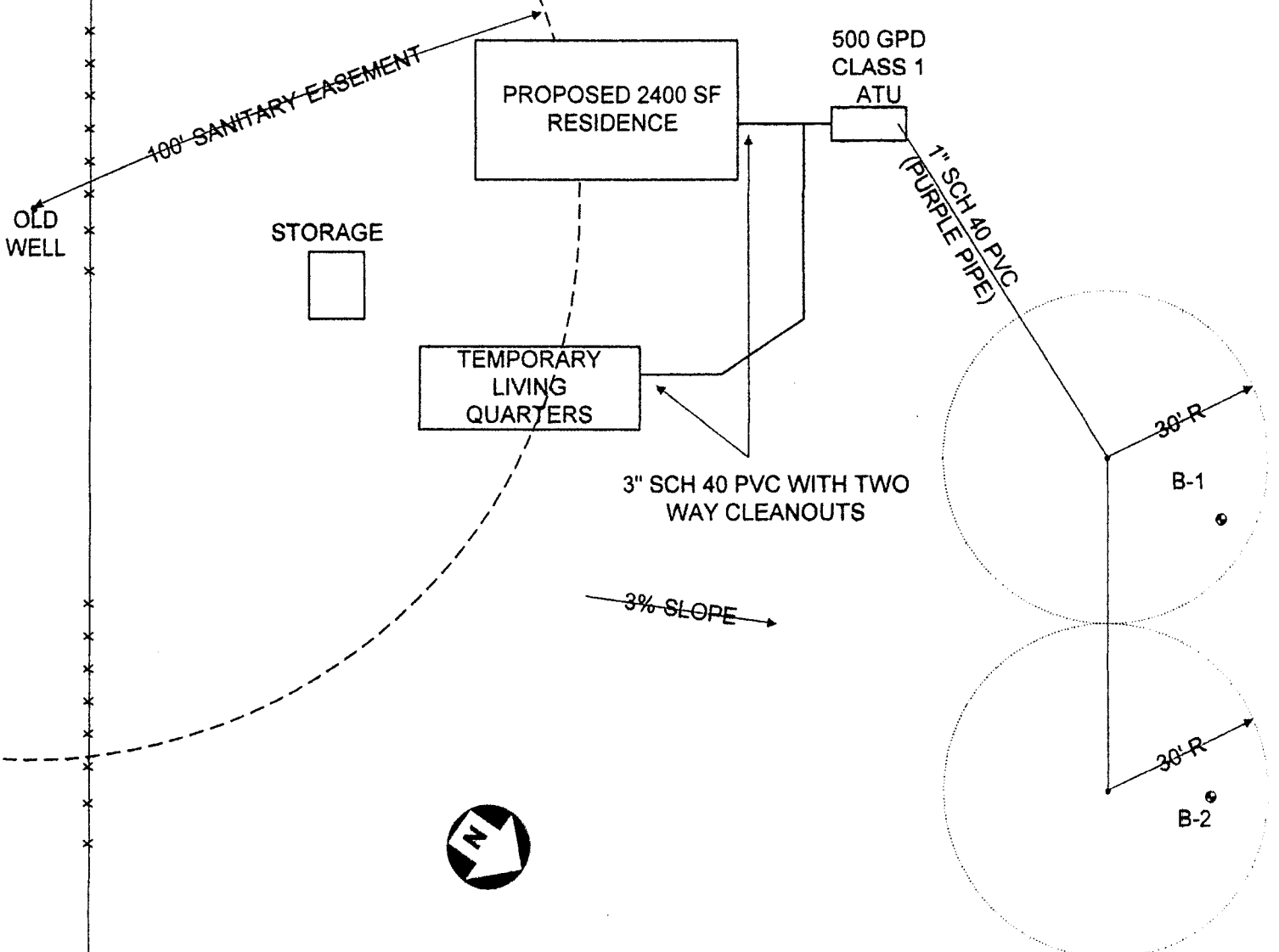
Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey

BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

8/26/17
7968 CR 1204
REBECCA GROOM
160 ACRES

NO PROPERTY LINE IS
WITHIN 200' OF OSSF



SCALE: 1" = 30' 0"


P. KIRK FUQUA
REGISTERED SANITARIAN #2327

Johnson County Public Works

Johnson County Public Works

1 North Main Street, Suite 305

Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2017-1041

8/31/2017 02:29 PM MM 1

Descriptions:

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

Received From:

Rebecca & Terry Groom
6912 CR 1228 Godley, TX 76044

Amount Received:

\$100.00

Payment Information:

Visa Fee = \$0.00

Permit

S51052

Payment Id: 100156667665

Signature / Initials:

MM 1 8/31/2017 02:29 PM