





## Johnson County Public Works Department

David Disheroon / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

### VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is acceptable under the adopted guidelines. To request a variance for a deviation or exception to that for a lot or tract (ex: road frontage, etc.) please provide the following information. Variance fee is \$100 per request. This request will be presented to the Commissioner's Court for their decision.

Owner Burleson Storage LLC Date January 23, 2018

Phone # Owner: Mike 817-253-1839 Contractor: Bob 817-688-0765

Email Address mike@maadhunter.com bob@basdensteel.com

Property Information for Variance Request:

Property 911 address 150 North Briar Oaks Road Burleson, TX 76028

Subdivision name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Survey \_\_\_\_\_ Abstract \_\_\_\_\_ Acreage \_\_\_\_\_

Reason for request Request permission to begin RV storage project in floodplain, LOMR-F submitted to FEMA in December 2017, results not received to date.

Provide the following with this request:

- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing structures



Results by layer

- Voting Districts (1)
- Abstracts (1)
- Precincts (1)
- School District Boundaries (1)
- Flood Zone A - Major Volatile - Flood Insurance Required (1)
- Flood Zone - Quid Inex (1)
- Gas Leases (1)
- Parcels (Addresses Labeled) (1)
- ESD Blocks (1)
- Parcels (Owner Name Labeled) (1)
- Commissioner Precincts (1)
- Parcels (GEO Labeled) (1)
- ESD Fire Department Boundaries (1)
- ZIP CODES (1)

126-0465-00392

Appraisal Year: 2015  
Geo Acct Number: 126-0465-00392  
Tract Number: 18D1  
Acres: 10.01  
Owner Name: BURLESON STORAGE LLC  
Situs: BRIAR OAKS RD  
Deed Type: WARRANTY DEED  
Instrument Number: 25526  
Deed Date: 2017-09-21  
Tract / Lot: TR 18D1  
Abstract / Subdivision: JONES  
Appraiser: DESIRE CADDELL  
190, BURLESON RD  
ESD: JOHNSON CO EMERGENCY  
VFD: BRIAR OAKS FIRE DEPT  
account: 114 R3002959C  
Area: 434842.2 Square Feet  
Perimeter: 3620.4 Feet

ORDINANCE

**AN ORDINANCE PROVIDING FOR THE CHANGING OF SMALL AREAS OF THE CORPORATE BOUNDARIES OF THE CITY OF BURLESON BY DISANNEXING AND DISCONTINUING FROM THE CORPORATE LIMITS OF THE CITY OF BURLESON A TOTAL OF 1.019 ACRES, MORE OR LESS, SITUATED IN THE THOMAS JONES SURVEY, ABSTRACT NO 468; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; AND PROVIDING FOR SEVERABILITY.**

**WHEREAS**, the City of Burleson is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, on November 27, 2002, the City of Burleson adopted Ordinance A-290, which annexed a large area, and in doing so, bisected an approximate 30 acre tract of land situated in the Thomas Jones Survey, Abstract No. 468; and

**WHEREAS**, after careful review of the boundaries of the City established by Ordinance A-290, the City Council has determined that disannexing a 1.019 acre portion of the 30 acre tract of land bisected by the annexation would serve orderly regulation and growth and is deemed by the City Council of the City of Burleson to be in the best interest of the City of Burleson.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON:**

**SECTION 1.**

The following described land within the corporate limits of the City of Burleson is hereby disannexed and discontinued as a part of the City of Burleson, Texas, said land being described as follows:

**Disannexation Area**

Disannexing from the City of Burleson an area totaling approximately 1.019 acres,

more or less, situated in the Thomas Jones Survey, Abstract No. 468, originally annexed by the Burluson City Council on November 27, 2002 (Ordinance A-290), and further described by Exhibit A, attached herein for reference.

**SECTION 2.**

That this Ordinance shall and does amend every prior ordinance in conflict herewith, but as to all other ordinances or sections of ordinances not in direct conflict, this Ordinance shall be, and the same is hereby made cumulative.

**SECTION 3.**

If any section, subsection, sentence, phrase or word of this Ordinance be found to be illegal, invalid or unconstitutional, or if any portion of said property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this Ordinance or the application of any other section, sentence, phrase, word, paragraph, or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portion and applications of this Ordinance and would have annexed, and does hereby annex, the valid property without the invalid part, and to this end the provisions of this Ordinance are declared to be severable.

PASSED AND APPROVED ON FIRST READING THIS 2nd, DAY OF  
October, 2017.



MAYOR

ATTEST:

[Signature]  
CITY SECRETARY

PASSED AND APPROVED ON SECOND READING THIS 16th DAY OF October, 2017.

[Signature]  
MAYOR

ATTEST  
[Signature]  
CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

[Signature]  
City Attorney



EXHIBIT A (pg 1 of 4)

Property Metes and Bounds Description

**LEGAL DESCRIPTION:**

**TRACT 1**

A TRACT OF LAND SITUATED IN THE THOMAS JONES SURVEY, ABSTRACT No. 468, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO RENFRO STREET HOLDINGS IN THAT DEED RECORDED IN INSTRUMENT NUMBER 2013-29397, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD FOUND AT THE MOST SOUTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO LEROY R. FEHSE IN THAT DEED RECORDED IN VOLUME 517, PAGE 701, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 00°00'36" E, A DISTANCE OF 3.04 FEET TO A POINT;

THENCE N 43°54'36" W, A DISTANCE OF 301.58 FEET TO A 2" STEEL FENCE POST FOUND;

THENCE S 88°37'04" E, A DISTANCE OF 209.21 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544";

THENCE S 00°00'03" E, A DISTANCE OF 209.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.509 ACRES OF LAND, MORE OR LESS.

**TRACT 2**

A TRACT OF LAND SITUATED IN THE THOMAS JONES SURVEY, ABSTRACT NO. 468, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO RENFRO STREET HOLDINGS IN THAT DEED RECORDED IN INSTRUMENT NUMBER 2013-29397, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD FOUND AT THE MOST SOUTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO LEROY R. FEHSE IN THAT DEED RECORDED IN VOLUME 517, PAGE 701, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 87°43'43" E, A DISTANCE OF 208.66 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 00°22'56" W, A DISTANCE OF 209.90 FEET TO A POINT;

THENCE N 43°54'36" W, A DISTANCE OF 298.61 FEET TO A POINT;

THENCE N 00°00'03" W, A DISTANCE OF 3.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.510 ACRES OF LAND, MORE OR LESS.



PREPARED UNDER MY DIRECTION.

*Matt Powell*

MATT POWELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5544

DATED: 12-12-16

DATE: 12-12-16

DRAWN: J.J.P.

CHECKED: M.P.

DFW JOB No. 2013023-03

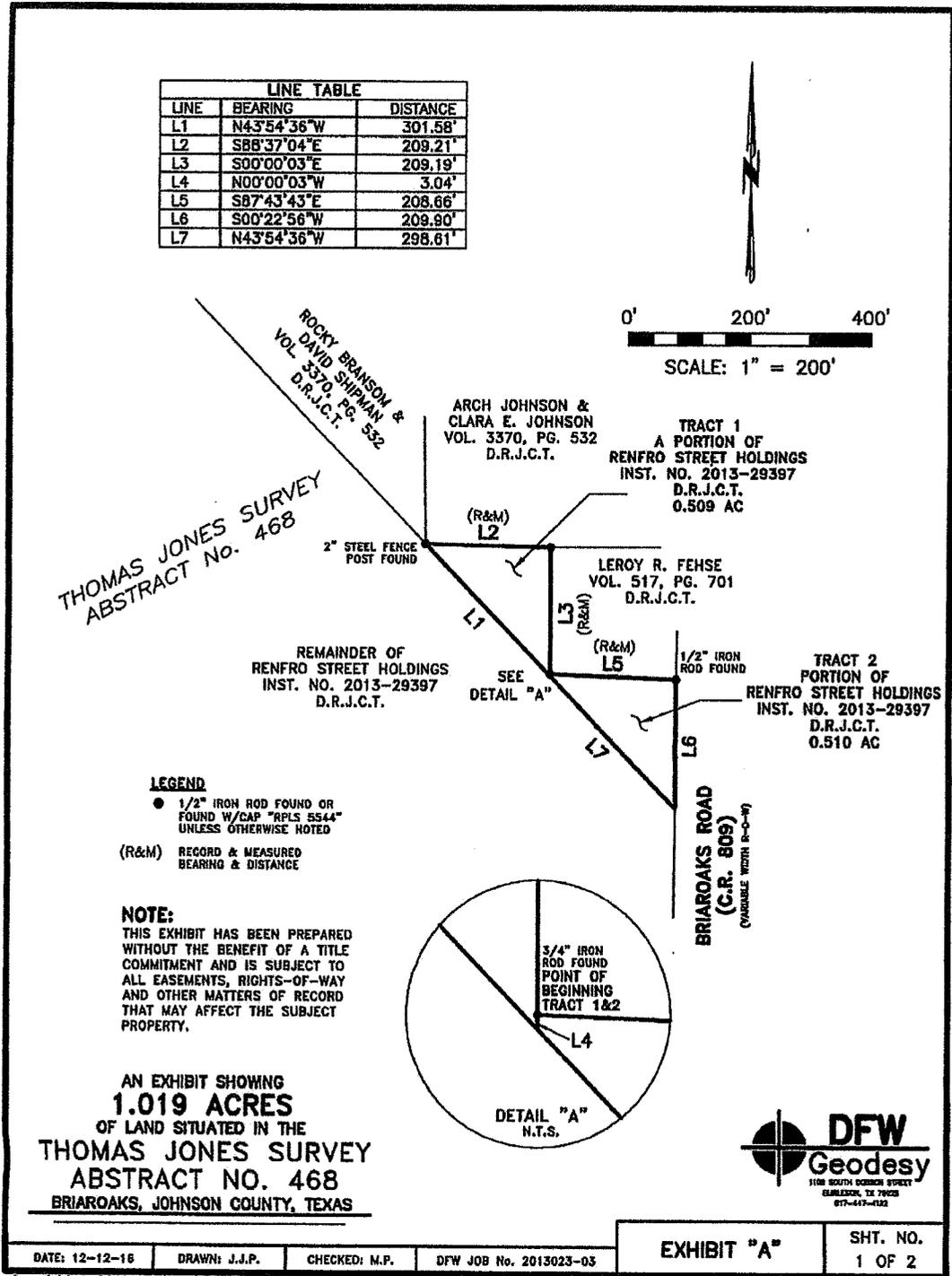
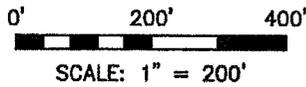
EXHIBIT "A"

SHT. NO.  
2 OF 2

**EXHIBIT A (pg 2 of 4)**

Property Survey Exhibit

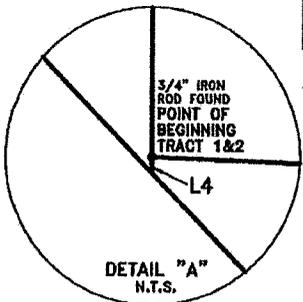
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°54'36"W	301.58'
L2	S88°37'04"E	209.21'
L3	S00°00'03"E	209.19'
L4	N00°00'03"W	3.04'
L5	S87°43'43"E	208.66'
L6	S00°22'56"W	209.90'
L7	N43°54'36"W	298.61'



**LEGEND**

- 1/2" IRON ROD FOUND OR FOUND W/CAP "RPLS 5544" UNLESS OTHERWISE NOTED
- (R&M) RECORD & MEASURED BEARING & DISTANCE

**NOTE:**  
 THIS EXHIBIT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY.



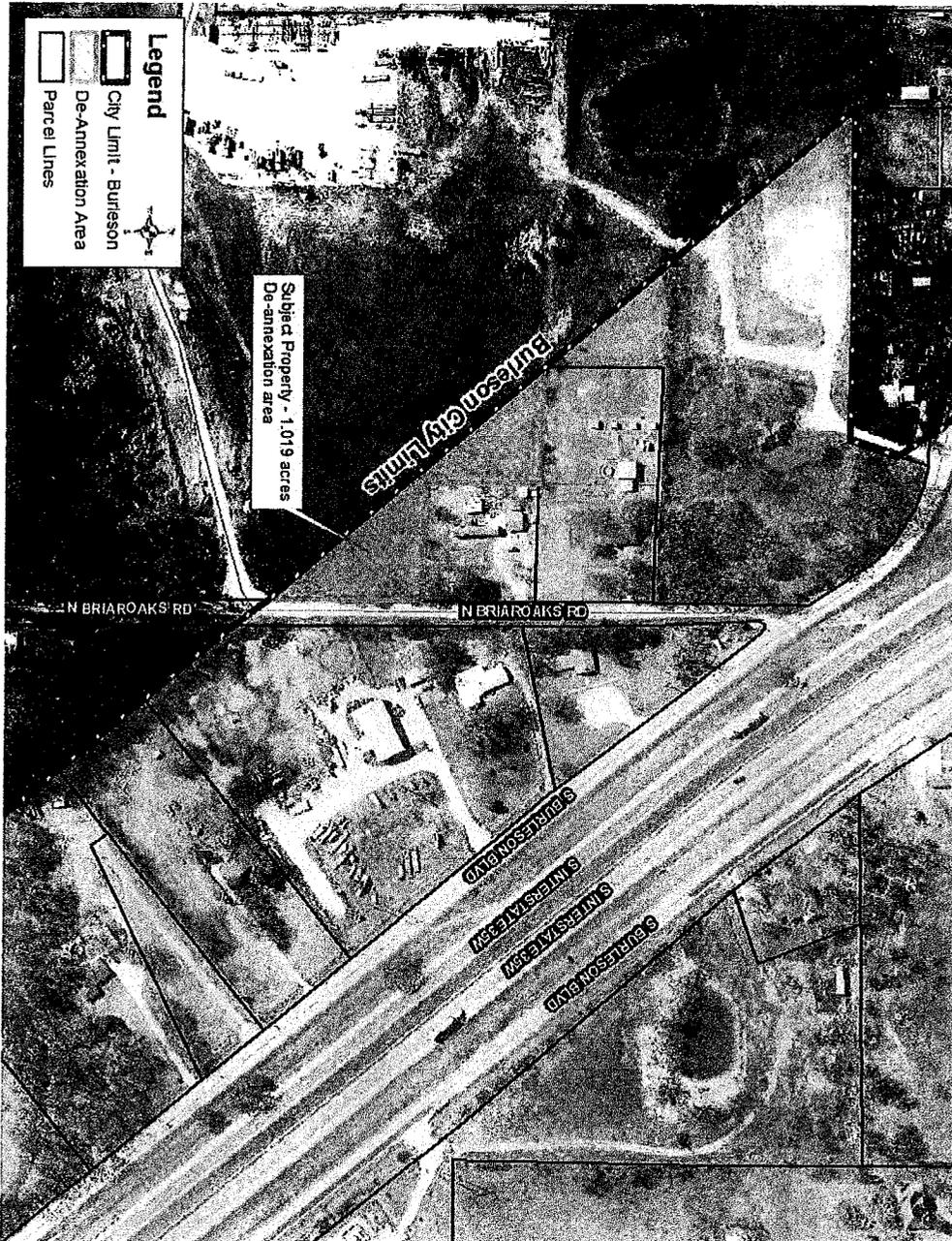
**AN EXHIBIT SHOWING  
 1.019 ACRES  
 OF LAND SITUATED IN THE  
 THOMAS JONES SURVEY  
 ABSTRACT NO. 468  
 BRIAROAKS, JOHNSON COUNTY, TEXAS**



DATE: 12-12-16	DRAWN: J.J.P.	CHECKED: M.P.	DFW JOB No. 2013023-03	<b>EXHIBIT "A"</b>	SHT. NO. 1 OF 2
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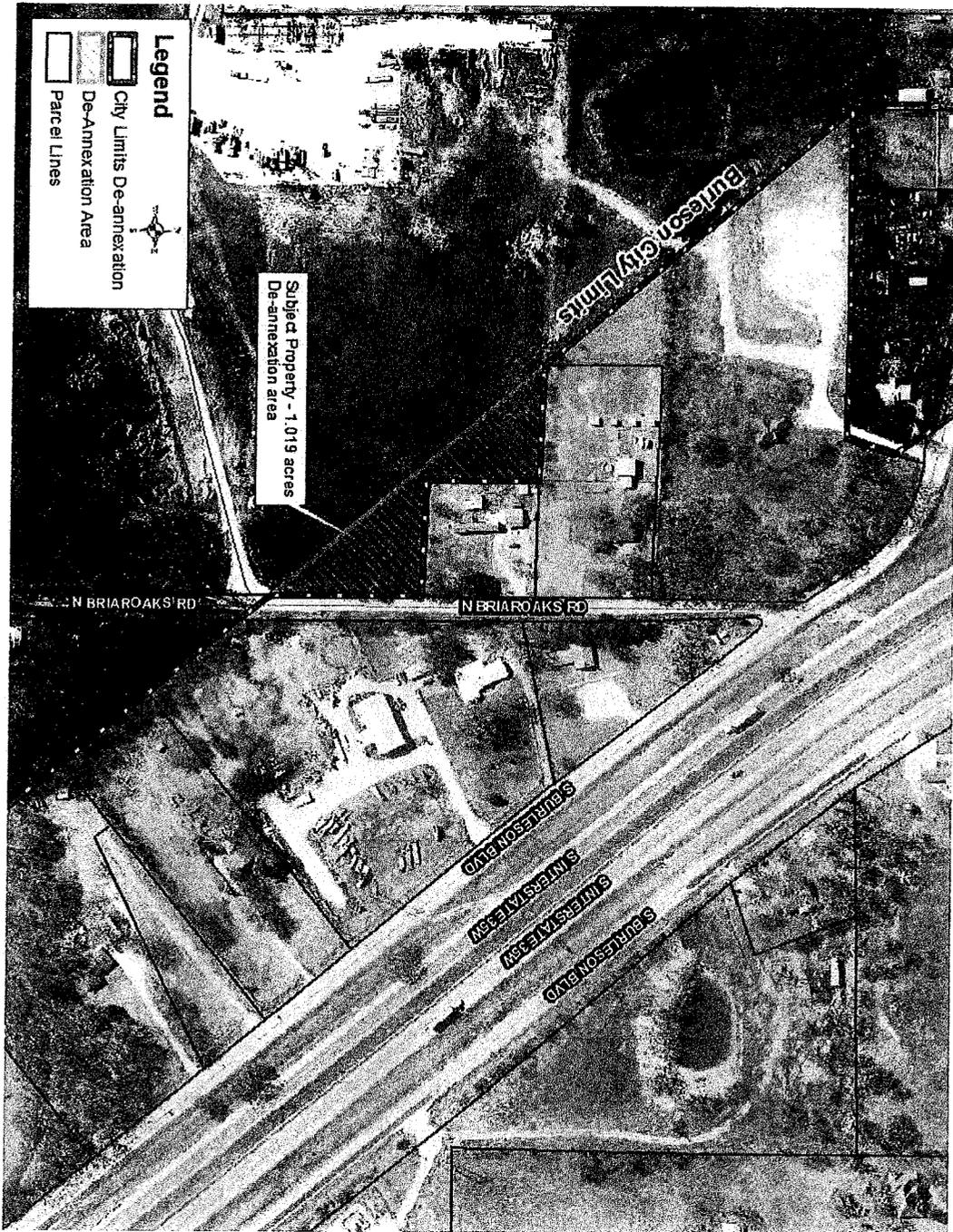
**EXHIBIT A (pg 3 of 4)**

Current City Limit Lines



**EXHIBIT A (pg 4 of 4)**

City Limit Lines post de-annexation



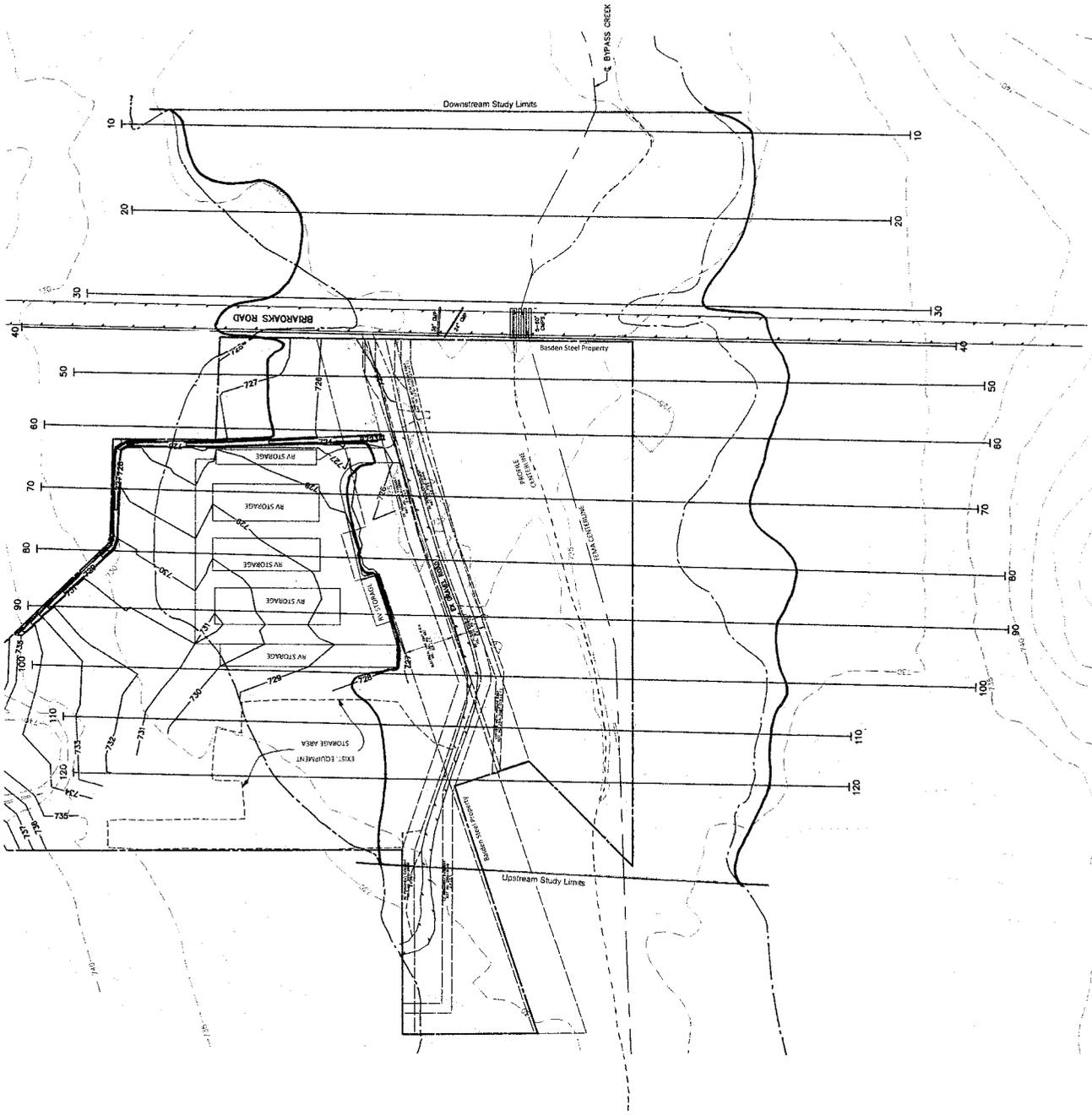


**LEGEND**

- EXISTING ZONE "A"
- PROPOSED POST PROJECT BOUNDARY
- EX INDEX CONTOURS
- EX CONTOURS



BRIAR OAKS  
 100 YEAR POST PROJECT CONDITIONS  
 EXHIBIT B-1



FEMA MT-Forms Supplemental Information

**Property Information Form (page 1 of 2)**

Form 1 – Fill date is estimated at this time.

3. The certified metes and bounds description for the encroachment fill area will be provided when the County final review is submitted.

**Property Information Form (page 2 of 2)**

A copy of the annotated FIRM will be submitted with the final review documents.

**Elevation Form (page 1 of 2)**

Form 2

3. The proposed RV Storage buildings will be steel post and beam open side structures with metal roofs.
6. The upstream edge of property Latitude and Longitude will be added in the final review submittal.

**Community Acknowledgment Form**

Form 3

The City of Briar Oaks Community Official signature may be included along with the Johnson County signature. The additional signature form will be included before the final City/County review submittal.