

Approved

Commissioners Court

REQUEST FOR AGENDA PLACEMENT FORM

FEB 26 2018

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

SUBMITTED BY: David Disheroon TODAY'S DATE: 02/16/2018

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD:

REQUESTED AGENDA DATE: 02/26/2018

SPECIFIC AGENDA WORDING: Consideration of variance for two structures on one septic system located at 5400 CR 805, in Precinct 4.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes

ACTION ITEM: X

WORKSHOP

(Anticipated number of minutes needed to discuss item)

CONSENT:

EXECUTIVE:

STAFF NOTICE:

COUNTY ATTORNEY: IT DEPARTMENT:

AUDITOR: PURCHASING DEPARTMENT:

PERSONNEL: PUBLIC WORKS: X

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. Variance fee is \$100 per request. 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 Jason & Amanda Johnson Date 02/06/18

Phone no. 817-991-8509

Email address asc13183@yahoo.com

Property Information for Variance Request:

Property 911 address 5400 CR 805 Joshua, TX 76058

Subdivision name Jason Johnson Addition Block 18D1 Lot 18D1

Survey _____ Abstract _____ Acreage 10

Size of existing residence: 4000 sq. ft.

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

ETJ: (X) Yes - City Burleson () No

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

Reason for request _____
live in RV while building house, then hook shop w/restroom and house to one septic

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

General Warranty Deed

Date: February 10, 2017

Grantor: Cleve Wells and Jana Wells, husband and wife

Grantor's Mailing Address:

3400 Conveyor Drive
Burleson, TX 76028

Grantee: Jason Johnson and Amanda Johnson, husband and wife

Grantee's Mailing Address:

8108 Oakmont Drive
Burleson, TX 76028

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING A 10 ACRE TRACT OF LAND OUT OF THE JEFFERSON HAGGERTY SURVEY, ABSTRACT NO. 329, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 19 ACRE TRACT (TRACT 1), CONVEYED TO U.R. OWENS, RECORDED IN VOLUME 392, PAGE 506, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET, IN COUNTY ROAD NO. 805, BEING AT THE NORTHWEST CORNER OF SAID 19 ACRE TRACT;

THENCE EAST, (DIRECTIONAL CONTROL) WITH THE NORTH LINE OF SAID 19 ACRE TRACT, PASSING AN 18" OAK TREE AT 19.0 FEET, CONTINUING ON WITH SAID NORTH LINE, SAME BEING THE SOUTH LINE OF A TRACT RECORDED IN VOLUME 898, PAGE 508 AND VOLUME 1376, PAGE 22 OF SAID DEED RECORDS, AND GENERALLY ALONG A FENCE LINE, A TOTAL DISTANCE OF 1038.29 FEET TO A 1/2" IRON ROD SET, AT THE NORTHEAST CORNER OF SAID 19 ACRE TRACT;

THENCE SOUTH 01 DEGREE 09 MINUTES 48 SECONDS EAST WITH THE EAST LINE OF SAID 19 ACRE TRACT, SAME BEING THE WEST LINE OF A 50 ACRE TRACT, RECORDED IN VOLUME 492, PAGE 476 OF SAID DEED RECORDS, AND GENERALLY ALONG A FENCE LINE, A DISTANCE OF 460.17 FEET, TO A 1/2" IRON ROD SET;

THENCE WEST, A DISTANCE OF 855.30 FEET, TO A P.K. NAIL SET, IN SAID COUNTY ROAD NO. 805, BEING IN THE WEST LINE OF SAID 19 ACRE TRACT;

THENCE NORTH 22 DEGREES 41 MINUTES 14 SECONDS WEST WITH SAID COUNTY ROAD AND WITH SAID WEST LINE A DISTANCE OF 498.66 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10 ACRES OF LAND, MORE OR LESS, WITH 0.35 ACRE LYING IN SAID COUNTY ROAD, LEAVING A NET ACREAGE OF 9.65 ACRES OF LAND, MORE OR LESS.

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 or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees to pay.

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.

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



Cleve Wells


Jana Wells

STATE OF TEXAS)

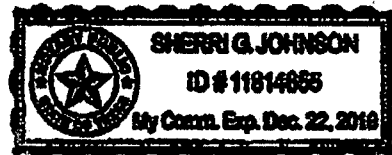
COUNTY OF DALLAS)

This instrument was acknowledged before me on February 10 2017, by Cleve Wells and Jana Wells.


Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

Jason Johnson and Amanda Johnson
8108 Oakmont Drive
Burleson, TX 76028



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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2017-3849

Recorded As : ERX-WARRANTY DEED

Recorded On: February 15, 2017

Recorded At: 02:42:50 pm

Number of Pages: 3

Recording Fee: \$30.00

Parties:

Direct-
Indirect-

Receipt Number: 86835

Processed By: Michelle Phipps

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

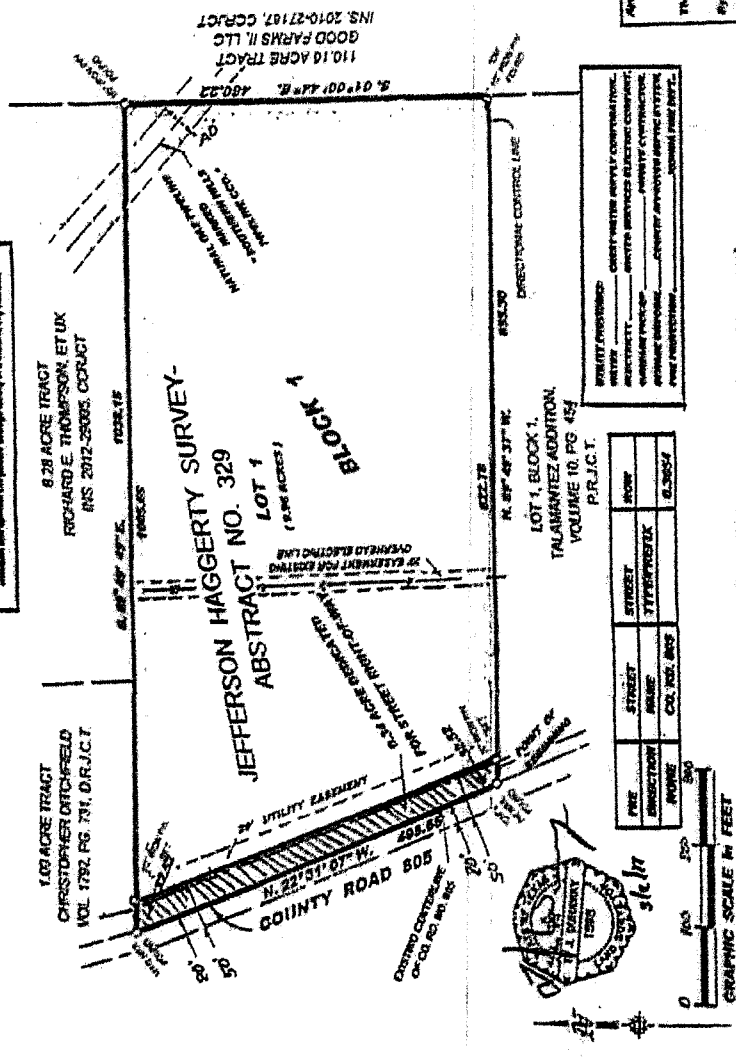
1.03 ACRE TRACT CHRISTOPHER OTCHEFIELD VOL. 1792, PG. 791, D.R.C.T.

8.28 ACRE TRACT RICHARD E. THOMPSON, ET UX INS. 2012-20065, CONRACT

110.10 ACRE TRACT GOOD FARMS II, LLC INS. 2010-21197, CONRACT

JEFFERSON HAGGERTY SURVEY- ABSTRACT NO. 329 LOT 1 (1.94 ACRES)

LOT 1, BLOCK 1, TALAMANTEZ ADDITION, VOLUME 10, PG. 454 PRJCT.



LEGISLATIVE NOTES:

1. THE CITY OF DALLAS REQUIRES THE RIGHT TO RESCUE, UNLESS PROHIBITED BY LAW, TO BE INCLUDED IN ALL PLAT RECORDS.
2. THE CITY OF DALLAS REQUIRES THE RIGHT TO RESCUE TO BE INCLUDED IN ALL PLAT RECORDS UNLESS PROHIBITED BY LAW.
3. ALL PLAT RECORDS MUST BE FILED WITH THE COUNTY CLERK'S OFFICE WITHIN 30 DAYS OF THE DATE OF RECORDATION.
4. THE CITY OF DALLAS REQUIRES THE RIGHT TO RESCUE TO BE INCLUDED IN ALL PLAT RECORDS UNLESS PROHIBITED BY LAW.
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PLAT RECORDS, DATE FILED
 PLAT RECORDS, JEFFERSON COUNTY, TEXAS
 VOL. 10, PG. 454, DATE FILED
 JASON JOHNSON, CLERK
 DALLAS COUNTY, TEXAS

APPROVED BY THE DALLAS COUNTY COMMISSIONERS:
 Approved by the Dallas County Commissioners, Dallas, Texas, on the 27th day of March 2017.
 JAMES [Signature] CLERK
 DALLAS COUNTY, TEXAS

THE STATE OF TEXAS, COUNTY OF JEFFERSON.

I, Jason Johnson, Registered Professional Land Surveyor, being the owner of the following described tract of land...

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MINOR PLAT SHOWING LOT 1, BLOCK 1, JASON JOHNSON ADDITION, A SUBDIVISION OF A 10.00 ACRE TRACT OF LAND OUT OF THE JEFFERSON HAGGERTY SURVEY, ABSTRACT NO. 329, IN JOHNSON COUNTY, TEXAS.

SCALE: 1 INCH = 80 FEET
 CASE NO. 17-028

TRIANGLE SURVEYING COMPANY
 P. O. Box 848, Burleson, Texas, 76027
 Phone: 817-395-1748
 REGISTERED PLAT NO. 10094108

APPROVED BY THE DALLAS COUNTY COMMISSIONERS:
 Approved by the Dallas County Commissioners, Dallas, Texas, on the 27th day of March 2017.
 JAMES [Signature] CLERK
 DALLAS COUNTY, TEXAS