

JUL 09 2018

Denied**REQUEST FOR AGENDA PLACEMENT FORM**

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 06/22/2018**DEPARTMENT:** Public Works**SIGNATURE OF DEPARTMENT HEAD:** _____**REQUESTED AGENDA DATE:** 07/09/2018

SPECIFIC AGENDA WORDING: Consideration of variance for Venture Re, LLC to construct entry monument signs for CrossRoads at Rough Creek Subdivision partially within Johnson County Right of Way on County Road 916, in Precinct 4-Public Works Department

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 _____



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 VENTURE RE, LLC Date June 21, 2018

Phone # (817) 579-0056

Email Address John Hall@GranDevelopment.com

Property Information for Variance Request:

Property 911 address FM 2331

Subdivision name CROSSROADS AT BOUNTY CREEK Block _____ Lot _____

Survey Johnson Co. School Land Abstract 437 Acreage 38

Reason for request Application for Variance to construct
Entry Monument Signs for Subdivision on each
side of CR 916 Entry into Grey Fox Court as shown
on attached architecture plans.

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

JWA
 JERRY WIRTH AND ASSOCIATES, INC.
 ARCHITECTS
 PLANNERS, CONSULTANTS, MANAGERS
 4000 TEXAS PKWY.
 FORT WORTH, TEXAS 76104
 (817) 735-1111
 www.jwa.com

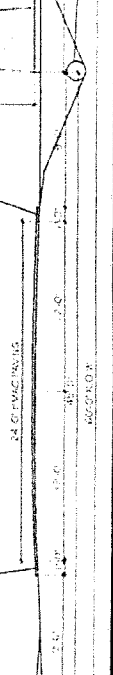
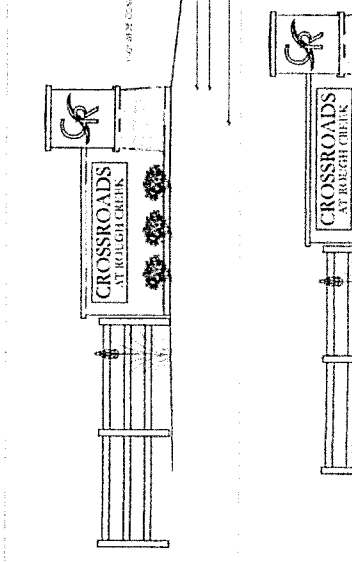
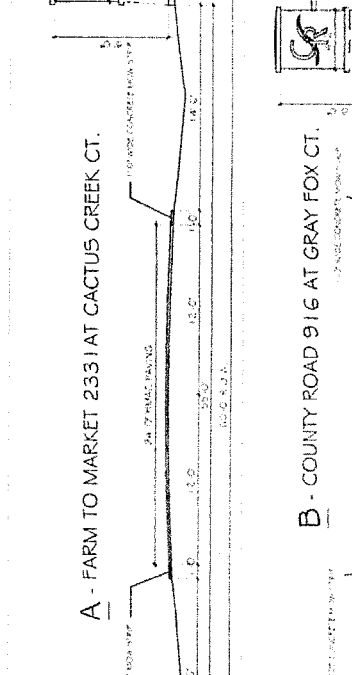
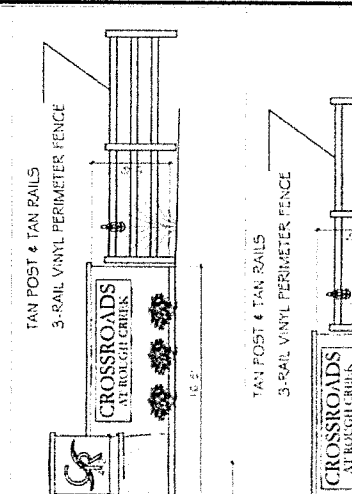
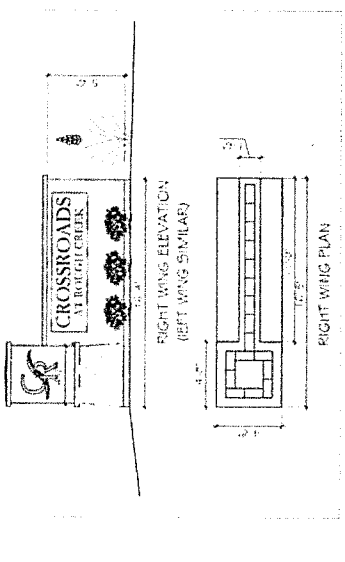
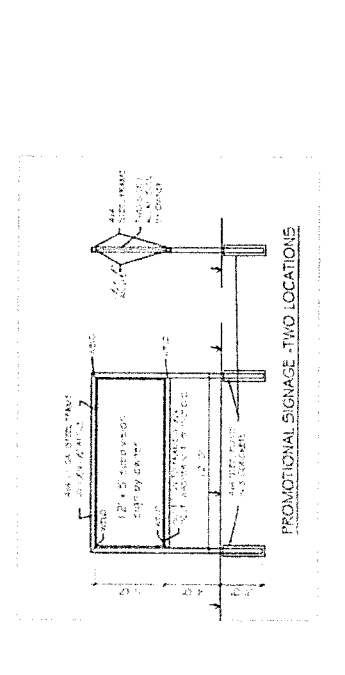
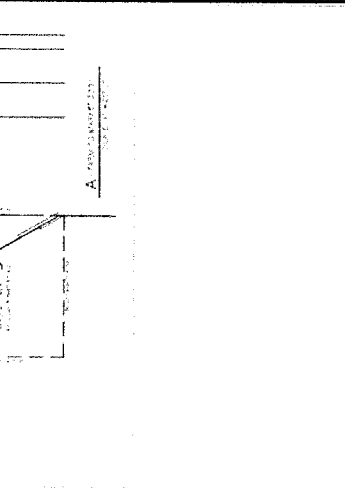
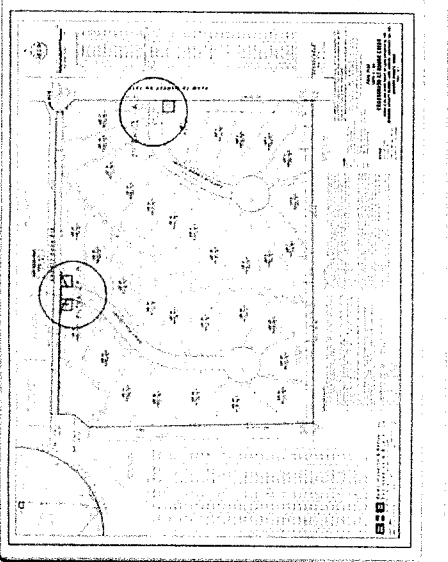
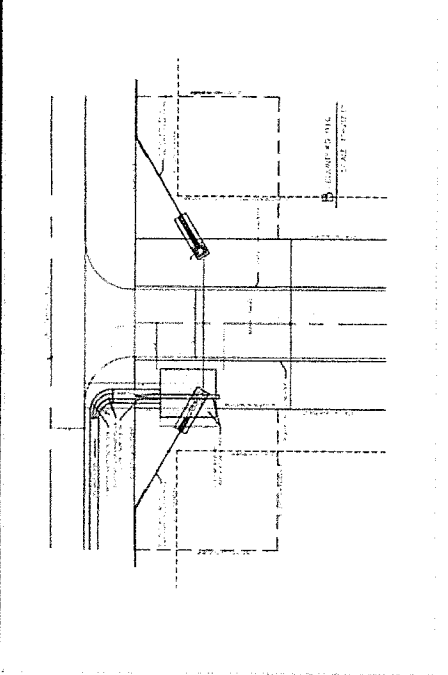
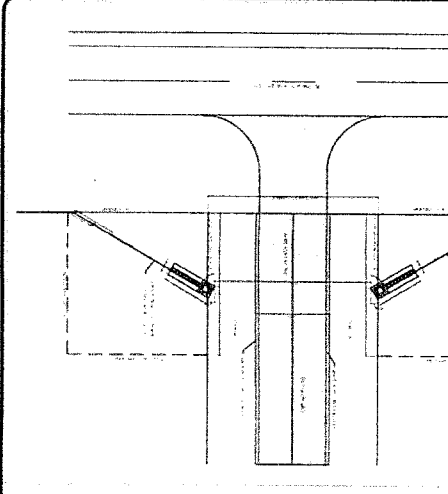


FINAL PLANS
 SCALE VARIES

DATE	DESCRIPTION
12/11	PRELIMINARY
12/11	FINAL
12/11	FINAL PERMITS

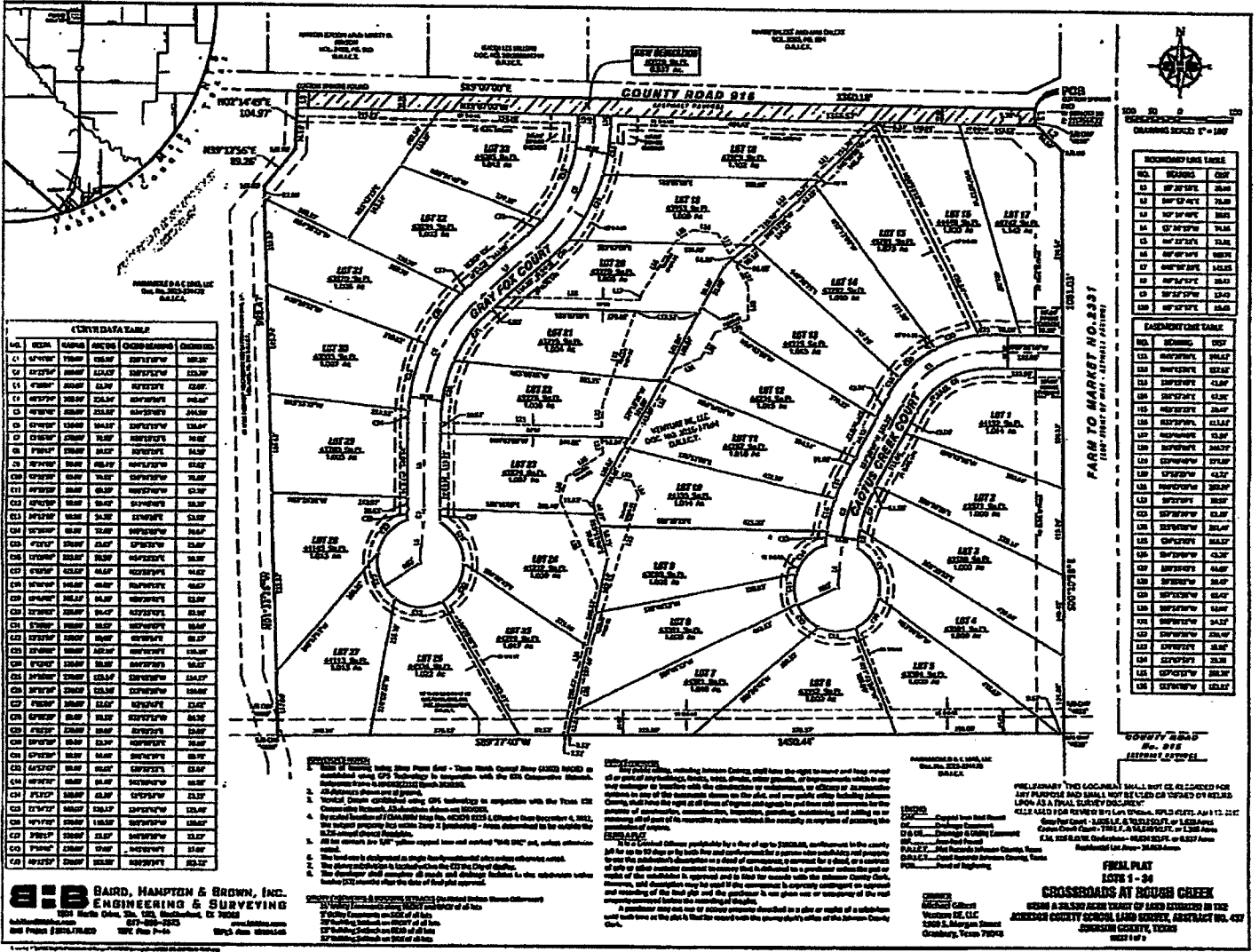
A NEW ENTRANCE FOR
 CROSSROADS AT BROUGH CREEK
 FROM MARKET 2331 & COUNTY ROAD 916
 (A 917), TEXAS

SHEET NO. **1**



A - FARM TO MARKET 2331 AT CACTUS CREEK CT.

B - COUNTY ROAD 916 AT GRAY FOX CT.



RECORDING DATA TABLE

NO.	BOOK	PAGE
1	107	107
2	107	107
3	107	107
4	107	107
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EXHIBIT DATA TABLE

NO.	BOOK	PAGE
1	107	107
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CENTRAL DATA TABLE

NO.	BOOK	PAGE	ACRES	COMMISSION	DATE
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25	107	107	107	107	107
26	107	107	107	107	107
27	107	107	107	107	107
28	107	107	107	107	107

EXHIBIT DATA
 1. This survey was made from a true North meridian line (MAGNETIC) based on established GPS technology in accordance with the GPS Geospatial Method as defined in the 1993 Texas Statutes.
 2. All bearings are true bearings.
 3. Aerial photo control using GPS technology in accordance with the Texas GPS Geospatial Method, as defined in the 1993 Texas Statutes.
 4. By order of the Board of Commissioners of Anderson County, Texas, the survey is approved and the survey is authorized to be recorded in the public records of Anderson County, Texas.
 5. All bearings are true bearings and not magnetic bearings.
 6. The survey is subject to all applicable laws and regulations of the State of Texas.
 7. The survey is subject to all applicable laws and regulations of the State of Texas.
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 9. The survey is subject to all applicable laws and regulations of the State of Texas.
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B.B. BAIRD, HAMPTON & BROWN, INC.
 ENGINEERING & SURVEYING
 101 North Main, Ste. 300, Houston, TX 77002
 281-254-7222
 www.bbbsurvey.com

FINAL PLAN
LOT 1 - 30
CROSSROADS AT ROUGH CREEK
 BEING A 300-ACRE TRACT OF LAND EXEMPTED BY THE
 ANDERSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 427
 JOHNSON CREEK, TEXAS
 2023 1-30

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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-17594

Recorded As : ERX-WARRANTY DEED

Recorded On: July 25, 2016

Recorded At: 09:47:48 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-

Indirect-

Receipt Number: 68838

Processed By: Leslie Shuler

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

GP# 16-07-8618

GENERAL WARRANTY DEED
(Cush)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE 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.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JOHNSON §

THAT THE UNDERSIGNED, PANHANDLE D & C 1845, LLC, A TEXAS LIMITED LIABILITY COMPANY, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is 1969 S. MORGAN STREET, GRANBURY, TX 76048, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto VENTURE RE, LLC, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

SEE LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Commonly known as: 13401 FM 2331, GODLEY, TX 76044

THIS CONVEYANCE IS MADE SAVE AND EXCEPT THE FOLLOWING RESERVATION: *There is hereby reserved unto GRANTORS, their heirs and assigns, any and all of the remaining interest in and to all of the oil, gas and other minerals in, on, under and that may be produced from the hereinabove described real property; GRANTOR does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.*

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of JOHNSON County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

TO BE EFFECTIVE this 22nd day of July, 2016.

GRANTOR:

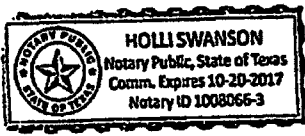
PANHANDLE D & C 1845, LLC, A
TEXAS LIMITED LIABILITY
COMPANY

BY: Patti Lyerla, Managing Member
NAME: PATTI LYERLA
TITLE: MANAGING MEMBER

ACKNOWLEDGMENT

THE STATE OF TX
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me on the 22nd day of July, 2016, by PATTI LYERLA, MANAGING MEMBER of PANHANDLE D & C 1845, LLC, A TEXAS LIMITED LIABILITY COMPANY, on behalf of said entity, and in the capacity herein cited.



Hollie Swanson
NOTARY PUBLIC, STATE OF TX
PRINTED NAME OF NOTARY
Hollie Swanson

MY COMMISSION EXPIRES:
10/20/17

AFTER RECORDING, RETURN TO:
VENTURE RE, LLC
1969 S. MORGAN STREET
GRANBURY, TX 76048

**EXHIBIT A
LEGAL DESCRIPTION**

BEING 38.580 acres (1,678,358 square feet) of land in the Johnson County School Land Survey, Abstract No. 437, Johnson County, Texas; said 38.580 acres (1,678,358 square feet) of land being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to Panhandle D & C 1845, LLC (hereinafter referred to as Panhandle tract), as recorded in Document Number 2015-27478, Deed Records, Johnson County, Texas (D.R.J.C.T.); said 38.580 acres (1,678,358 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a cotton spindle found for the most Northerly Northeast corner of said Panhandle tract, same being the existing West right-of-way line of F.M. Road 2331 (100' right-of-way), as recorded in Book 423, Page 547, D.R.J.C.T., same also being the center of County Road 916;

THENCE South 00 degrees 20 minutes 57 seconds East, departing the center of said County Road 916 and with the common line between said Panhandle tract and the existing West right-of-way line of said F.M. Road 2331, a distance of 26.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 44 degrees 52 minutes 40 seconds East, continue with the common line between said Panhandle tract and the existing West right-of-way line of said F.M. Road 2331, a distance of 71.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 00 degrees 20 minutes 57 seconds East, continue with the common line between said Panhandle tract and the existing West right-of-way line of said F.M. Road 2331, a distance of 1061.03 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE crossing said Panhandle tract for the following 4 courses:

1. South 89 degrees 27 minutes 41 seconds West, departing the existing West right-of-way line of said F.M. Road 2331, a distance of 1450.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. North 01 degree 33 minutes 25 seconds West, a distance of 998.47 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
3. North 39 degrees 12 minutes 57 seconds East, a distance of 89.26 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
4. North 02 degrees 20 minutes 56 seconds East, a distance of 104.97 feet to a cotton spindle set for the North line of said Panhandle tract, same being the center of said County Road 916;

THENCE South 89 degrees 07 minutes 02 seconds East with the North line of said Panhandle tract and the center of said County Road 916, a distance of 1360.00 feet to the PLACE OF BEGINNING, and containing a calculated area of 38.580 acres (1,678,358 square feet) of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Johnson County Public Works

Johnson County Public Works

1 North Main Street, Suite 305

Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2018-831

6/21/2018 03:10 PM JE 1

Descriptions:

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

Received From:

Gran Development LLC
510 W Pearl St Granbury Tx 76048

Amount Received:

\$100.00

Payment Information:

Check #1893

Variance fee for Crossroads at Rough Creek Venture RE LLC
John Hall Contrsuction

Signature / Initials: _____

JE 1 6/21/2018 03:10 PM