





## 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 \$120 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 ERNEST WELLS (ROUVIE) Date 03/05/22

Phone no. 817-994-9382

Email address ernewells@sbcglobal.net

Property Information for Variance Request:

Property 911 address 6100 CR 608 BURLESON, TX, 76028

Subdivision name ROUVIE WELLS ADDITION Block 1 Lot 1

Survey V. ANDERSON SURVEY Abstract 1 Acreage .859

Size of existing residence: \_\_\_\_\_ sq. ft.

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

ETJ: ( Yes - City Fort Worth ( No)

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

Reason for request Current property is over one acre. However, due to right of way by the county it puts the land just under one acre.

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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS; YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH RESERVATION OF LIFE ESTATE AND  
POWER TO SELL OR CONVEY**

**DATE:** August 30, 2018

**GRANTOR:** RONNIE R. WELLS, also known as RONALD R. WELLS, acting by and through his attorney-in-fact, ERNEST W. WELLS, also known as EARNEST W. WELLS

**GRANTOR'S MAILING ADDRESS (including county):**

6100 County Road 608  
Burlison, Texas 76028  
Johnson County

**GRANTEE:** ERNEST W. WELLS, Individually

**GRANTEE'S MAILING ADDRESS (including county):**

6200 County Road 608  
Burlison, Texas 76028  
Johnson County

**CONSIDERATION:**

Love, affection and Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

**PROPERTY (including any improvements):**

A remainder interest in the property described as 1.01 acres, more or less, out of the Vincent Anderson Survey, A-1, Johnson County, Texas, and being the same land described in that certain General Warranty Deed, dated January 30, 2004, from Gertrude Delp, Individually and as Independent Executor of the Estate of Anna Mac Wells, Deceased, to Ronnie R. Wells, recorded in Volume 3224, Page 882, Official Public Records, Johnson County, Texas ("Property").

Reservation from Conveyance: For Grantor, a reservation of the full possession, benefit and use of the herein described Property for the remainder of the life of the

Grantor, as a life estate. Grantor retains complete power, without the joinder of any person, to mortgage, sell and convey the Property and to spend any proceeds; to exchange it for other property; to lease the surface and subsurface of the Property; to execute and deliver oil, gas and other mineral leases for any term of years and for a term based upon the continuing production of oil, gas or other minerals from the Property, ending either before or after Grantor's death; and to invest and reinvest all proceeds from the sale or other disposition of the Property. This life estate carries with it the right to possess and consume all bonuses, delay rentals, royalties and other benefits payable on any mortgage, sale, or conveyance under oil, gas, and other mineral leases covering the Property at the inception of this life estate without any duty to the remainderman and without liability for waste.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

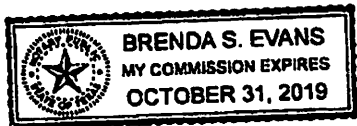
Subject to any easements, rights of way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severance, and other instruments, other than liens and conveyances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantees and Grantees' heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

*Ronald R. Wells by Ernest W. Wells*  
RONALD R. WELLS, acting by and *P.A.A.*  
through his attorney-in-fact,  
ERNEST W. WELLS

STATE OF TEXAS §  
  §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 30th day of August, 2018, by Ernest W. Wells, attorney-in-fact for Ronald R. Wells.



*Brenda S. Evans*  
Notary Public / State of Texas  
My Commission Expires:  
10/31/2019

