

JUN 13 2022

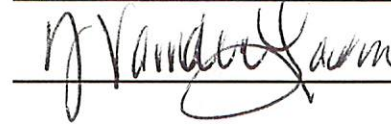
Approved**REQUEST FOR AGENDA PLACEMENT FORM****Submission Deadline - Tuesday, 12:00 PM before Court Dates**

SUBMITTED BY: Jennifer VanderLaan

TODAY'S DATE: June 3, 2022

DEPARTMENT:

Public Works

SIGNATURE OF DEPARTMENT HEAD:**REQUESTED AGENDA DATE:**

June 13, 2022

SPECIFIC AGENDA WORDING: Consideration of a Variance Request for 149.28' road frontage at 127 S Briaroaks Road (a 2.125 acre parcel), in Precinct #3-Public Works Department**PERSON(S) TO PRESENT ITEM:** Jennifer VanderLaan**SUPPORT MATERIAL:** (Must enclose supporting documentation)**TIME:** 10 minutes**ACTION ITEM:** **WORKSHOP**

(Anticipated number of minutes needed to discuss item)

CONSENT: **EXECUTIVE:** **STAFF NOTICE:**

COUNTY ATTORNEY: _____ IT DEPARTMENT: _____

AUDITOR: _____ PURCHASING DEPARTMENT: _____

PERSONNEL: _____ PUBLIC WORKS: _____

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

Jennifer VanderLaan / 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 \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Owner JAMES WINFIELD LEWIS Date 05/11/2022

Phone # 817-880-3506

Email Address J.WINFIELD.LEWIS@GMAIL.COM

Property Information for Variance Request:

Property 911 address 127 S BRIAROAKS RD BURLESON TX 76028

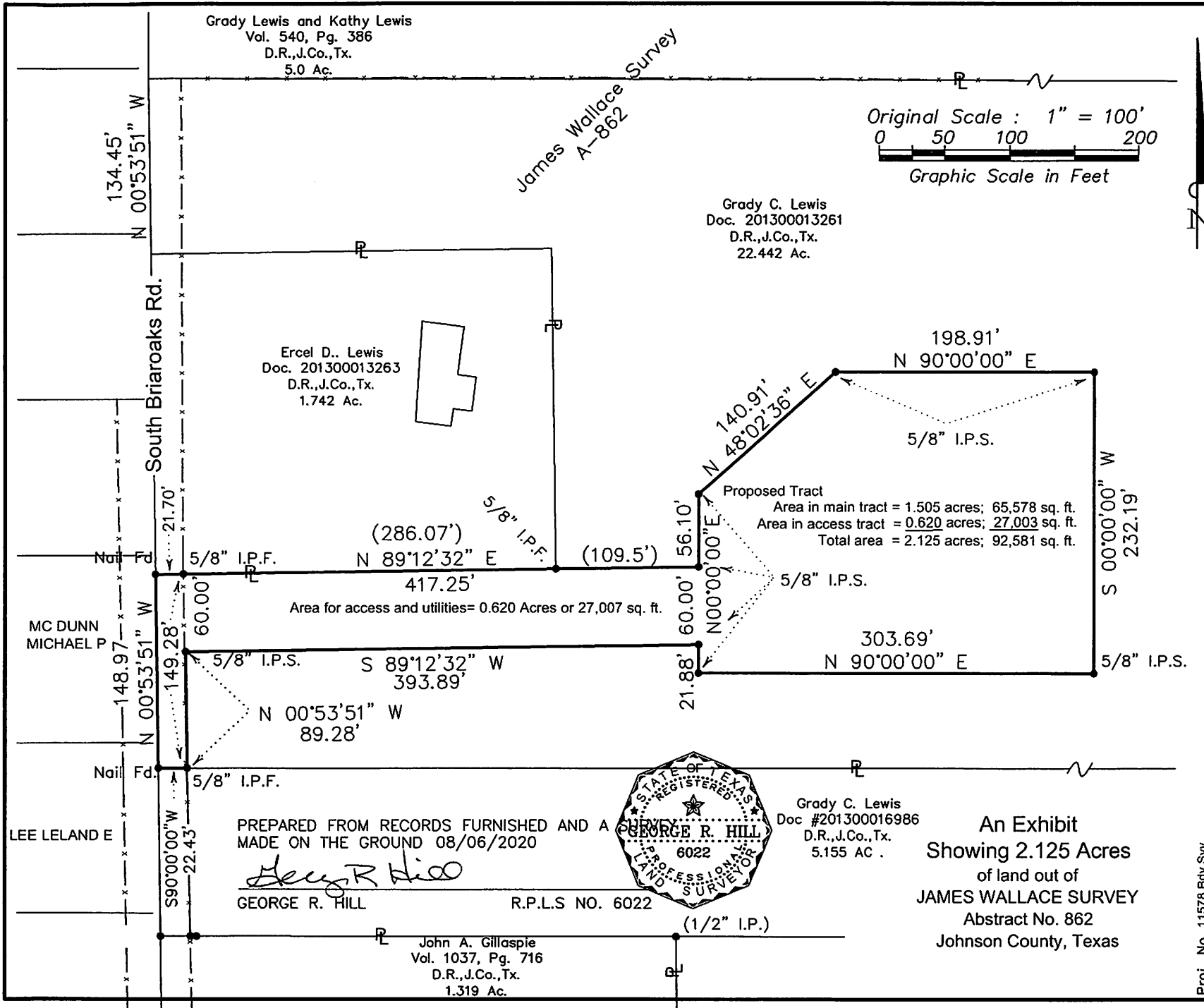
Subdivision name _____ Block _____ Lot _____

Survey JAMES WALLACE SURVEY Abstract 862 Acreage 2.125

Reason for request COUNTY REQUIRES 150' OF ROAD FRONTAGE. THIS PROPERTY HAS 149.28' ACCORDING TO ATTACHED SURVEY. PLEASE ACCEPT THIS VARIANCE.

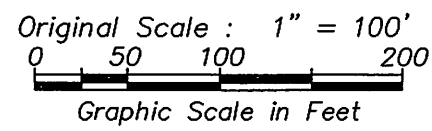
Provide the following with this request:

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



Grady Lewis and Kathy Lewis
 Vol. 540, Pg. 386
 D.R., J.Co., Tx.
 5.0 Ac.

James Wallace Survey
 A-862



Grady C. Lewis
 Doc. 201300013261
 D.R., J.Co., Tx.
 22.442 Ac.

Ercel D.. Lewis
 Doc. 201300013263
 D.R., J.Co., Tx.
 1.742 Ac.

Proposed Tract
 Area in main tract = 1.505 acres; 65,578 sq. ft.
 Area in access tract = 0.620 acres; 27,003 sq. ft.
 Total area = 2.125 acres; 92,581 sq. ft.

Area for access and utilities= 0.620 Acres or 27,007 sq. ft.



PREPARED FROM RECORDS FURNISHED AND A
 MADE ON THE GROUND 08/06/2020

George R Hill
 GEORGE R. HILL

R.P.L.S NO. 6022

Grady C. Lewis
 Doc #201300016986
 D.R., J.Co., Tx.
 5.155 AC .

An Exhibit
 Showing 2.125 Acres
 of land out of
 JAMES WALLACE SURVEY
 Abstract No. 862
 Johnson County, Texas

John A. Gillaspie
 Vol. 1037, Pg. 716
 D.R., J.Co., Tx.
 1.319 Ac.



SHEET NO.

(see attached field notes)

Bearings, distances, & acreages are based on
 NAD 83 Grid, North Central Zone, Texas State
 Plane Coordinate System.

Proj. No. 11578 Bdy Svy

SCALE: 1"=100'
DWN: GRH CHK: GH
DATE: 08/18/2020

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.

GENERAL WARRANTY DEED
(WITHOUT TITLE EXAMINATION)

Date: September 1, 2020

Grantor: GRADY C. LEWIS, jointed by his wife, JANICE LEWIS

Grantor's Mailing Address:

113 S. Briaroaks Road
Burleson, Texas 76028

Grantee: JAMES WINFIELD LEWIS and wife, JUDITH K. LEWIS, jointly, as their sole and separate property and estate

Grantee's Mailing Address:

5841 Westcrest Drive West
W. Edgecliff Village, Texas 76134

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

Property (including any improvements):

All that ceratin lot, tract or parcel of land being located in the JAMES WALLACE SURVEY, ABSTRACT 862, Johnson County, Texas, being a portion of that ceratin 22.442 acre tract of land conveyed to Grady C. Lewis by the deed recorded in Document 201300013261, Deed Records, Johnson County, Texas (D.R.,J.Co.,Tx) and being more particularly described by metes and bounds on **EXHIBIT "A"** and **EXHIBIT "B"** attached hereto and incorporated herein by reference for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

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 2020 which Grantee assumes and agrees

to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Exceptions to Conveyance and Warranty:

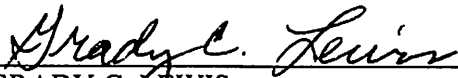
None

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.

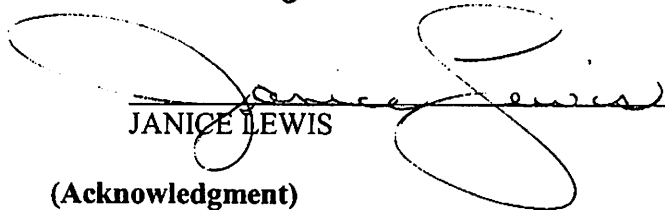
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.



GRADY C. LEWIS

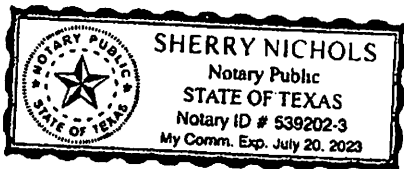



JANICE LEWIS
(Acknowledgment)

THE STATE OF TEXAS)

COUNTY OF JOHNSON)

This instrument was acknowledged before me on September 2, 2020, by GRADY C. LEWIS.





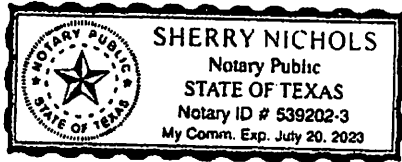
Notary Public, State of Texas
My commission expires: 07/20/23

(Acknowledgment)

THE STATE OF TEXAS)

COUNTY OF JOHNSON)

This instrument was acknowledged before me on September 2, 2020, by
JANICE LEWIS.



Sherry Nichols
Notary Public, State of Texas
My commission expires: 07/20/23

**PREPARED IN THE LAW OFFICE
OF:**

David A. Coggin
250 N. W. Tarrant Avenue, Suite E
Burleson, Texas 76028
Tel: (817) 295-7161
Fax: (817) 295-8052
Email: dcoggin@dcoggin.com

**AFTER RECORDING, PLEASE
RETURN TO:**

David A. Coggin
250 N. W. Tarrant Avenue, Suite E
Burleson, Texas 76028

11578-BdySvy FN-R1

EXHIBIT A
FIELD NOTES
GRADY LEWIS
2.125 ACRES

All that certain lot tract or parcel of land being located in the JAMES WALLACE SURVEY, ABSTRACT 862, Johnson County, Texas, being a portion of that certain 22.442 acre tract of land conveyed to Grady C. Lewis by the deed recorded in Document 201300013261, Deed Records, Johnson County, Texas (D.R.,J.Co.,Tx.) and being described more particularly by metes and bounds as follows:

BEGINNING at a nail found at the common most southerly Southwest corner of said 22.442 acre tract, Northwest corner of that certain 5.155 acre tract of land conveyed Grady C. Lewis by the deed recorded in Document 201300016986, D.R.,J.Co.,Tx. and being in the common centerline of South Briaroaks Road, west line of said James Wallace Survey, Abstract 862;

THENCE with said common centerline and west line North 00 degrees 53 minutes 51 seconds West, a distance of 148.97 feet to a nail found for the common most northerly Southwest corner of said 22.442 acre tract, Southwest corner of that certain 1.742 acre tract of land conveyed to Ercel D. Lewis by the deed recorded in Document 201300013263, D.R.,J.Co.,Tx.;

THENCE leaving said common centerline and west line, and with the common most Northerly South line of said 22.442 acre tract, South line of said 1.742 acre tract, North 89 degrees 12 minutes 32 seconds East at 21.70 feet passing a 5/8 inch pin found in fence line, at 307.78 feet passing a 5/8 inch iron pin found for the Southeast corner of said 1.742 acre tract, continuing into said 22.442 acre tract for a total distance of 417.27 feet to a 5/8 inch pin set for corner, thence, within said 22.442 acre tract the following courses and distances:

North 00 degrees 00 minutes 00 seconds West a distance of 56.10 feet to a 5/8 inch iron pin set for corner;

North 46 degrees 02 minutes 36 seconds East a distance of 140.91 feet to a 5/8 inch iron pin set for corner;

North 90 degrees 00 minutes 00 seconds East a distance of 198.91 feet to a 5/8 inch iron pin set for corner;

South 00 degrees 00 minutes 00 seconds West a distance of 232.19 feet to a 5/8 inch iron pin set for corner;

North 90 degrees 00 minutes 00 seconds West a distance of 303.69 feet to a 5/8 inch iron pin set for corner;

North 00 degrees 00 minutes 00 seconds West a distance of 21.88 feet to a 5/8 inch iron pin set for corner;

South 89 degrees 12 minutes 32 seconds East a distance of 393.89 feet to a 5/8 inch iron pin set for corner;

South 00 degrees 53 minutes 51 seconds East a distance of 89.28 feet to a 5/8 inch iron pin found in the North line of said 5.155 acre tract of land;

Thence, with said North line, South 90 degrees 00 minutes 00 seconds West a distance of 22.43 feet to the Point of Beginning containing in all some 2.125 acres of land of which 0.075 acre is in said South Briaroaks ROW leaving a net of 2.050 acres of land;

(See attached "EXHIBIT B")



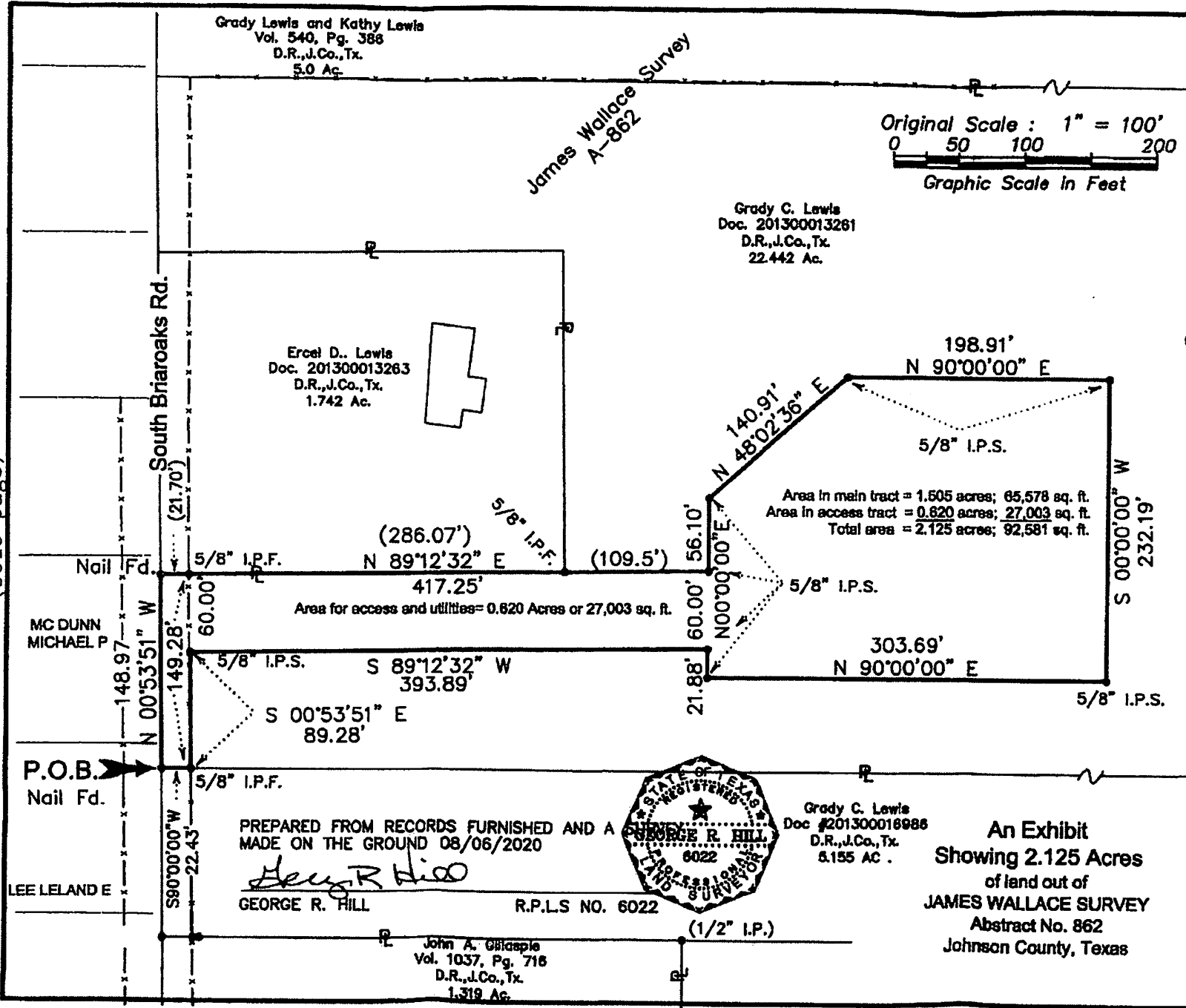
PREPARED FROM DEED RECORDS FURNISHED AND A SURVEY MADE ON THE GROUND AUGUST 06, 2020.

A handwritten signature in black ink that reads "George R. Hill".

GEORGE R. HILL R.P.L.S. 6022

NOTE: Bearings, distances, acreages and coordinates are based on NAD 83, Grid, North Central Zone, Texas State Plane Coordinate System.

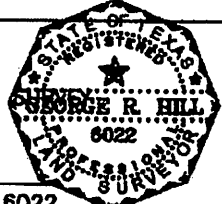
E X H I B I T " B " (solo page)



PREPARED FROM RECORDS FURNISHED AND A
MADE ON THE GROUND 08/06/2020

George R. Hill

GEORGE R. HILL R.P.L.S NO. 6022



An Exhibit
Showing 2.125 Acres
of land out of
JAMES WALLACE SURVEY
Abstract No. 862
Johnson County, Texas

Proj. No. 11578 Bdy Svy-R1
SCALE 1" = 100'
DWN: GRH CRK: GH
DATE: 08/19/2020
SHEET NO.
(see attached field notes)



VG-137-2020-27990

Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 27990

Real Property Recordings

Recorded On: September 08, 2020 02:49 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 27990

Receipt Number: 20200908000172

Recorded Date/Time: September 08, 2020 02:49 PM

User: Michelle D

Station: CCL42

Record and Return To:

DAVID A COGGIN

250 N. W. TARRANT AVE, STE E

BURLESON TX 76028



STATE OF TEXAS

Johnson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

Becky Ivey
Johnson County Clerk
Johnson County, TX