



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
- JDA ✓ 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 Jesus DeAngel Date 5-31-2022

Phone no. 817-679-1625

Email address jdelangel24@gmail.com

Property Information for Variance Request:

Property 911 address 3913 Piester PL Joshua TX 76058

Subdivision name Piester Place PH 2 Block 4 Lot 3

Survey _____ Abstract _____ Acreage 1.9470

Size of existing residence: 1,664 sq. ft.

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

ETJ: Yes - City Burleson No

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

Reason for request I want to add a 2nd structure on less than 2 acres.

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

Texas Title G/F# 2203506-150C #

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
(With Third Party Vendor's Lien)

THE STATE OF TEXAS §

COUNTY OF JOHNSON §

THAT ~~ANTHONY~~ ^{Anthony AL} LAUNDRY, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by JESUS DEL ANGEI, A MARRIED PERSON, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by Grantee of one certain Promissory Note of even date herewith, in the original principal sum of One Hundred Ninety Thousand And No/100 Dollars (\$190,000.00), payable to the order of CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, hereinafter called "Mortgagee"; said Promissory Note being secured by a Vendor's Lien and the Superior Title herein retained and reserved in favor of Grantor and assigned and conveyed, without recourse, to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to THOMAS E. BLACK, JR. Trustee, reference to said Promissory Note and Deed of Trust being hereby made for all purposes; Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the following described real property, to-wit:

LOT THREE (3), IN BLOCK FOUR (4), OF PIESTER PLACE, PHASE TWO, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 8, PAGE 553, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appurtenances and appurtenances, in anyway appertaining thereto, and all right, title, and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above described property or any part thereof (hereinafter referred to as the "Property").

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

But it is expressly agreed that Grantor reserves and retains for Grantor, and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the Property until the above described Promissory Note and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.


WHEREAS, Mortgagee, at the special instance and request of Grantee, having paid to Grantor a portion of the purchase price of the Property, as evidenced by the above described Promissory Note, Grantor hereby assigns, transfers, conveys and delivers, without recourse, to Mortgagee said Vendor's Lien and Superior Title against said Property to secure the payment of said Promissory Note, and subrogates Mortgagee to all rights and remedies of Grantor in the Property by virtue thereof.

To the extent applicable to and enforceable against the Property, this Deed is executed, delivered and accepted subject to the following: any liens described herein; ad valorem taxes for the current and all subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership; zoning ordinances, utility district assessments, and standby fees, if any; all valid utility easements created by the dedication deed or plat of the platted subdivision in which the Property is located, covenants and restrictions common to the platted subdivision in which the Property is located, mineral reservations, and maintenance or assessment liens (if any), all as shown by the real property records of the County Clerk of the County in which said Property is located; and any title or rights asserted by anyone (including, but not limited to, persons, corporations, governments or other entities) to tidclands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any.

The contract between Grantor, as the seller, and Grantee, as the buyer, may contain limitations as to warranties. To the extent said contract provides for such limitations to survive this conveyance, they shall be deemed incorporated herein by reference. However, the warranty of title contained in this Deed is hereby expressly excluded from any limitations as to warranties contained in the contract referenced in this paragraph.

When this Deed is executed by more than one person, or when Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be. The term "Mortgagee" shall include the Mortgagee's heirs, successors and assigns, as applicable.

DATED the 27TH day of APRIL, 2022.



ANTHONY LAUNDRY
Anthony #12

After Recording Return To Grantee
At GRANTEE'S MAILING ADDRESS:

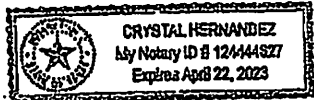
JESUS DEL ANGEL
3913 PIFSTER PLACE
JOSHUA, TX 76058

ACKNOWLEDGMENTS

The State of TEXAS §

County of TARRANT §

This instrument was acknowledged before me on the 3rd day of May 2022, by ANTHONY LAUNDRY
Chairman



My commission expires:

Crystal Hernandez
Notary Public

Notary's Name (printed)

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 2022 - 15820

eRecording - Real Property

Warranty Deed

Recorded On: May 05, 2022 09:14 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 2022 - 15820
Receipt Number: 20220505000017
Recorded Date/Time: May 05, 2022 09:14 AM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West
PROVO UT



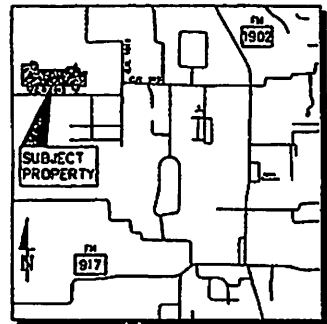
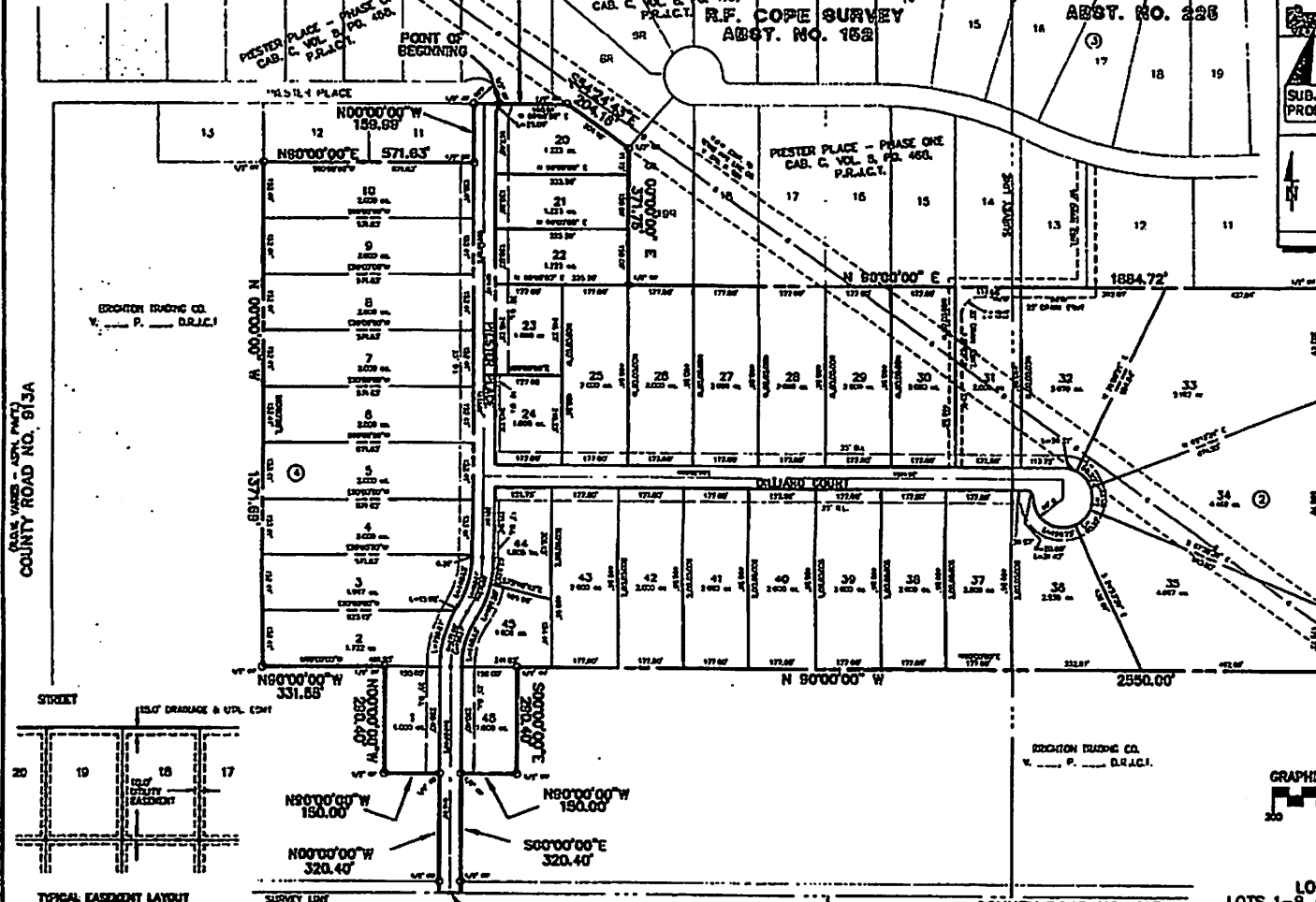
STATE OF TEXAS
COUNTY OF JOHNSON

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.

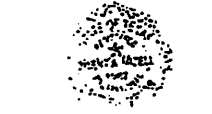
Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey

The bearings and distances are corrected to the bearing of record for Merced's line of acid. Joseph H. Piester tract, said bearing being 3.00000000, as recovered by survey on the ground.



LOCATION MAP



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.
 BY: *M. J. Dillard*
 DATE: 6-8-99

PLAY FILED 7-5-1999
 CAB. C. VOL. 20, PG. 523
 JOHNSON COUNTY PLAT RECORDS
 COUNTY CLERK
Charles S. Douglas



GRAPHIC SCALE: 1 IN = 200 FT

FINAL PLAT
 LOTS 1-17, BLOCK 1;
 LOTS 1-8 AND 20-48, BLOCK 2; AND
 LOTS 1-10, BLOCK 4;

PIESTER PLACE PHASE TWO

BEING 111,832 ACRES OF LAND IN THE
 R.F. COPE SURVEY, ABSTRACT NUMBER 152 AND THE
 T.J. DILLARD SURVEY, ABSTRACT NUMBER 225
 JOHNSON COUNTY, TEXAS

PREPARED MAY 10, 1999



Engineers - Surveyors - Planners

1503 Parkview Dr., Suite 202, Fort Worth, Texas 76104-0202
 P.O. Box 12042, Fort Worth, Texas 76112-0042
 (817) 357-6187 FAX (817) 357-6187

AUTHORIZED BY ORDER OF THE
 JOHNSON COUNTY COMMISSIONER'S COURT
 DATE: *June 10, 1999*
[Signature]
 COUNTY CLERK JOHNSON COUNTY AND FOR THE
 COMMISSIONER'S COURT OF JOHNSON COUNTY

A. HODGE SURVEY
 ABST. NO. 848

COUNTY ROAD NO. 913
 (DRAWN VARIES - ASPH. PAVT.)
 A.C. JOHNSON SURVEY
 ABST. NO. 498

NOTE:
 THE SUBJECT PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL
 JURISDICTION OF ANY CITY OR TOWN.
 40.100 ACRES WITHIN THE R.F. COPE SURVEY, ABST. NO. 152
 51.523 ACRES WITHIN THE T.J. DILLARD SURVEY, ABST. NO. 225

JOHNSON COUNTY GENERAL NOTES

REGARDING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS
 IN THE DRAINAGE EASEMENTS, AND FILING OR OBTAINING OF THE
 PLATMENT IS PROHIBITED.

THE EXISTING EASEMENTS OR DRAINAGE CHANNELS DRAINING ALONG OR
 ACROSS THIS SECTION WILL REMAIN AS OPEN CHANNELS AND WILL BE
 MAINTAINED BY THE SEVERAL OWNERS OF THE LOT OR LOTS THAT ARE
 TRAVELLED BY OR ADJACENT TO THE DRAINAGE CHANNELS ALONG OR
 ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND
 OPERATIONS OF SAID DRAINAGE SYSTEMS OR FOR THE CONTROL OF DRAINAGE.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL
 INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR
 FLOOD CONDITIONS.

THE SIZE OF RECORDED DRAINAGE CLAIMANTS ARE DEDICATED IN
 THE DRAINAGE STUDY ON FILE IN THE QUALITY CONTROL DIVISION.

NOTE:
 NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE EXISTING 100
 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE
 MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS.
 COMMUNITY PANEL NO. 4225-00023 F. EFFECTIVE DATE: SEPT. 22, 1991

- GENERAL NOTES:
1. TOTAL NUMBER OF LOTS - 53
 2. ESTIMATED POPULATION - 152
 3. RECORDED LOT SIZE - 1,000 ACRES
 4. PROPOSED LOT SIZE - 100 ACRES
 5. STREET OCCUPATION - 4,400.00 L.F.
- NOTES:
1. DRAINAGE & UTILITY EASEMENTS WILL BE 10' WIDE ALL
 ROAD FRONTAGE AND 10' UTILITY EASEMENTS ALONG ALL REAR
 AND SIDE LOT LINES, UNLESS NOTED OTHERWISE (SEE DETAIL)
 2. ALL DRIVEWAY STREETS HAVE A MINIMUM 60' \pm
 FRONT-OF-YARD.
 3. ALL C&G-S&S MARK A DOLY BRACKS.
 4. ALL PERMITS MUST BE AS FOLLOWS:
 4.01 FRONT BUILDING LINES ON PROPOSED ROADS;
 4.02 ALONG EXISTING COUNTY ROADS;
 4.03 REAR AND SIDE YARDS
 5. ALL LOT CORNERS, ANGLE POINTS, POINTS OF
 INTERSECTION AND POINTS OF CURVATURE MUST BE
 PHYSICALLY SET, SAID POINTS MUST BE MARKED
 WITH 1/2" BENCH STAKES DRIVEN INTO THE GROUND,
 UNLESS OTHERWISE NOTED.

6-155-520-0552-11-0-4-772



141 West Renfro
Burleson, Texas 76028-4261
817-426-9600
Fax 817-426-0971
www.burlesontx.com

June 14, 2022

Johnson County Public Works Dept.
1 North Main Street, Suite 305
Cleburne, TX 76033

Property ID: R000052032
Legal Acreage: 1.95
GEO ID: 126.3519.01430
Legal Description: LOT 3 BLK 4 PIESTER PLACE PH 2
Tract or Lot: 3

To Whom It May Concern,

It is our understanding that the owner of the above referenced is in need of a development permit for a second dwelling unit.

The site is under 2 acres. If the property is subdivided or a portion of the currently platted lot is later sold or conveyed it is required to be replatted.

The location is included as Page 2 for reference purposes.

Sincerely,

Lidon Pearce
Senior Planner
City of Burleson

