

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 5/15/2023

COMMISSIONERS COURT

Meeting Date: 5/22/2023

MAY 22 2023

Submitted By: Julie Edmiston

Department/Office: Public Works

No Action

Signature of Director/Official: 

Agenda Title:

Variance

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of Variance to Allow Permitting of Structure and OSSF on Lot 18R1, Block 1, Fielderdale Farms, Grand Prairie ETJ, a .932 acre lot -Precinct 3

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

Please Inter-Office All Original Documents to County Judge's Office Prior to Deadline & List All External Persons Who Need a Copy of Signed Documents In Your Submission Email



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 required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations 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.

Name Triel Incorporated Date 5/11/23

Phone Number 817-240-7068

Email Address Legal@trielinc.com

Property Information for Variance Request:

Property 911 address 13520 Plantation Rd Venus, TX 76084

Subdivision name Fielderdale Farms Block 1 Lot 18R1

Survey Mckinney & Williams Abstract 628 Acreage .932

Request lot size doesn't meet the minimum of 1 acre due to ROW dedication

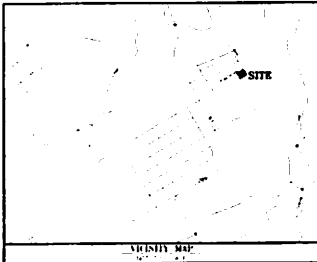
Reason for request We are writing to request your assistance with a variance request related to a lot size issue.

The minimum requirement of 1 acre is not met due to ROW dedication.

We kindly request your guidance or support to enable us to obtain a variance.

Provide the following with this request:

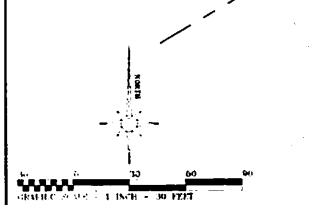
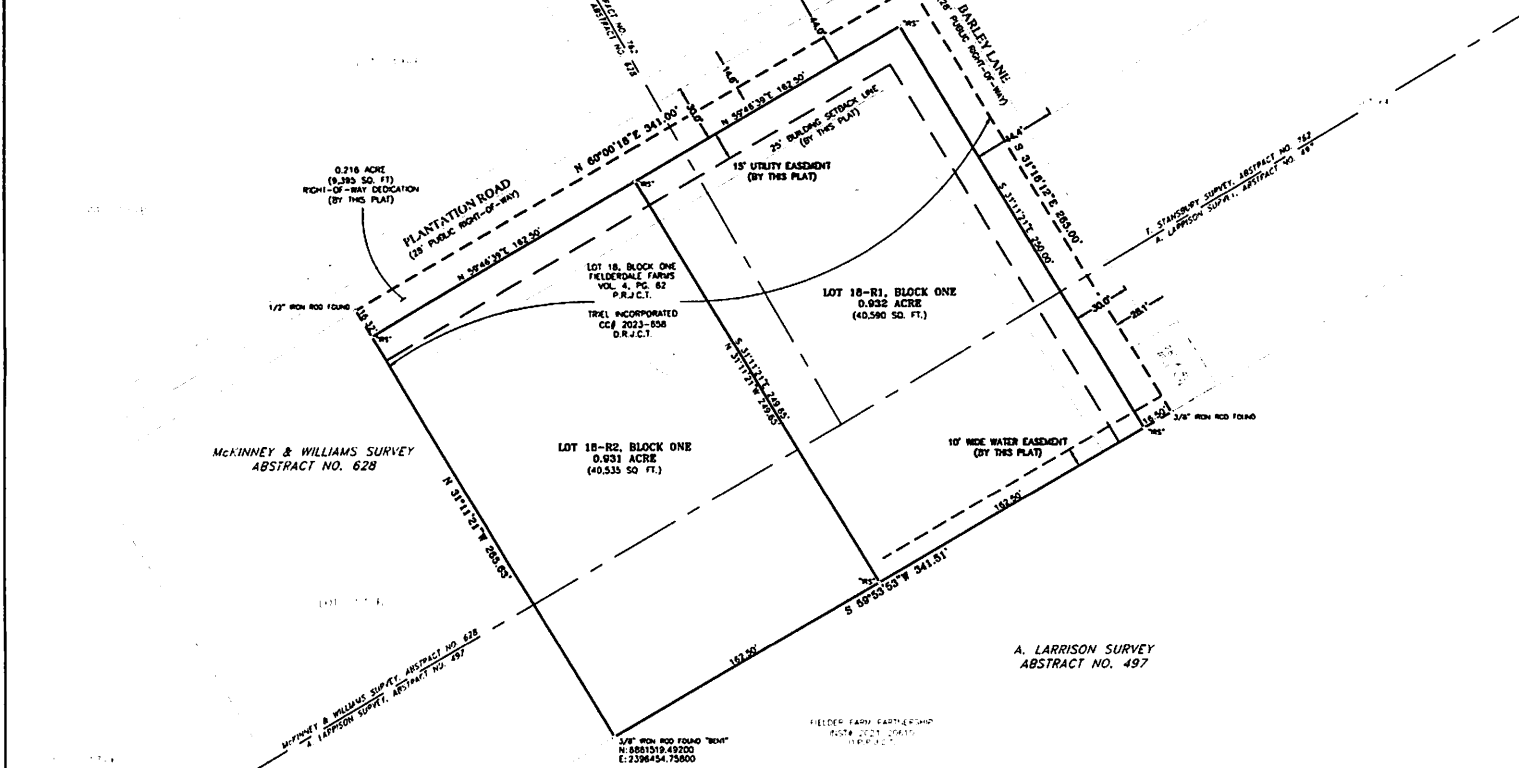
- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures



BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE) AND ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

MAP LEGEND:

1. 1/2" HIGH ROAD RIGHT-OF-WAY
 2. 20' BUILDING SETBACK LINE
 3. 15' UTILITY EASEMENT
 4. 10' WIDE WATER EASEMENT



OWNER: TREL INCORPORATED
 PO BOX 772
 VEALIS, TEXAS 77084
 Email: LEGAL@TRELINC.COM

SURVEYOR:
BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING

STATE OF TEXAS
 COUNTY OF JOHNSON

OWNER'S CERTIFICATE

WHEREAS TREL INCORPORATED, acting by and through its duly authorized agent, is the sole owner of a 2.07 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 628 and the T. Stansbury Survey, Abstract No. 762 and the A. Larrierson Survey, Abstract No. 497, Johnson County, Texas, according to the old records of instrument No. 20258 of the Real Property Records of Johnson County, Texas, and being all of Tract 18, Block 1, Fielderdale Farms, an addition in Johnson County, Texas, according to the plat therein recorded in Volume 4, Page 82, Plat Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEING TRACT 18, BLOCK 1, FIELDERDALE FARMS, AN ADDITION IN JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION FILED FOR RECORD IN VOLUME 4, PAGE 82, PLAT RECORDS OF JOHNSON COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT TREL INCORPORATED DOES HEREBY ADOPT THIS PLAT (SHOWING THE HEREON ABOVE DESCRIBED PROPERTY AS LOTS 18-R1 & 18-R2, BLOCK 1, FIELDERDALE FARMS) AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, AND DOES HEREBY DEDICATE TO THE CITY OF GRAND PRAIRIE IN FULL FELLOWSHIP THE STREETS, ALLEYS AND SHOW WATER MANAGED UTILITY AREAS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED AND HEREBY RESERVED FOR THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY ALLEYS AND THE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR OTHER APPROVED PARTY. PAVING EASEMENTS SHALL BE PERMITTED BY THE PROPERTY OWNER OR OTHER APPROVED PARTY. PAVING OR CONCRETE SHALL BE PERMITTED BY THE PROPERTY OWNER OR OTHER APPROVED PARTY. PAVING SHALL BE CONSTRUCTED ON PAVED OR UNPAVED AREAS AND SHALL BE CONSTRUCTED WITHIN THE WIDTHS SHOWN HEREON. SHALL BE PERMITTED BY CITY ORDINANCE. NO APPROXIMATE SHALL BE PERMITTED TO BE CONSTRUCTED ON PAVED OR UNPAVED AREAS. THE RIGHT TO REWORK AND RE-PURPOSE SHALL BE RESERVED TO THE ENGINEER'S FELLOWED WORK, WHICH IN ANY CASE, INDIAGRAM OR OTHERWISE, WITH THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES HAVE, THE FULL RIGHT OF ACCESS AND CONSIDER TO OR UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, OR OPERATING ANY PUBLIC UTILITY. THE RIGHT OF ACCESS AND CONSIDER TO OR UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, OR OPERATING ANY PUBLIC UTILITY SHALL HAVE THE NECESSARY ACCESS AND CONSIDER TO OR UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, OR OPERATING ANY PUBLIC UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLANNING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

WITNES MY HAND AT _____ COUNTY, TEXAS THIS ____ DAY OF _____ 2023

TREL INCORPORATED
 BY EDGAR P. HANDELSON, DIRECTOR

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDGAR P. HANDELSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2023

NOTARY PUBLIC IN AND ON THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF TARRANT

THIS IS TO CERTIFY THAT CHRIS L. REAVIS A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS HAS PERFORMED FOR THIS PLAT AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION OR SUPERVISION.

CHRIS L. REAVIS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 STATE OF TEXAS NO 5782

**FINAL PLAT
 OF
 LOTS 18-R1 AND 18-R2, BLOCK ONE
 FIELDERDALE FARMS**

BEING A REPLAT OF LOT 18, BLOCK ONE, FIELDERDALE FARMS, AN ADDITION TO THE CITY OF GRAND PRAIRIE, ACCORDING TO THE PLAT RECORDED IN VOL. 4, PG. 82, OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS

PREPARED: FEBRUARY, 2023

2.078 ACRES GROSS, 2 LOT

CASE # PLT-23-02-0021

PLAT RECORDED IN _____

YEAR _____ INSTRUMENT# _____

DRAWN BY _____ RUC# _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Triel Incorporated
PO Box 772
Venus, Texas, 76084

WARRANTY DEED

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 office: your Social Security number or your driver's license number. Texas Public Records Code Section 11.008.

THE GRANTOR(S),

- Alex Gore III, a single person,

- Edgar F. Napoleon, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Triel Incorporated, Alex Gore III, Managing Member, PO Box 772, Venus, Johnson County, Texas, 76084,

the following described real estate, situated in the County of Johnson, State of Texas:

Legal Description:

LOT 18 FIELDERDALE FARMS S# OC0385601A/B L# TEX0318733/4 ELECTED PERSONAL

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 126-4451-00180

Grantor Signatures:

DATED: 1-10-23



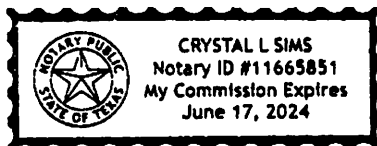
Alex Gore III
PO Box 772
Venus, Texas, 76084

STATE OF TEXAS, COUNTY OF JOHNSON, ss:

This instrument was acknowledged before me on this 10 day of JANUARY, 2023 by Alex Gore III.



Notary Public
Signature of person taking acknowledgment



Title (and Rank)

My commission expires JUNE 17, 2024

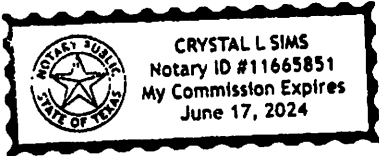
Grantor Signatures:

DATED: 1/10/2023

Edgar F. Napoleon

Edgar F. Napoleon
PO Box 772
Alvarado, Texas, 76084

STATE OF Texas, COUNTY OF Johnson, ss:



[Handwritten Signature]

Notary Public
Signature of person taking acknowledgment

Title (and Rank)

My commission expires JUNE 17, 2024.



Johnson County
April Long
Johnson County Clerk

Instrument Number: 2023 - 658

Real Property Recordings

Recorded On: January 10, 2023 01:41 PM

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: 2023 - 658
Receipt Number: 20230110000142
Recorded Date/Time: January 10, 2023 01:41 PM
User: Linda B

Record and Return To:

TRIEL INCORPORATED
PO BOX 772

Station: ccl30

VENUS TX 76084



**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

April Long
Johnson County Clerk
Johnson County, TX