

AGENDA PLACEMENT FORM

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

Date: March 5, 2025

Meeting Date: March 24, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

[Handwritten Signature]

Court Decision: <small>This section to be completed by County Judge's Office</small>	
	3-24-2025

Description:

Consideration of Variance to allow Permitting and Platting on a tract of land that is less than 1 acre located in the Thomas Matty Survey, Abstract No 538, Precinct 4.

(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: (check one)

☒ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor
☐ Personnel ☒ Public Works ☐ Facilities Management

Other Department/Official (list) _____

**Please 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 Peter Weiler Date 3/4/25

Phone Number 817-713-9931

Email Address 1treework@gmail.com

Property Information for Variance Request:

Property 911 address 2924 Oak Hill Rd. Hugarado TX 76009

Subdivision name T Matty Block _____ Lot _____

Survey Thomas Matty / J.W. Mayberry Abstract 538 TR 56 T Matty Acreage .70

Request Exception

Reason for request Building of shop/loft and installation of septic system for 1 single bathroom.

To allow permitting on a tract of land less than 1 acre.

Provide the following with this request:

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

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

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: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# WEILER/ MISC.

Date: **DECEMBER 11, 2023**

Grantor: **LARRY DALE BEARD AND WIFE, BRENDA CAIN BEARD**

Grantor's Mailing Address: **2925 OAK HILL ROAD, ALVARADO, TEXAS 76009**

Grantee: **PETER WEILER, A SINGLE PERSON**

Grantee's Mailing Address: **3005 OAK HILL ROAD, ALVARADO, TEXAS 76009**

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

BEING THAT CERTAIN TRACT OF LAND SITUATED IN JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance:

THIS CONVEYANCE IS MADE SUBJECT TO AND THERE IS EXCEPTED HEREFROM, ALL OIL, GAS AND OTHER MINERALS AND ROYALTIES HERETOFORE RESERVED OR CONVEYED TO OTHERS AND GRANTOR HEREBY EXCEPTS AND RESERVES UNTO GRANTOR, GRANTOR'S HEIRS SUCCESSORS AND ASSIGNS FOREVER, ALL REMAINING OIL, GAS AND OTHER MINERALS IN AND

UNDER AND THAT MAY BE PRODUCED FROM THE LANDS DESCRIBED HEREIN. 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.

GRANTOR DOES HEREBY EXPRESSLY RELEASE AND WAIVE, ON BEHALF OF THE GRANTOR AND THE GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS, ALL RIGHTS OF INGRESS AND EGRESS, AND ANY AND ALL OTHER RIGHTS OF EVERY KIND AND CHARACTER WHATSOEVER, TO ENTER UPON AND USE ANY PART OF THE SURFACE OF THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO ENTER UPON AND USE ANY PART OF THE SURFACE OF THE SUBJECT PROPERTY FOR ANY PURPOSE INCIDENT TO EXPLORING FOR, DEVELOPING, DRILLING FOR, PRODUCING, TRANSPORTING, MINING, TREATING, OR STORING THE OIL, GAS AND OTHER MINERALS IN, ON, AND UNDER THE SUBJECT PROPERTY.

NOTHING HEREIN CONTAINED SHALL EVER BE CONSTRUED TO PREVENT THE GRANTOR, OR THE GRANTOR'S HEIRS, SUCCESSORS, OR ASSIGNS, FROM DEVELOPING OR PRODUCING THE OIL, GAS AND OTHER MINERALS IN AND UNDER THE SUBJECT PROPERTY BY POOLING OR BY DIRECTIONAL DRILLING UNDER THE SUBJECT PROPERTY FROM WELL SITES LOCATED ON TRACTS OUTSIDE THE SUBJECT PROPERTY.

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and 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 wise belonging, to have and hold it to Grantee, Grantee's 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 Grantee and Grantee's 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 Conveyance and Exceptions to Conveyance and Warranty.

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

Larry Dale Beard
LARRY DALE BEARD
Brenda Cain Beard
BRENDA CAIN BEARD

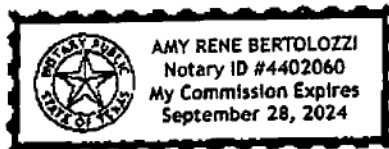
ACCEPTED AND AGREED TO:

Peter Weiler
PETER WEILER

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on the 14th day of December, 2023, by
LARRY DALE BEARD AND WIFE, BRENDA CAIN BEARD.



Amy Bertolozzi
Notary Public, State of Texas
Notary's Name (printed): Amy Bertolozzi
Notary's commission expires: 09.28.2024

NOTE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND UPON INSTRUCTION GIVEN BY THE PARTIES TO THIS TRANSACTION. IF A TITLE SEARCH OR OTHER EVIDENCE HAS BEEN FURNISHED TO US IN CONNECTION WITH ITS PREPARATION, THIS DOCUMENT HAS BEEN PREPARED AND DELIVERED UPON THE CONDITION THAT NEWMAN & LAWLER, PLLC WILL HAVE NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
PETER WEILER, A SINGLE PERSON
3005 OAK HILL ROAD
ALVARADO, TEXAS 76009

PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107

Property: Being all that certain 0.70 acre tract of land out of the Thomas Matty Survey, Abstract No. 538, Johnson County, Texas being that that tract conveyed by deed to M.D. Wicker as recorded in Volume 1169, Page 641, Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a steel rod found in place at a corner fence post in the South line of Oak Hill Road, for a corner, said corner being the Northwest corner of said Wicker 0.70 acre tract;

THENCE North 69 degrees 46 minutes East 148.2 feet with the South line of said road and the North line of said 0.70 acre tract to a steel rod set, for a corner;

THENCE Eastwardly with a curve to the right, whose radius is 16.93 feet, whose central angle is 93 degrees 36 minutes and whose long chord bears 24.71 feet South 63 degrees 26 minutes East, a distance of 27.69 feet to a steel rod set, for a corner;

THENCE South 16 degrees 38 minutes East 103.4 feet with the West line of said road to a steel rod set, for a corner;

THENCE Southwardly with a curve to the right, whose radius is 55.85 feet, whose central angle is 60 degrees 36 minutes and whose long chord bears 56.36 feet South 13 degrees 40 minutes West, a distance of 59.07 feet to a steel rod set, for a corner;

THENCE South 43 degrees 48 minutes West, 141.5 feet with the North line of said road to a steel rod, for a corner;

THENCE North 20 degrees 14 minutes West 229.9 feet with a fence line and the West line of said 0.70 acres tract to the place of **BEGINNING**, containing 0.70 acres of land, more or less.

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2023 - 34302

eRecording - Real Property

Warranty Deed

Recorded On: December 13, 2023 09:47 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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 - 34302
Receipt Number: 20231213000034
Recorded Date/Time: December 13, 2023 09:47 AM
User: Leslie S
Station: ccl83

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

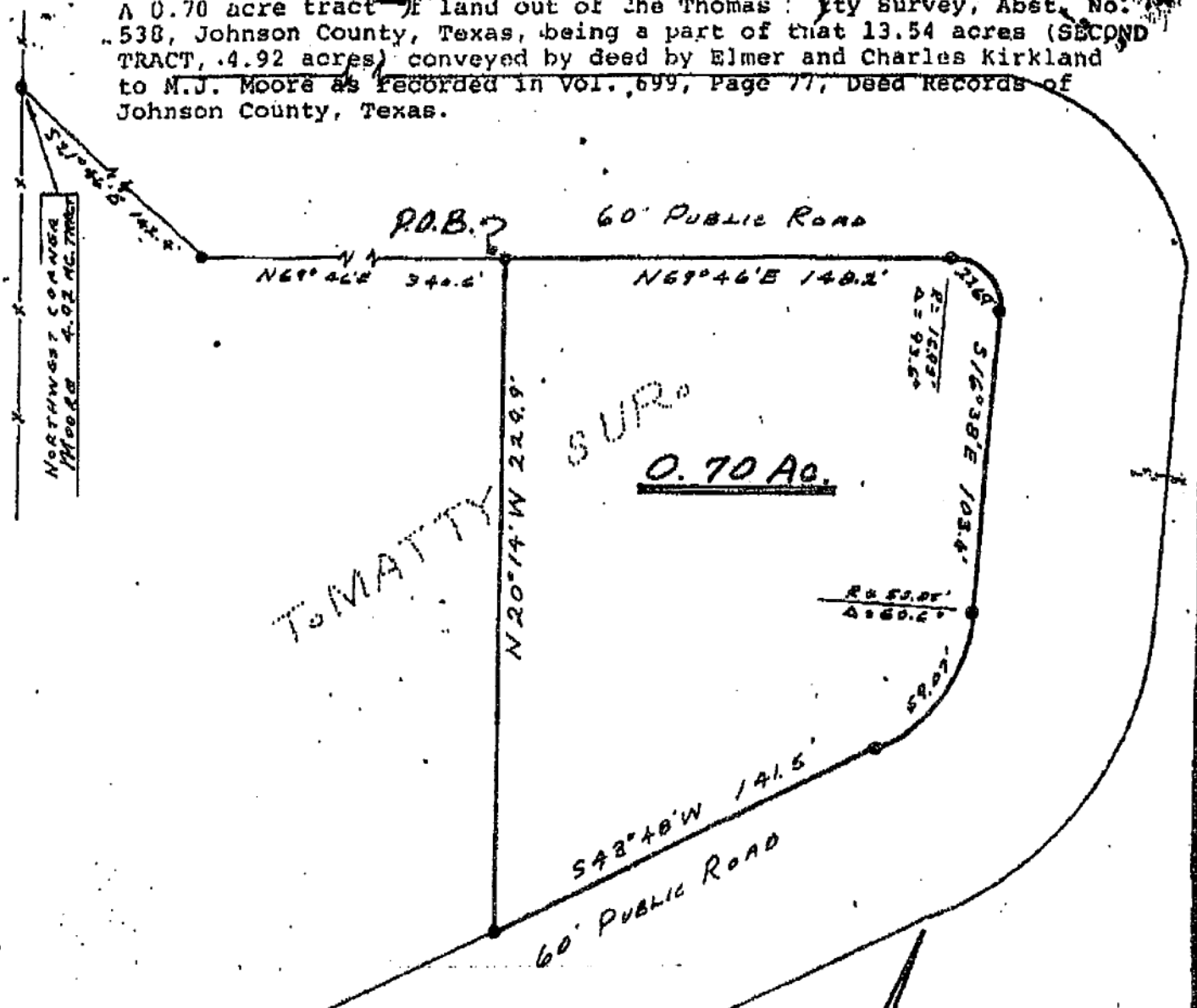
I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED In the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long

LEGAL DESCRIPTION

A 0.70 acre tract of land out of the Thomas City Survey, Abst. No. 538, Johnson County, Texas, being a part of that 13.54 acres (SECOND TRACT, .4.92 acres) conveyed by deed by Elmer and Charles Kirkland to M.J. Moore as recorded in Vol. 699, Page 77, Deed Records of Johnson County, Texas.



I hereby certify that this plat represents an actual survey made under my personal supervision on this 19th day of September, 1976. Any encroachments that may exist are as shown.





JOHNSON COUNTY PUBLIC WORKS

2 North Mill Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytexas.org (817) 556-6380

Application for 'Authorization to Construct' Residential OSSF System

Office use only

Authorization to Construct Permit # _____ Precinct _____

This is to certify that: _____ has paid a fee of:

☐ \$475.00 Aerobic Septic Systems ☐ \$375.00 All other Septic Systems

and has complied with the rules and regulations of this department for the construction of a private liquid waste disposal system – address and owner listed below.

Inspector approval: _____ Date _____

This AUTHORIZATION TO CONSTRUCT is only valid with INSPECTOR APPROVAL and is valid for 1 year from the issue date unless revoked for non-compliance with the rules and regulations of this department

To be completed and signed by Property owner or authorized representative

Deeded Property Owner: Peter Weiler Phone number: 817.713.9931

911 site address: 3924 3008 Oak Hill Road

Current mailing address: 108 Colonial Cir Burleson TX 76028

Email address: 1treework@gmail.com

Please attach verification of legal description such as a copy of: Deed and Survey or other documentation

Legal Description: ☐ Metes and Bounds Acreage: .7

Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____

-OR- ☐ Subdivision: _____ Lot #: _____ Blk #: _____ Phase / Section #: _____

☐ Well Water or ☒ Water provider _____

Is this Building: choose one ☒ New or ☐ Existing

choose one ☐ Site Built or ☐ Manufactured/Mobile Home Building Square Feet: <1000

choose one ☐ Single Family # Bedrooms Open Loft or ☐ Multi-Family # Bedrooms -

Is this Application for: choose one ☒ New System or ☐ Replacing System or ☐ Replacing Tank

or ☐ Re-hook to new structure or ☐ Disposal Spray head Relocate

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given for Johnson County Public Works to enter upon the above described property for the purpose of site evaluation and investigation of an on-site sewage facility.

(Signature of Deeded Property Owner or Representative)

2-25-25
(Date)

Site Evaluator: Becca Grassl-Petersen

Phone No: 817.994.0095

Mailing Address: 1615 Lynnhaven Road

Installer: _____

Phone No: _____

Mailing Address: _____

License No. 27616

Other No. NA

City Fort Worth State TX Zip 76103

License No. _____

Other No. _____

City _____ State _____ Zip _____

****System must be installed according to specifications on attached design****

JOHNSON COUNTY - SITE EVALUATION REPORT

Date 02/24/2025

Name Peter Weiler

Phone 817.713.9931

Address _____

PROPERTY LOCATION

Lot _____ Block _____

Subdivision _____

Street Address 3008 Oak Hill Road

Additional Information _____

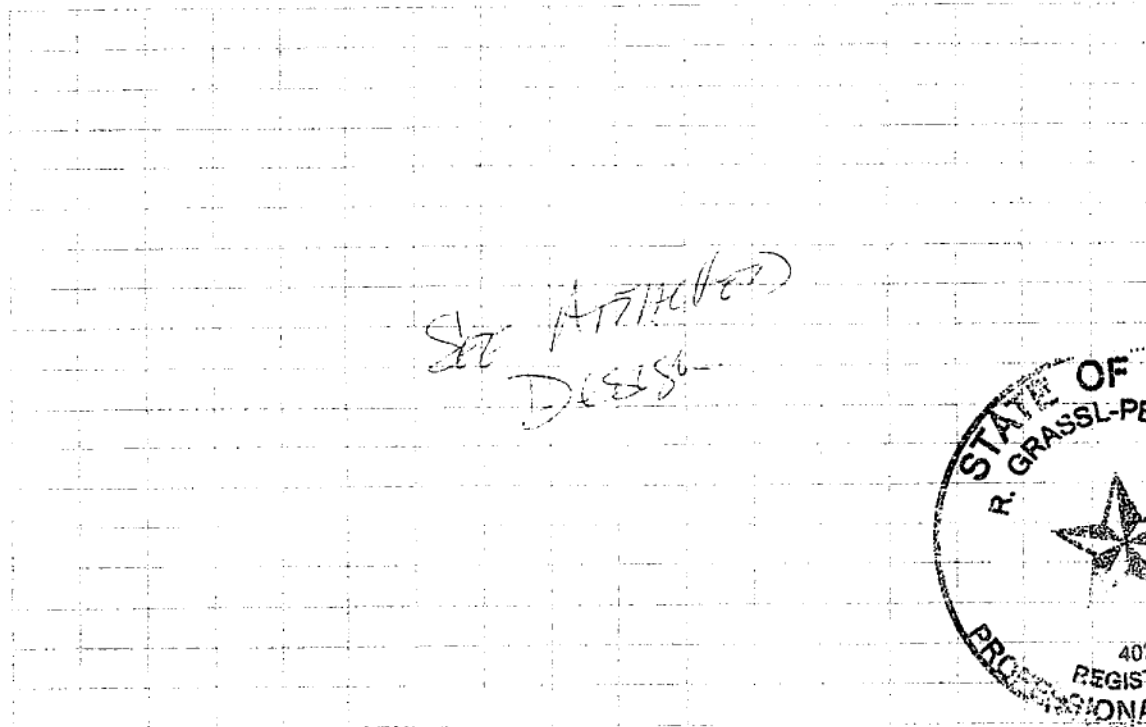
SCHEMATIC OF LOT OR TRACT

Compass North, adjacent street(s), direction of slope, property lines

Location of natural, constructed or proposed drainage ways, water impoundment areas, cut or fill banks, sharp slopes and buildings.

Location of existing or proposed water wells.

Location of (numbered) soil boring and dug pits (show distance of each hole from property line or other discernible point).



Presence of 100 year flood zone

Yes _____

No x

Firm Panel # C0350J-ZoneX

Presence of upper water shed

Yes x

No _____

Presence of adjacent ponds, streams, water impoundment area

Yes _____

No x

Existing or proposed water well in nearby area

Yes _____

No x

ATTESTED BY:

Site Evaluator Signature _____

Site Evaluator No. 27616

1615 Lynnhaven Road FTW, TX 76103

Address

817.994.0095

Phone

The information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County.

Revised 09/19/2018

Becca Grassl-Petersen, R.S

Professional Sanitarian #4024

1615 Lynnhaven Road

Fort Worth, TX. 76103

817.994.0095/beccagp9@gmail.com

Date: 02/25/2025

Design Purpose: Onsite Sewage Facility: Loft; w/Toilet. Sink and Standup Shower only

Location of Proposed Onsite Sewage Facility: ~~3000~~ Oak Hill Road, Johnson County, TX

Designed for: Peter Weiler (Property Owner)

*The following information is designed in accordance with TAC 285 for the location intended.
This design Packet is for a conventional type of Onsite sewage facility using Leaching Chambers.
There is no laundry or kitchen*

Number of Bedrooms: open loft; w/water saving devices

Square Footage: <1000

Soil Type: Class III

Site Evaluation: This site is suitable to support vegetation.

Estimated Daily Flow: 100gpd

Loading Rate: .2

Standard Disposal Area Required: 500sqft

Reduction Disposal Area Proposed: 375sqft: $(.75)500\text{sqft}=375\text{sqft}$

Proposed Linear Feet: 75'; (375/5')

Length of Each Chamber: 5'

Number of Chambers: 15; (75'/5' Chambers)

Depth of Trench: 24" maximum

Width of Trench: 36"

Length of Trench: 1-50' and 1-25'

Number of Trenches: 2

Chambers Per Trench: 10 and 5

Trench Separation: 5' On center

Geo-fabric: Yes

View Port: Yes

Primary water source: Co-Op

Minimum Requirements for System Installation:

Sewer Cleanout: Double

Sewer Pipe: Schedule 40 PVC from building to tank inlet

Sewer Pipe Slope: 1/8 per foot of fall

Tank Installation: If needed, follow specifics from TAC 285.32 (F):

4" Class III Soil pad below tanks

All tanks with ground surface risers must have double lids for protection from unauthorized access.

All tanks must be watertight.

Private water lines within 10' of the tanks must be sleeved or moved to adhere to 10' setback.

OSSF Manufacturer/Model: _____ (Minimum total capacity 750gallons)

Primary Tank:

_____gallons

TAC 285.32 required inlet/outlet devices used.

For more specifications see TAC 285.34(c)

Secondary Tank: Compartment

_____gallons

TAC 285.32 required inlet/outlet devices used.

For more specifications see TAC 285.34(c)



Scale: 1" = 60'



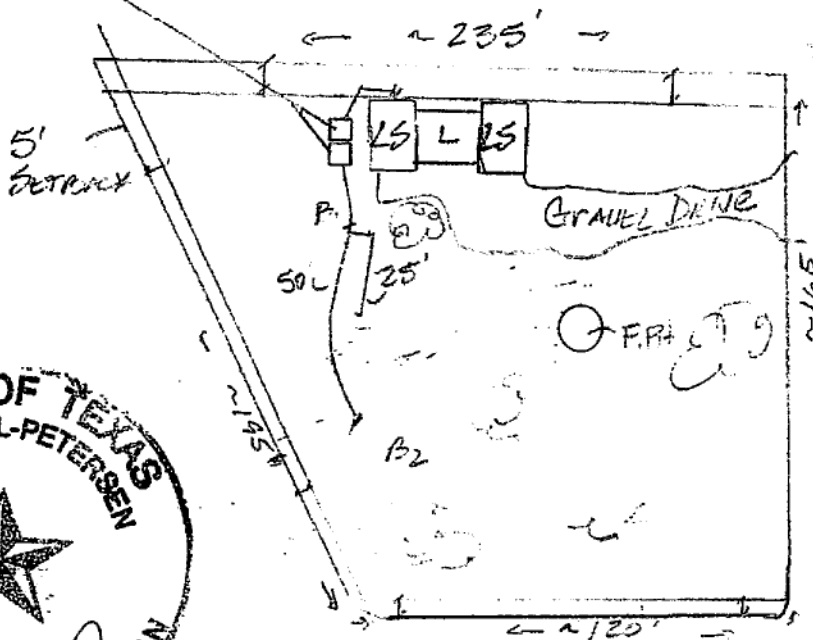
Wanda / Wanda

G. TERESH

G. Classified

LS = Low of Storage CONTAINER

$L = \text{LEFT}$


$$S_{\text{max}} \leq 2\sigma$$

WM - TRD

3008 Oak Hill Road

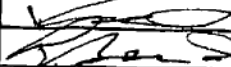
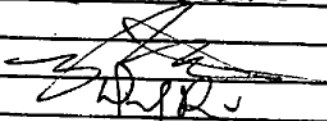


Becca Grassl-Petersen
Registered Sanitarian #4024

2924 Oak Hill Rd Alvarado TX

I AGREE TO THE COMPLETION OF THE CURRENT BUILD OF THE SUNSET TREEHOUSE WITH SEPTIC .

SIGNATURE


David Thompson
Teresa Bauer
Larry D. Beard
Kevin Moore
Jami Austin

David J. Kaprielian
Richard Smith