

REQUEST FOR AGENDA PLACEMENT FORM

MAY 08 2017

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon TODAY'S DATE: 04/25/2017

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 05/08/2017

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 3909 County Road 401, Alvarado (Kelly Jean's Addition, Lot 5, Block 1) for residence and shop on one septic system, located in Precinct 4.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes	ACTION ITEM: <u> X </u>
(Anticipated number of minutes needed to discuss item)	WORKSHOP _____
	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 _____

Receipt Number: 2017-455

4/21/2017 11:48 AM DR 1

Descriptions:

1.	\$100.00	Variance Request
2.		
3.		
4.		

Received From:

Ledford Services

1170 Old Airport Road Aledo TX

Amount Received:

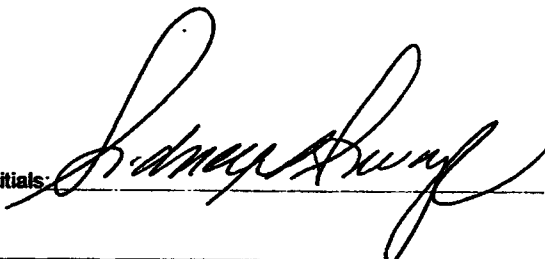
\$100.00

Payment Information:

Check 8010

\$100.00 variance request fee to hook shop and house to one septic

Signature / Initials



DR 1 4/21/2017 11:48 AM

Approved

Commissioners Court

MAY 08 2017



Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. To request a variance for the purpose of:

<input type="checkbox"/>	installing a septic system on a lot or tract of less than an acre	or
<input checked="" type="checkbox"/>	two residences on one (1) septic system	or
<input type="checkbox"/>	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 Joel Rodriguez Date 3/1/17

Contact Information: Phone no. 817-343-7621

Cell no. 817-596-9729 Email address Krime@ame.biz

Property Information for Variance Request:

Property 911 address 3909 CR 401 ALVARADO

Subdivision name _____ Block 5 Lot _____

Lot size: 5.369 acres Size of existing residence: 2867 sq. ft.

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

ETJ: Yes - City _____ No

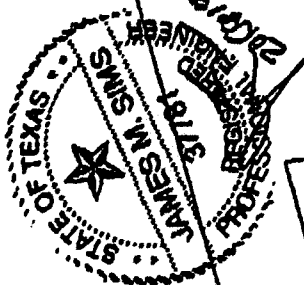
Is a part of the property located in a FEMA designated Floodplain? Yes No

Reason for request We'll have a barn/shop with bathroom

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

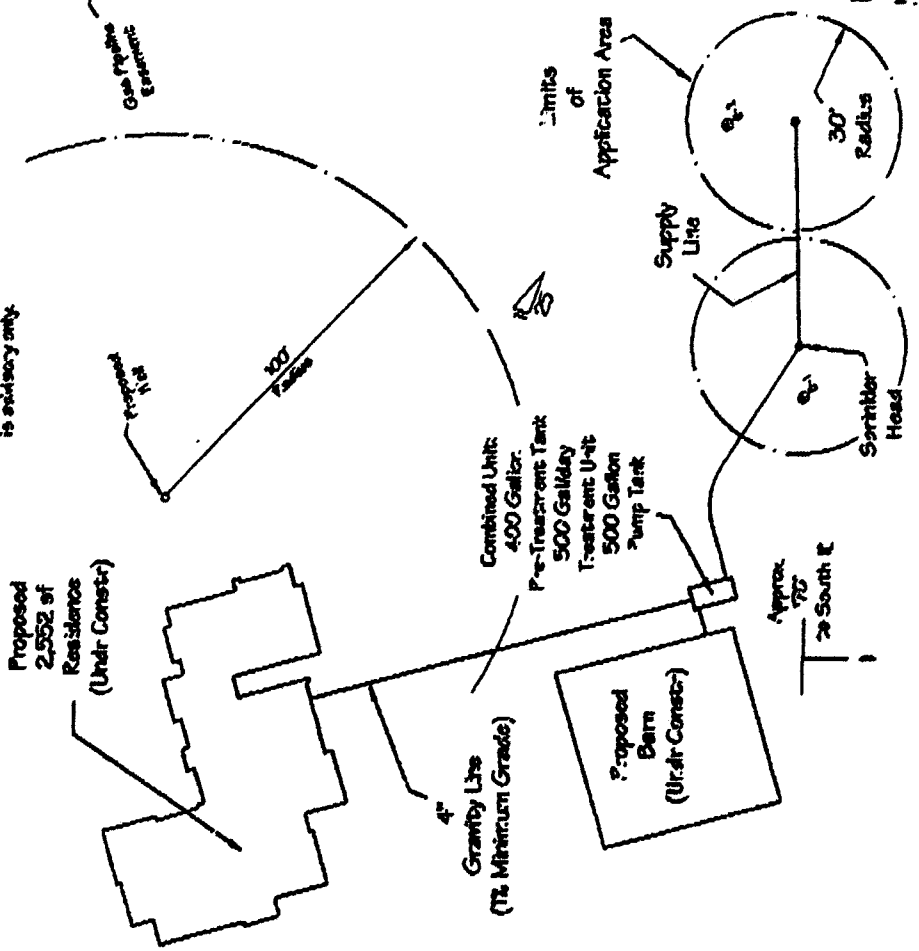
Leaflet by 7 Angler, 5/18/02, 7 Katy, Josh's Assistant/20 Feb 17



- Notes:
- 1) Property line dimensions are advisory only.
 - 2) No driveway location/width must be provided.
 - 3) No plumbing layout provided. "stub-out" locations are advisory only.
 - 4) Well location not specified by owner. Location shown is advisory only.

N

SCALE:
1" = 50'
(slope approx)



Approved
2/20/17
by JCR #401

SYSTEM LAYOUT
PLATE #1

COPY

GF# 16-04-8068 - mcknight

SPECIAL WARRANTY DEED
(Cash)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE 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.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JOHNSON §

THAT THE UNDERSIGNED, ATLAS BARNETT, LLC, SUCCESSOR BY MERGER TO TITAN OPERATING, LLC, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is 469 CAGLE CROW ROAD, MANSFIELD, TX 76063, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto JOEL RODRIGUEZ TAPIA AND MA ELENA RODRIGUEZ, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

✓ SEE LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO (THE "PROPERTY") AND MADE A PART HEREOF FOR ALL PURPOSES.

Commonly known as: 3909 COUNTY ROAD 401, ALVARADO, TX 76009

THIS CONVEYANCE IS MADE SAVE AND EXCEPT THE FOLLOWING RESERVATION: *There is hereby reserved unto GRANTOR, and assigns, any and all of the remaining interest in and to all of the oil, gas and other minerals in, on, under and that may be produced from the hereinabove described real property; GRANTOR does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.*

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to Property as now reflected by the records of the County Clerk of JOHNSON County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, BY, THROUGH OR UNDER GRANTOR, BUT NOT OTHERWISE, EXCEPT TO THE RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

TO BE EFFECTIVE this 15th day of June, 2016.

GRANTOR:

ATLAS BARNETT, LLC, SUCCESSOR BY MERGER TO TITAN OPERATING, LLC

BY: Mark D. Schumacher
NAME: MARK D. SCHUMACHER
TITLE: PRESIDENT

ACKNOWLEDGMENT

THE STATE OF Texas §
COUNTY OF Tarrant §

The foregoing instrument was acknowledged before me on the 13th day of June, 2016, by MARK D. SCHUMACHER, PRESIDENT of ATLAS BARNETT, LLC, SUCCESSOR BY MERGER TO TITAN OPERATING, LLC, on behalf of said entity, and in the capacity herein stated.



Casey Daniel Ott
NOTARY PUBLIC, STATE OF Texas
PRINTED NAME OF NOTARY
Casey Daniel Ott

MY COMMISSION EXPIRES:
8/15/18

AFTER RECORDING, RETURN TO:

JOEL RODRIGUEZ TAPIA
MA ELENA RODRIGUEZ
3009 COUNTY ROAD 401
ALVARADO, TX 76009
469 Cagle Crow Rd.
Mansfield, TX 76063

EXHIBIT A
LEGAL DESCRIPTION

Being a 5.369 acre tract of land out of the David Barton Survey, Abstract No. 32 and Beniah Jones Survey, Abstract No. 449, Johnson County, Texas and being the same tract of land as described in a deed to Titan Operating, LLC as recorded in County Clerk's File No. 2010-26644 of the Official Public Records, of Johnson County, Texas and being more fully described by metes and bounds as follows;

Beginning at a 5/8 inch iron rod found at the common corner of this tract and the northwest corner of a called 1.54 acre tract of land as described in a deed to Valente Alvarado as recorded in County Clerk's File No. 2014-04612 of the said official records, being in the east line of County Road 401:

Thence North 03 deg. 59 min. 13 sec. West along the west line of this tract and the east line of said County Road No. 401, a distance of 26.03 feet to a 1/2 inch iron rod found at the southwest corner of Lot 32 of Greenfield Ridge, Phase IV, an Addition to Johnson County, Texas, according to the Plat recorded in Volume 8, Page 192, Plat Records, Johnson County, Texas;

Thence North 73 deg. 40 min. 38 sec. East along a fence and along the south line of Lots 32, 33, 34, 35, of the said Greenfield Ridge, Phase IV, a distance of 632.38 feet to a 1/2 inch iron rod at the southeast corner of said Lot 35;

Thence South 30 deg. 16 min. 44 sec. East along a fence and along the southwest line of Lots 36, 37, 38 and 39, of said Greenfield Ridge, Phase IV, 583.14 feet to a 1/2 inch iron rod at the southerly southwest corner of said Lot 39;

Thence South 85 deg. 50 min. 13 sec. West along a fence and along the north line of Lots 47 and 48, Greenfield Ridge, Phase II, an Addition to Johnson County, Texas, according to the Plat recorded in Volume 7, Page 60, Plat Records, Johnson County, Texas, and the north line of lots 3, 2, 1, Greenfield Ridge, Phase I, an Addition to Johnson County, Texas, according to the Plat recorded in Volume 6, Page 16, Plat Records, Johnson County, Texas, 564.99 feet to a 1/2 inch iron rod at the southeast corner of that Alvarado tract;

Thence North 08 deg. 36 min. 38 sec. West along a fence and along the west line of this tract and the east line of the said Alvarado tract, a distance of 425.22 feet to a 5.8 inch iron rod;

Thence south 73 deg. 55 min. 27 sec. West along the north line of said Hosier tract, 283.26 feet to the Point of Beginning and containing 5.369 acres of land more or less.

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-15159

Recorded As : ERX-WARRANTY DEED

Recorded On: June 29, 2016

Recorded At: 08:54:46 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-

Indirect-

Receipt Number: 66512

Processed By: Leslie Shuler

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

SURVEY PLAT

PROPERTY DESCRIPTION

Being 5,369 acres tract of land out of the David Barton Survey, Abstract No. 32 and Beniah Jones Survey, Abstract No. 449, Johnson County, Texas and being the same tract of land as described in a deed to Titan Operating, L.L.C. as recorded in County Clerk's File No. 2010-028444 of the Official Public Records of Johnson County, Texas and being more fully described by metes and bounds as follows:

BEING a 688 foot ten rod tract at the common corner of this tract and the northwest corner of a 1.24 acre tract of land as described in a deed to Valente Alvarado as recorded in County Clerk's File No. 2014-04612 of the said Official Records, being 8176 the said 1/2 of County Road 401;

THENCE North 03 deg, 59 min, 13 sec. West along the West line of this tract and the East line of said Lot 32 of Greenfield Ridge, Phase IV, an Addition to Johnson County, Texas, according to the Plat recorded in Volume 8, Page 182, Plat Records, Johnson County, Texas;

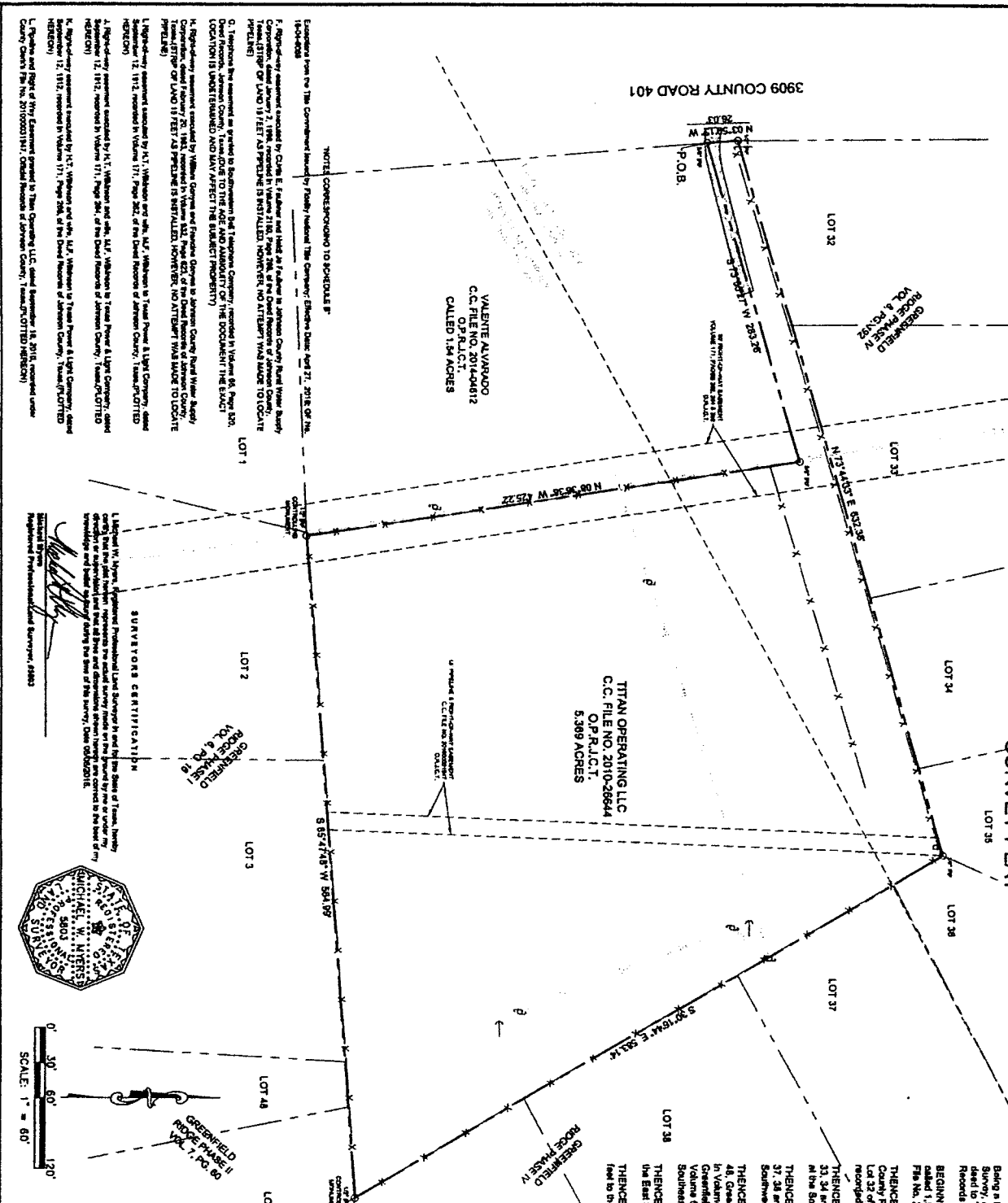
THENCE North 73 deg, 40 min, 28 sec. East along a fence and along the South line of Lot 32, 33, 34 and 35 of the said Greenfield Ridge, Phase IV, a distance of 632.38 feet to a 1/2 inch from rod at the Southeast corner of said Lot 35;

THENCE South 30 deg, 18 min, 44 sec. East along a fence and along the Southwest line of Lot 35, 37, 38 and 39 of said Greenfield Ridge, Phase IV, 584.14 feet to a 1/2 inch from rod at the Southeast corner of said Lot 38;

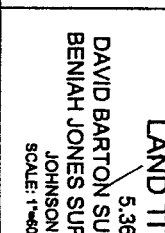
THENCE South 65 deg, 50 min, 13 sec. West along a fence and along the North line of Lots 47 and 48 of Greenfield Ridge, Phase II, an Addition to Johnson County, Texas, according to the Plat recorded in Volume 7, Page 66, Plat Records, Johnson County, Texas, and the North line of Lots 3, 2 and 1 of Greenfield Ridge, Phase I, an Addition to Johnson County, Texas, according to the Plat recorded in Volume 6, Page 16, Plat Records, Johnson County, Texas, 664.99 feet to a 1/2 inch from rod at the Southeast corner of this Avenado tract;

THENCE North 08 deg, 36 min, 28 sec. West along a fence and along the West line of this tract and the East line of the said Avenado tract, a distance of 425.22 feet to a 5/8 inch from rod;

THENCE South 71 deg, 58 min, 27 sec. West along the North line of said Tractor tract, 283.28 feet to the POINT OF BEGINNING and containing 5,369 acres of land, more or less.



**3909 COUNTY ROAD 401
LAND TITLE SURVEY
5,369 ACRES
DAVID BARTON SURVEY ABSTRACT NO. 32
BENIAH JONES SURVEY ABSTRACT NO. 449
JOHNSON COUNTY, TEXAS
SCALE: 1"=60' DATE: 05/09/2016**



US Survey Technologies Corporation
1460 Bismark Parkway, Suite 211
Fort Worth, Texas 76140
817-345-5900
817-345-5959 Fax No.
RPM No. 100960-00
www.usurveytech.com

LEGEND

□ GAS METER	○ STORM DRAIN MAN HOLE	□ ELECTRIC BOX
□ GAS VALVE	○ URN/STAIRING WELLS	□ TREE
□ TELEPHONE PESTAL	○ TRAFFIC SIGNAL POLE	□ SIGN
□ POWER POLE	○ TRAFFIC SIGNAL BOX	□ FUEL PUMP
□ DOWN POLE	○ SIGN VAN HOLE	□ WATER VALVE
○ S.S. MAN HOLE	□ VALVE	□ FENCE
○ S.S. MAN HOLE	□ VALVE	□ ONE-WAY HEAD ELECTRIC
○ ELECTRIC MAN HOLE	□ HORN ROD SET	□ DRAINAGE PREVENTER
	□ MAN HOLE	□ CABLE RISER

NO. DATE REVISION

1		
2		
3		

NOTES:

- The lines of bearings for this survey to the Texas State Plane Coordinate System (North American Datum 1983) were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).
- The bearings and distances were computed by the Texas State Plane Coordinate System (North American Datum 1983).

NOTICE:

THIS SURVEY WAS MADE BY MICHAEL W. HARRIS, SURVEYOR, IN AND FOR THE STATE OF TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED TO TITAN OPERATING, L.L.C. AS RECORDED IN COUNTY CLERK'S FILE NO. 2010-028444 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 688 FOOT TEN ROD TRACT AT THE COMMON CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF A 1.24 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO VALENTE ALVARADO AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-04612 OF THE SAID OFFICIAL RECORDS, BEING 8176 THE SAID 1/2 OF COUNTY ROAD 401;

THENCE NORTH 03 DEG, 59 MIN, 13 SEC. WEST ALONG THE WEST LINE OF THIS TRACT AND THE EAST LINE OF SAID LOT 32 OF GREENFIELD RIDGE, PHASE IV, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 182, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 73 DEG, 40 MIN, 28 SEC. EAST ALONG A FENCE AND ALONG THE SOUTH LINE OF LOT 32, 33, 34 AND 35 OF THE SAID GREENFIELD RIDGE, PHASE IV, A DISTANCE OF 632.38 FEET TO A 1/2 INCH FROM ROD AT THE SOUTHEAST CORNER OF SAID LOT 35;

THENCE SOUTH 30 DEG, 18 MIN, 44 SEC. EAST ALONG A FENCE AND ALONG THE SOUTHWEST LINE OF LOT 35, 37, 38 AND 39 OF SAID GREENFIELD RIDGE, PHASE IV, 584.14 FEET TO A 1/2 INCH FROM ROD AT THE SOUTHEAST CORNER OF SAID LOT 38;

THENCE SOUTH 65 DEG, 50 MIN, 13 SEC. WEST ALONG A FENCE AND ALONG THE NORTH LINE OF LOTS 47 AND 48 OF GREENFIELD RIDGE, PHASE II, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 66, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND THE NORTH LINE OF LOTS 3, 2 AND 1 OF GREENFIELD RIDGE, PHASE I, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 16, PLAT RECORDS, JOHNSON COUNTY, TEXAS, 664.99 FEET TO A 1/2 INCH FROM ROD AT THE SOUTHEAST CORNER OF THIS AVENADO TRACT;

THENCE NORTH 08 DEG, 36 MIN, 28 SEC. WEST ALONG A FENCE AND ALONG THE WEST LINE OF THIS TRACT AND THE EAST LINE OF THE SAID AVENADO TRACT, A DISTANCE OF 425.22 FEET TO A 5/8 INCH FROM ROD;

THENCE SOUTH 71 DEG, 58 MIN, 27 SEC. WEST ALONG THE NORTH LINE OF SAID TRACTOR TRACT, 283.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,369 ACRES OF LAND, MORE OR LESS.