

MAY 22 2017

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon TODAY'S DATE: 05/12/2017

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 05/22/2017

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 2300 Tracy's Court, Alvarado (Homesteads, Block S, Lot 36) for a second septic system on a lot smaller than 2 acres, located in Precinct 4.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes **ACTION ITEM:** X
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 _____



Approved

Commissioners Court

MAY 22 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:

- installing a septic system on a lot or tract of less than an acre or
two residences on one (1) septic system or
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 Carlos F. Hernandez Date 5-5-17

Contact Information: Phone no.

Cell no. (817) 681-6537 Email address Lucygiron123@gmail.com

Property Information for Variance Request:

Property 911 address 2300 Tracy's Court Alvarado

Subdivision name Homesteads Block 5 Lot 36

Lot size: 1.98 acres Size of existing residence: 1480 sq. ft.

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

ETJ: Yes - City No

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

Reason for request Existing mobile home w/ existing septic system. Building a new home + Applying for new septic system for new home.

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

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Stewart/01128-22021/504/LL

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

WARRANTY DEED

Date: 4-30, 2015

Grantor: Edward M. Burks, a single person and Linda A. Burks, a single person
Grantor's Mailing Address: 9220 Grand Street - Arlington, TX 76002

Grantee: Carlos F. Hernandez
Grantee's Mailing Address: 8540 Jeanes Lane, Alvarado, TX 76009

Consideration: TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

Property (including any improvements):

Lot Thirty-six (36), in Block S, of The Homesteads, Phase X, an addition to Johnson County, Texas, according to the Map or Plat thereof recorded in/under Volume 5, Page 66, Map/Plat Records, Johnson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is given and accepted subject to any and all restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantor, for the consideration and subject to the reservations from 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 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.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

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

[Signature]
Edward M. Burks

STATE OF Texas §
COUNTY OF Johnson §

This instrument was acknowledged before me on the 30 day of April, 2015
by Edward M. Burks.



[Signature]
Notary Public, State of Texas

Linda A. Burks
Linda A. Burks

STATE OF Texas

COUNTY OF Johnson

This instrument was acknowledged before me on the 30 day of April, 2015
by Linda A. Burks.



Lorri Landers
Notary Public, State of Texas

When recorded return to:
Carlos F. Hernandez
8540 Jeanes Lane
Alvarado, TX 76009

***** Electronically Recorded Document *****

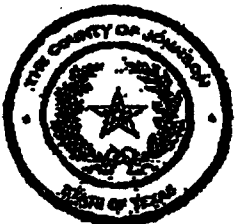
Johnson County**Becky Ivey
Johnson County Clerk
Cleburne, TX****Document Number: 2015-8890****Recorded As : ERX-WARRANTY DEED****Recorded On: April 30, 2015****Recorded At: 02:08:04 pm****Number of Pages: 3****Recording Fee: \$30.00****Parties:****Direct- BURKS EDWARD****Indirect- HERNANDEZ CARLOS F****Receipt Number: 29235****Processed By: Cheryl Woolsey*******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.

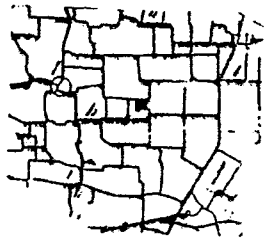
Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.



**BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS**



Plot 3



VICINITY MAP

Filing for record 5-28-85 at 2:00, and received 5-30-85 at 11:45 in Volume 5, Page 66 in Johnson County, Koby G Goodnight County Clerk

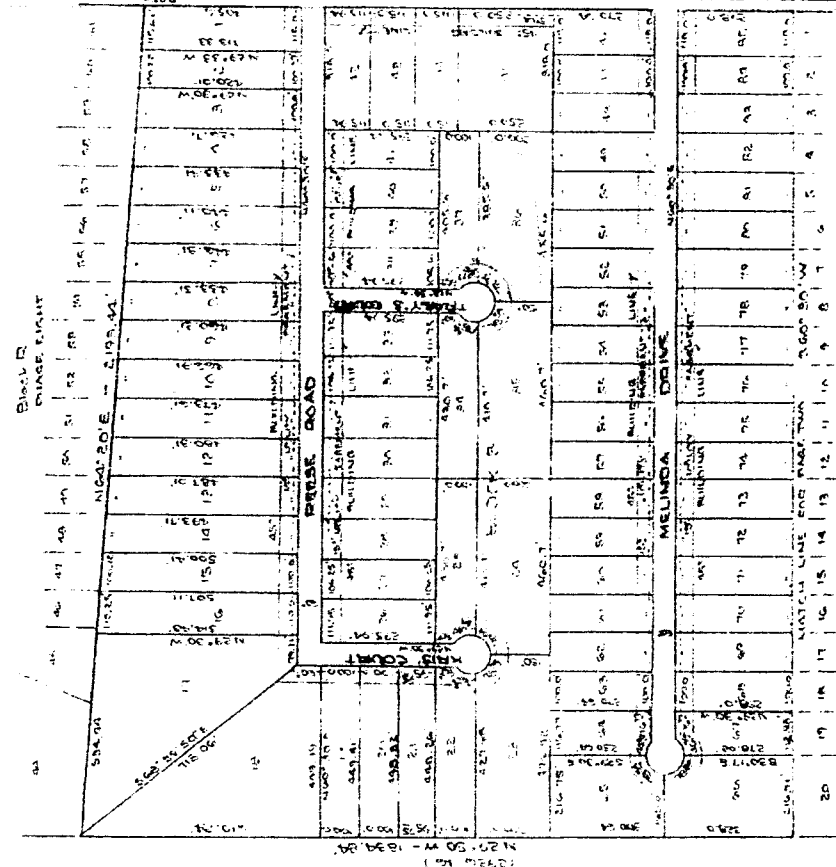
Scale 1" = 400'

Preliminary and Final Map

~~CONFIDENTIAL~~

Being a portion of the Edwin Hendricks Survey, A-328 Johnson County, Texas

APPROVED FOR THE 25th Day of May 1985
Jeffrey A. [Signature]
COUNTY CLERK
COMMISSIONER, DISTRICT 1
COMMISSIONER, DISTRICT 2
COMMISSIONER, DISTRICT 3
COMMISSIONER, DISTRICT 4



The County will not be responsible for the removal of any outcroppings of rock or other debris from this subdivision or any adjacent property.

- Note 1. 1/4" Building Line along front of Lot.
- 2. Minimum 5' side line.
- 3. 15' Utility Easement along South of Lot.

Shirley J. Brown



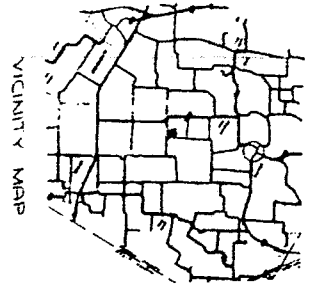
Plat No. 100-100-100-100
Plotted Pursuant to Order of the County Court
in Case No. 100-100-100-100
This Plat is subject to the provisions of the Act of the Legislature of the State of Texas, approved September 15, 1909.

Page One of Two

See Slide # 33A for page # 2.

99

66 A



VICINITY MAP

Scale 1" = 300'



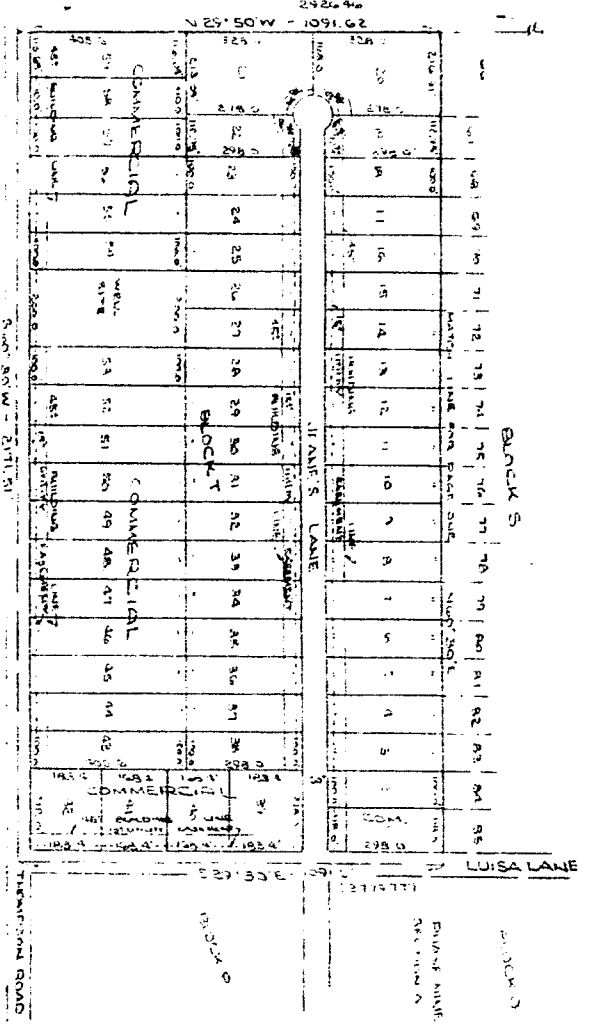
THE HOMESTEADS

Preliminary and Final Map.
 Being a portion of the Edwin Hendricks Survey, A. 328
 Johnson County, Texas

APPROVED THIS 21st day of August, 1904

Henry H. Adams

COMMISSIONER, DISTRICT 1
 COMMISSIONER, DISTRICT 2
 COMMISSIONER, DISTRICT 3



The County will not be responsible for any final change in this subdivision on any adjacent property.

I hereby certify that the above plat was duly recorded in the public records of this county, and that the same is a true and correct copy of the original as filed in the office of the County Clerk.



THOMAS L. THOMPSON
 COUNTY CLERK
 JOHN W. LUTHE, CLERK
 JAMES W. LUTHE, CLERK
 JAMES W. LUTHE, CLERK
 JAMES W. LUTHE, CLERK

Pt 3

Johnson County Public Works

Johnson County Public Works

1 North Main Street, Suite 305

Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2017-516

5/5/2017 04:39 PM JE 1

Descriptions:

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

Received From:

Carlos Hernandez
2300 Tracy's Ct

Amount Received:

\$100.00

Payment Information:

Cash \$100.00

Septic Variance 1 existing system installing 1 additional septic system at 2300 Tracy's Ct Alvarado Tx

Signature / Initials: Carlos F Hernandez

JE 1 5/5/2017 04:39 PM

Johnson County Public Works

Johnson County Public Works

1 North Main Street, Suite 305

Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2017-515

5/5/2017 04:36 PM JE 1

Descriptions:

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

Received From:

Carlos Hernandez
2300 Tracy's Ct

Amount Received:

\$100.00

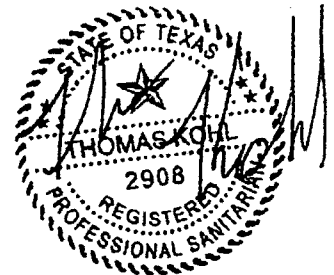
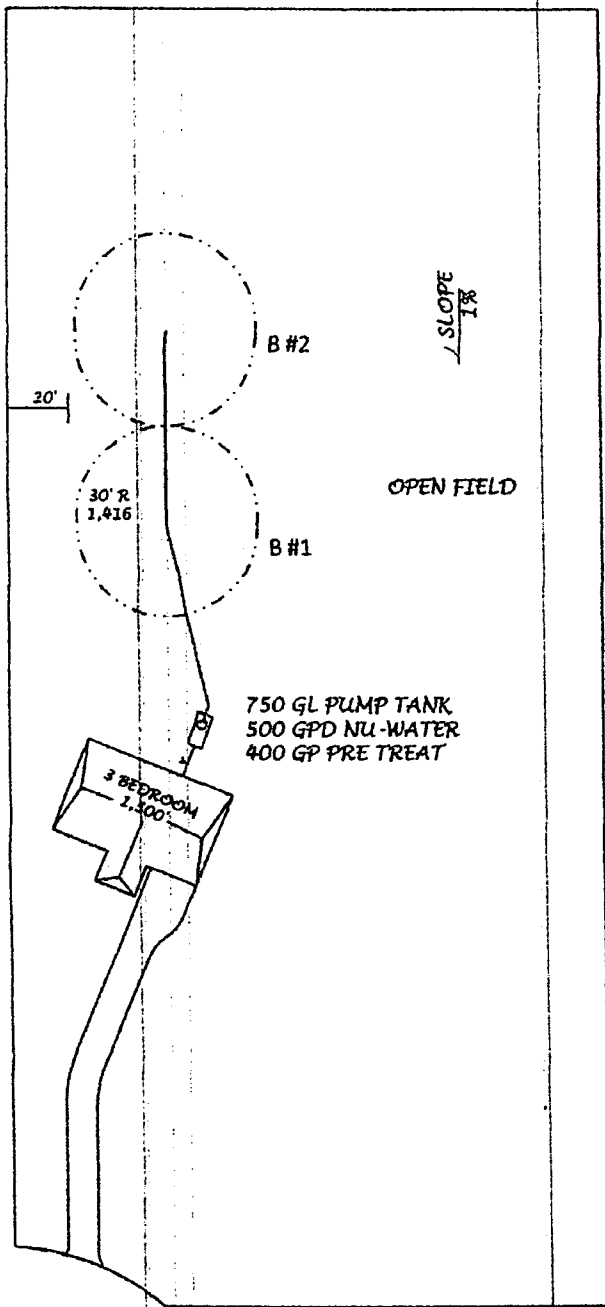
Payment Information:

Cash \$100.00

Development variance 1 mobile home & 1 site built 2300 Tracy's Ct

Signature / Initials: Carlos F Hernandez

JE 1 5/5/2017 04:36 PM



THOMAS KOHL RS 2908
2300 TRACY'S CT 5/1/2017

 COPY