

Approved

Commissioners Court

JUN 12 2017

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 05/31/2017

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 06/12/2017

SPECIFIC AGENDA WORDING: Consideration to grant a variance for Robinson's Acre, Lot 1, Block 1 (1452 CR 1107A) for 117 feet of road frontage, located in Precinct 1.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 15 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:** _____

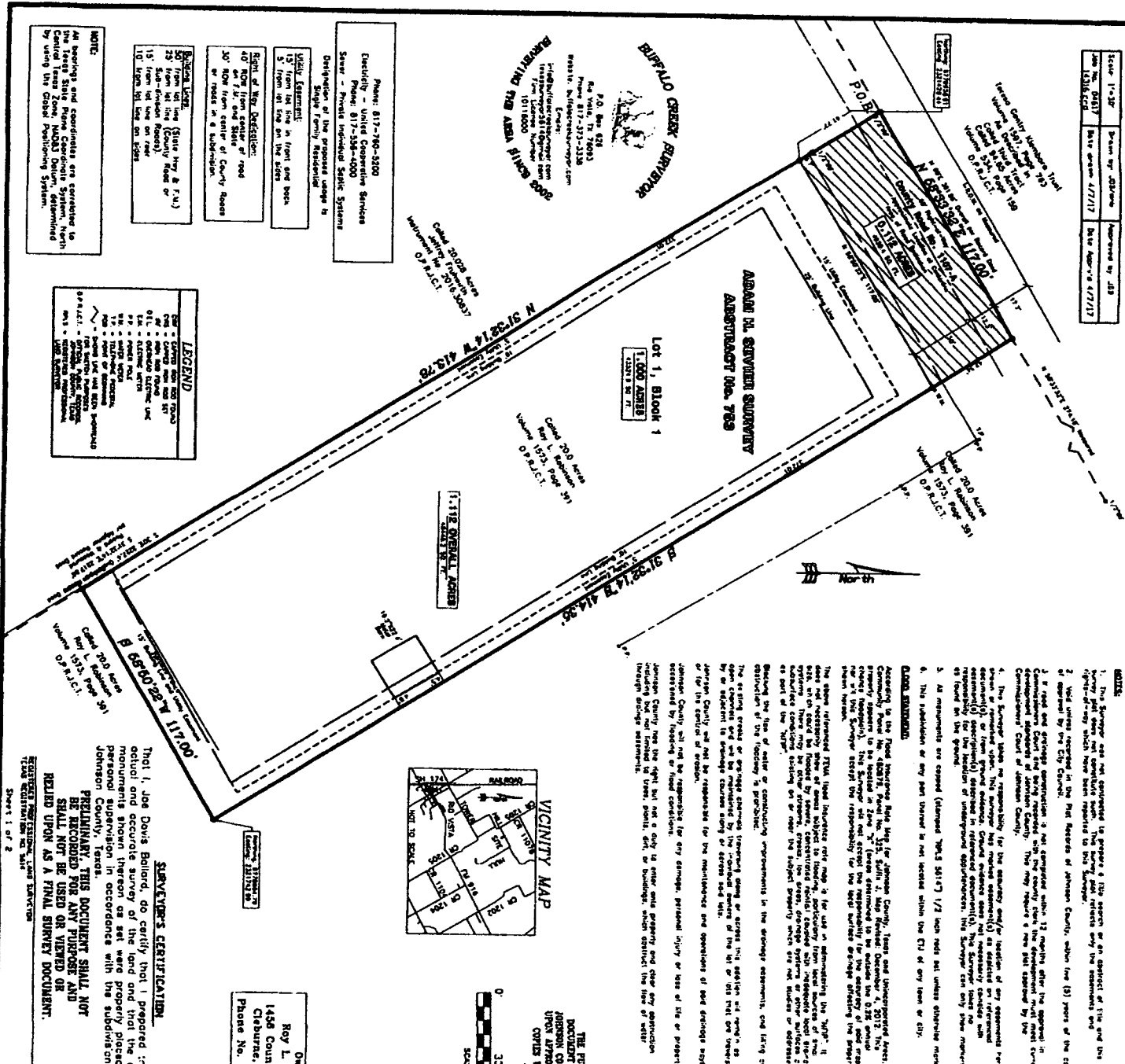
*****This Section to be Completed by County Judge's Office*****

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____

Scale 1" = 30'	Drawn by: JRS	Approved by: JRS
Job No. 6217	Date: 4/7/17	Date: 4/7/17
LSM: JRS		



NOTE:
All bearings and conditions are corrected to the True State Plane, NAD83 Datum, determined by using the Global Positioning System.

Electricity: - United Cooperative Services
Phone: 817-386-5200
Present: 817-358-4000
Owner - Private Individual Solar Systems

Utility Easement:
12' from left line in front and back
3' from left line on the sides

Right of Way Description:
40' ROW from center of road
30' ROW from center of County Road
or more as a subdivision

Block 1, Lot 1:
50' from left line (State Hwy & F.V.)
15' from left line (County Road)
10' from left line on rear

LEGEND

---	1/2" = 1" Scale
---	3/4" = 1" Scale
---	1" = 1" Scale
---	1 1/2" = 1" Scale
---	2" = 1" Scale
---	3" = 1" Scale
---	4" = 1" Scale
---	5" = 1" Scale
---	6" = 1" Scale
---	7" = 1" Scale
---	8" = 1" Scale
---	9" = 1" Scale
---	10" = 1" Scale
---	11" = 1" Scale
---	12" = 1" Scale
---	13" = 1" Scale
---	14" = 1" Scale
---	15" = 1" Scale
---	16" = 1" Scale
---	17" = 1" Scale
---	18" = 1" Scale
---	19" = 1" Scale
---	20" = 1" Scale
---	21" = 1" Scale
---	22" = 1" Scale
---	23" = 1" Scale
---	24" = 1" Scale
---	25" = 1" Scale
---	26" = 1" Scale
---	27" = 1" Scale
---	28" = 1" Scale
---	29" = 1" Scale
---	30" = 1" Scale

ADAM H. SEEVER SURVEY
ABSTRACT NO. 789

Lot 1, Block 1
1.000 ACRES
13211.88 FT.

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ABSTRACT NO. 789

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13211.88 FT.

NOTE:
1. The Surveyor has not attempted to procure a title report or an abstract of title and the liability for any such report is the responsibility of the client.
2. Not unless specified in the Plat of Adam H. Seever, when the (S) portion of the state of Texas and plat description is not completed within 12 months after the approval in Commission of the plat of Adam H. Seever. The surveyor is not responsible for the plat description of Adam H. Seever.
3. The Surveyor makes no responsibility for the accuracy and/or location of any easement, right-of-way, or other interest shown on the plat or in any abstract of title or other documents. The Surveyor is not responsible for the location of underground utilities. The Surveyor can only show markers as located on the ground.
4. All monuments are shown (stamped) unless otherwise noted.
5. This subdivision or any part thereof is not located within the ETJ of any town or city.

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Owner:
 Roy L. Robinson
 1466 County Road 1107A
 Cleburne, Texas 76031
 Phone No. 817-933-3716



STATE OF TEXAS
 COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS
 That I, Roy L. Robinson, am the owner of the following described property to wit:

Being all of that certain tract or parcel of land situated in the ADAM H. SEVER ENERGY ABSTRACT No. 753, Johnson County, Texas, and being all of that certain called 20.0 acre tract of land conveyed by Deed from Roy L. Robinson to Roy L. Robinson, as recorded on Volume 1577, Page 783, of the Public Records of Johnson County, Texas, and being more particularly described by miles and bounds as follows:

BEING as a 1/2 inch iron rod found being the northeast corner of said 20.0 acre tract, said iron rod found also being the northeast corner of the 20.0 acre tract of land as conveyed to Jeffrey F. Smith by the deed recorded as Instrument No. 2014-20837 of the Public Records of Johnson County, Texas, and said iron rod found on the southeasterly line of a 60.0 acre "Y" tract as described on Volume 534, Page 135 of the Public Records of Johnson County, Texas, and said iron rod found on a northwesterly side of a subplot partment of County Road No. 1107-A.

THENCE North 58 degrees 33 minutes 13 seconds East, along a common line between said 94.83 acre tract and said 20.0 acre tract, and along a northwesterly line of said 20.0 acre tract, a distance of 177.00 feet to a capped (labeled "M5 5614") 1/2 inch iron rod set for the northeast corner of the north 1/2 of said 20.0 acre tract, and said iron rod set being South 56 degrees 33 minutes 32 seconds East, 274.18 feet from a 1/2 inch iron rod found for the northeast corner of said 20.0 acre tract.

THENCE South 31 degrees 37 minutes 14 seconds East, through the interior of said 20.0 acre tract, a distance of 111.35 feet to a capped (labeled "M5 5614") 1/2 inch iron rod set for the southeast corner of the north 1/2 of said 20.0 acre tract.

THENCE South 39 degrees 50 minutes 27 seconds West, through the interior of said 20.0 acre tract, a distance of 111.35 feet to a capped (labeled "M5 5614") 1/2 inch iron rod set for the southwest corner of the north 1/2 of said 20.0 acre tract, and said iron rod set being on the common line between said 20.0 acre tract and abovementioned 20.028 acre tract.

THENCE North 31 degrees 14 seconds West, along the common line between said 20.0 acre tract and said 20.028 acre tract, a distance of 41.78 feet to the POINT OF BEGINNING, a 1/2 inch iron rod found, and continuing in all, a distance of 413.78 feet to the POINT OF BEGINNING. The above described area of land and area of survey on the Ground by Buffalo Creek Surveyor LLC, under the supervision of Joe Davis Board: M5 No. 3614.

THE PURPOSE OF THIS DOCUMENT IS FOR REVIEW BY JOHNSON COUNTY PUBLIC WORKS, UPON APPROVAL SIGNED & SEALED COPIES WILL BE PROVIDED. 4/7/17

Scale 1"=20'	Drawn by: JDB/ana	Approved by: JDB
Job No. 04517	Date drawn: 4/7/17	Date Approved: 4/7/17
LSJ/ana		

NOW THEREFORE KNOW TO ALL MEN BY THESE PRESENTS That Roy L. Robinson, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as
 Lot 1, Block 1, ROBINSON'S ACRE

An addition to Johnson County, Texas, and hereby dedicates to the public use, without reservation, the streets, easements, right-of-ways and any other public ways shown herein.

Executed this _____ day of _____, 2017

 Roy L. Robinson

THE STATE OF TEXAS

I, _____ Notary Public, do hereby certify that the within and above signed Roy L. Robinson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. 2017

 Notary Public
 State of Texas

IN WITNESS WHEREOF
 I, _____, Surveyor, do hereby certify that the within and above signed Roy L. Robinson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

 Roy L. Robinson

 Notary Public
 State of Texas

IN WITNESS WHEREOF, I, _____, Surveyor, do hereby certify that the within and above signed Roy L. Robinson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

 Roy L. Robinson

 Notary Public
 State of Texas

That I, Joe Davis Ballard, do certify that I prepared this plat from an actual and accurate survey of the land and that the monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of Johnson County, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 3416

SURVEYOR'S SEAL

This Plat filed in Volume _____ Page _____ of _____
 By _____ COUNTY CLERK
 Dated: _____

Johnson County Public Works

Johnson County Public Works

1 North Main Street, Suite 305

Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2017-605

5/25/2017 03:52 PM DR 1

Descriptions:

1.	\$100.00	Upgrade
2.		
3.		
4.		

Received From:

Rickey Robinson

Amount Received:

\$100.00

Payment Information:

Cash \$100.00

\$100.00 variance request fee for plat with inadequate road frontage.

Signature / Initials:



DR 1 5/25/2017 03:52 PM

Variance Request

If you wish to request a variance from Johnson County Commissioner's Court for your property please include the following information.

Owner Roy L. Robins Date 5/25/17

Contact Information:

Phone no. 817-556-7882 cell no. SAME

Email address _____

Property Information for Variance Request:

Property 911 address 1452

Subdivision name Robinson's Acre Block 1 Lot 1

Survey Adam H. Seiver Abstract 753 Acreage 1.112

Reason for request Road frontage not adequate for
County

You will need a survey showing the reason for the request (such as a building over the building lot line).

This request will be presented in Commissioner's Court for their decision.