

DEC 27 2017

Approved

REQUEST FOR AGENDA PLACEMENT FORM
Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 12/18/2017

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 12/27/2017

SPECIFIC AGENDA WORDING: Consideration of final plat for Lot 1 and Lot 2, Block 1 of Jolynn Acres, located in Precinct 4.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes **ACTION ITEM:** X
(Anticipated number of minutes needed to discuss item) **WORKSHOP:** _____
 CONSENT: _____
 EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____ IT DEPARTMENT: _____
AUDITOR: _____ PURCHASING DEPARTMENT: _____
PERSONNEL: _____ PUBLIC WORKS: X _____
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** _____



Johnson County Public Works Department

David Disheroon / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Owner Edgar & Jolynn Brumbalow Date 12-5-17

represented by: Darla Dudley - RE/MAX Heartland

Phone # 817-517-3917

Email Address darladudley@outlook.com

Property Information for Variance Request:

Property 911 address 9657 FM 2258, Grandview, TX. 76050

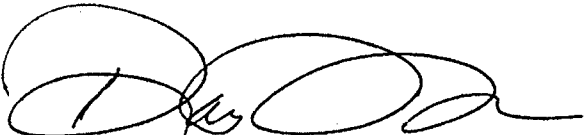
Subdivision name Jolynn Block 1 Lot 2

Survey P. Sessions Abstract 766 Acreage 2

Reason for request platting 2 lots and because

drive way easement was widened it made
one lot short of the 150' foot requirement.
17.34 feet

Please attach copy of property survey.


Darla Dudley

Johnson County Public Works

Johnson County Public Works

1 North Main Street, Suite 305

Cleburne, TX 76033 (817) 556-6380

Receipt Number: 2017-1459

12/5/2017 03:29 PM MM 1

Descriptions:

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

Received From:

Darla Dudley Re/Max Heartland

PO Box 1266 Grandview, TX

Amount Received:

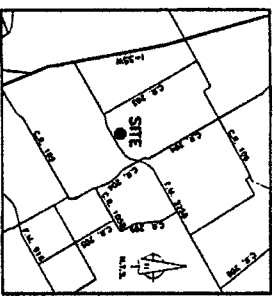
\$100.00

Payment Information:

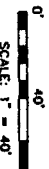
Check #3579

Signature / Initials: _____

MM 1 12/5/2017 03:29 PM



VICINITY MAP



GENERAL NOTES:

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED USE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENCE.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWENTY (20) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. IF IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, COMPLICATED IN THE COUNTY LAW FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S RESERVATION CONTRACT TO CONVEY A PORTION OF THE REAL PROPERTY TO AN INDIVIDUAL OR TO AN ENTITY, THE COUNTY CLERK SHALL BE NOTIFIED BY THE DEVELOPER IN WRITING IMMEDIATELY AFTER THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID NOTICE MAY BE USED IF THE DEVELOPER IS PREVIOUSLY IN COMPLIANCE WITH THE REAL PROPERTY CONTRACT BEFORE THE RECORDING OF THE PLAT.
5. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A plat OR PART OF A SUBDIVISION SHOWN AS THE PLAT IS FILED OR RECORDED WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FLOOD STATEMENT NOTES:

1. THE ABOVE REFERENCED FLOOD INSURANCE RATE USE IS FOR USE IN ADJUSTING THE PRICE OF REAL PROPERTY TO BE ACQUIRED TO BE FLOODED PARTICIPATING FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY STORMS, CONCENTRATED RAINFALL COULDED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS, THERE MAY BE OTHER STREETS, CREEKS OR WAYS, DRAINAGE SYSTEMS OR OTHER SOURCES OF SUBSTANTIAL CONTRIBUTION TO THE FLOODING OF THE SUBJECT PROPERTY WHICH ARE NOT STATED OR ADRESSED IN PART OF THE MAP.
2. RECEIVING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN THE DRAINAGE DISTRICTS, AND FLOODING OF OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
3. THE EXISTING CHECKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOT.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
6. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO ANY AND CLEAN ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE DISTRICTS.

UTILITY EASEMENT NOTE:

1. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO WORK AND KEEP LINED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER CONCRETIONS, OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS THAT ARE NECESSARY FOR THE PROPER OPERATION OF SUCH UTILITY. SUCH RIGHT SHALL HAVE THE PRIORITY AT ALL TIMES OF RECORDS AND RIGHTS TO AND FROM SAID EXISTENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, PATROLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROOVED THE PERMISSION OF ANYONE.

OWNER:
DEDA & JO LYNN BRUBALOW
4433 FM 2256
CHANDLER, TX 76850
817-354-6801

PRIVATE SEWAGE FACILITY NOTES:

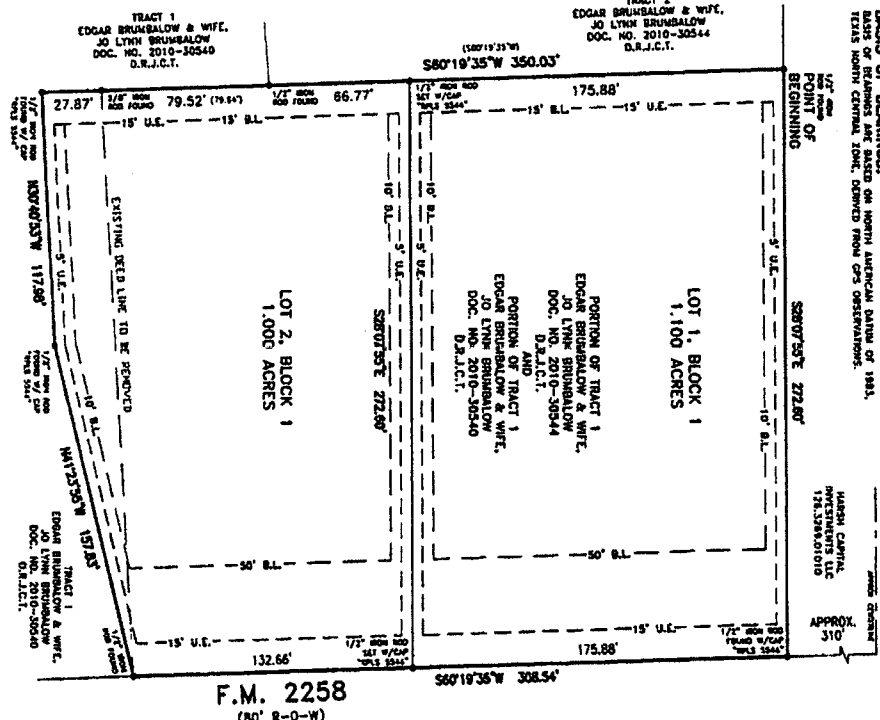
1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE JOHNSON COUNTY TITLES FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL OCCUR ONLY IF THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT SELECT THE OWNER OF THE PROPERTY FROM JOHNSON COUNTY, STATE AND FEDERAL REGULATIONS, PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING JOHNSON STANDARDS, MUST BE UNDERGOED BY THE OWNER AT THE OWNER'S EXPENSE AT NORMAL OPERATION OF THE FACILITY RESULTS IN EXCESSIVE OUTFLOW OR EXCESSIVE OUTFLOW OF SOLIDS OR SOLIDS NOT CAPABLE OF DECOMPOSING IN NORMAL CONDITIONS AND/OR THE FACILITY WHICH USED SOLIDS NOT CAPABLE OF DECOMPOSING IN NORMAL CONDITIONS.

3. A PRIVATE DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN THE BASIS OF WATER THAT IS RECORDED TO SERVE AS IS NOT CONTROLLED BY THE RESPONSIBILITY OF THE LOT OWNER TO DESIGN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A Satisfactory MANNER.



DAVID F. WAGNER, P.E., Surveyor
4401 18th Street, Suite 100
Chandler, Texas 76850
817-354-6801
www.dfwgeodesy.com



F.M. 2258
(B & P - O - W)

FLOOD ZONE NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FROM JOHNSON COUNTY, TEXAS AND UNCOMPROMISED AREAS, COUNTY PANEL NO. 482332030A, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN FIRM "A", (AREAS DETERMINED TO BE SUITABLE FOR RESIDENTIAL CONSTRUCTED FLOOD ZONE).

BASIS OF BEARINGS:
BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, USING NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

PEACEFUL ESCAPE WAY

MARSH CAPITAL INVESTMENTS, LLC
181238401010
APPROX. 310'

LEGAL DESCRIPTION:

A PART OF AND PART OF THE E, SECTIONS SURVEY, ABSTRACT NO. 784, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND OWNED BY EDGAR BRUBALOW & WIFE, JO LYNN BRUBALOW IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30244, DEED RECORDS, JOHNSON COUNTY, TEXAS (04/14/13), AND A PORTION OF THAT TRACT OF LAND OWNED BY EDGAR BRUBALOW & WIFE, JO LYNN BRUBALOW IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30244, DEED RECORDS, JOHNSON COUNTY, TEXAS (04/14/13), AND BEING MORE PARTICULARLY DESCRIBED BY UTILS AND BOUND AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHERLY CORNER OF SAID BRUBALOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30244;

THENCE S 89°07'35" W ALONG THE NORTHWESTERLY LINE OF SAID BRUBALOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30244 TO A 1/2 INCH IRON ROD FOUND AT A POINT OF INTERSECTION OF SAID SHARPER TRACT 5544' & THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 2258 (Variable R-0-9) AT THE EASTERN CORNER OF SAID BRUBALOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30244;

THENCE S 87°18'15" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE SOUTHWESTERLY LINE OF SAID BRUBALOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30244, A DISTANCE OF 306.54 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BRUBALOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30244;

THENCE N 41°31'57" W A DISTANCE OF 157.43 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP SHARPER TRACT 5544';

THENCE N 50°40'57" W, A DISTANCE OF 117.96 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP SHARPER TRACT 5544';

THENCE N 67°19'35" E, A DISTANCE OF 550.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.100 ACRES FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT A PORTION OF EDGAR BRUBALOW, OWNER OF THE ABOVE REFERENCED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, JOHNSON COUNTY, TEXAS, AND HEREBY DEEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STRIPS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC UTILS SHOWN HEREON.

WITNESSE MY HAND AT JOHNSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2017.

EDGAR BRUBALOW
JO LYNN BRUBALOW

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY EDGAR BRUBALOW, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND KNOWINGLEDGELY AND FREELY WENT BEFORE ME AND DECLARED THAT HE ENTERED INTO THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

I, DAVID F. WAGNER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE EXAMINED THE ORIGINAL INSTRUMENT AND THE SURVEY SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, THE MONUMENTS SET ON GROUND, ARE SURVEYED TO BE CORRECTLY PLACED THEREON.

David Wagner

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 30472
DATE: 12/07/17



JOLYNN ACRES

FINAL PLAT OF LOT 1 AND LOT 2
BLOCK 1
1.1000 ACRES
JOHNSON COUNTY, TEXAS