

# 15,696

## TRI-POINT SURVEYING, LLC

FILED FOR RECORD  
at 1:00 o'clock P M

AUG 13 2019

JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By *Jennifer Lindenzweig*

Phillip Martin,  
and the Hunt County Commissioners Court  
P.O. Box 1097  
Greenville, Texas 75403

Dear Phillip Martin.

My clients, John and Linda Bellows and Todd Hezeau, are requesting a variance from the Hunt County Subdivision Requirements concerning minimum lot size and frontage width. See the attached exhibit for further clarification on location of the properties involved.

John and Linda Bellows purchased 54.5 acres with an Ingress/Egress Easement for access to County Road No. 3223 in April of 2014. The easement crosses property owned by David and Paula Fuzzell. The properties to the north of the Fuzzell and Bellows properties are owned by Todd Hezeau and Linda Self. When the Bellows purchased the property, it had an existing mobile home and water meter on the property. They are currently in the process of building a new house on the property, while their daughter lives in the mobile home. Cash Special Utility District informed the Bellows that they could not place an additional water meter on the property and that it had to be at the County Road on land that was owned by the Bellows. This would mean purchasing additional property to be able to obtain a water meter to service the new house. The Bellows inquired about purchasing a strip of land adjacent to the south edge of the easement road across the Fuzzell property. The Fuzzells owe back taxes for three years of which they are making payments on and could not sell a portion of their land.

The Bellows then decided to have a well drilled to service the property. They hired Folmar Drilling Company which had drilled several wells in the area and along County Road No. 3223. Folmar drilled a well 884 feet deep with a cost of \$22,016. The water was sent off to be tested and the results came back with extremely high Total Dissolved Solids content at 5000 ppm. The EPA suggested maximum limit for Total Dissolved Solids is 500 ppm per the water test report. The Bellows were then told that a reverse osmosis filtration system would not be adequate to make the water potable and should look for an alternative water source.

The Bellows then went back to Cash Special Utility District and they suggested they inquire about purchasing land from Todd Hezeau on the north side of the easement road. Cash Special Utility District informed the Bellows that if they purchased the land, the new meter could be installed and the older "grandfathered" meter would be relocated adjacent to the new meter. Cash Special Utility District also informed the Bellows that if they sold their land with the "grandfathered" meter where it is currently located on the easement road on the Fuzzell's property, that the new owners would not have service. The ownership of the "grandfathered" meter would revert back to the Fuzzells.



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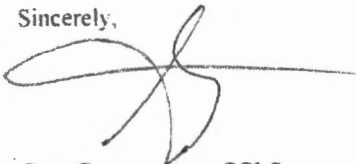
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Todd Hezeau has agreed to sell the Bellows a 20 feet by 542.60 feet strip of land, being the entire south 20 feet of his property. This conveyance would not be in accordance with the current Hunt County Subdivision Regulations which is why the variance is being requested. This would allow the Bellows to have a water meter installed at the County Road on property that they own. The water line could then be installed at the new meter and routed across the new parcel, crossing over into their existing easement, and then routed to run adjacent to the existing water line that currently services their property.

The nature of the proposed use of the land is for the installation of a water line only. No building will be constructed on the property and no one will reside on the property. All property in the vicinity of the proposed tract is being used for agriculture or wildlife with homesteads on most tracts. There will be no effect on traffic conditions, drainage, public health or the safety of existing and future residents.

The above paragraphs detail out the special circumstances and conditions affecting the land. Although, there are no special circumstances and conditions that deprive the applicant of the reasonable use of the land, it does deprive the future owners, the Bellows, of reasonable use of their land. Without the variance, they cannot obtain water service to their property. Therefore, the variance is necessary for their protection and enjoyment of a substantial property right. The granting of the variance will not be detrimental to the public health or safety or injurious to other property in the area. It would be detrimental to the Bellows by depriving them of water service. Granting of the variance will also not have any effect on preventing orderly division of other land in the area in accordance with the Hunt County Subdivision Regulations.

Sincerely,



Greg Connaughton, RPLS  
President, Tri-Point Land Surveying, LLC

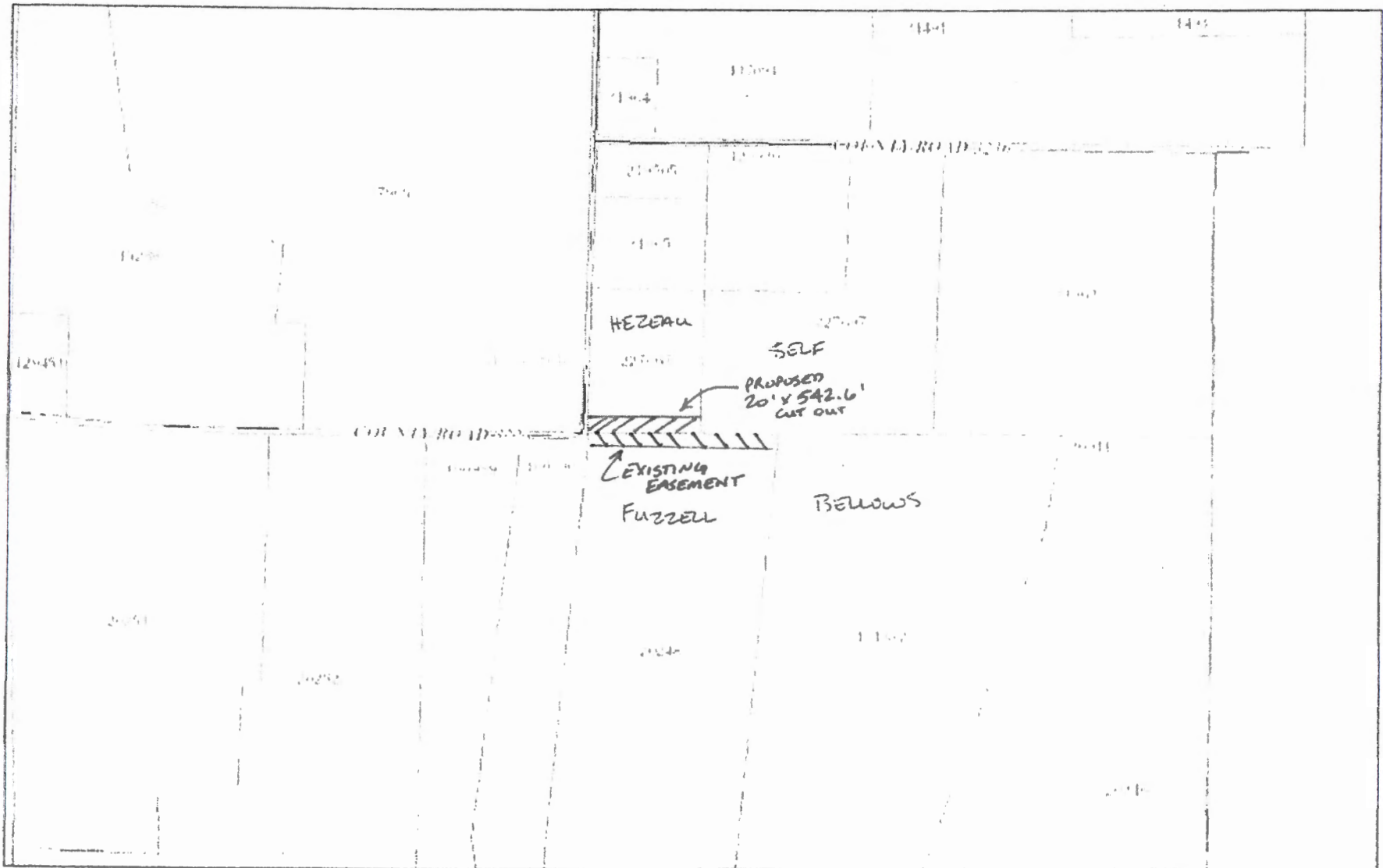


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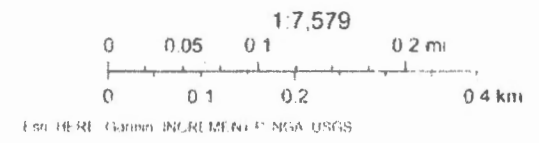
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# HEZEAU/BELLOWS EXHIBIT



July 22, 2019

- Parcels
- City Limits
- School Districts
- Abstracts
- Subdivisions
- Roads



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