

**To: City of Burleson**

**From: Phillip Jones**

**Subject: Variance letter for 300 E. Miller**

**Date: October 7, 2025**

**This is to request a variance in obtaining permits to bring my property at 300 E. Miller up to current safety and living standards. I also would like to do cosmetic updates to the property.**

**My house at 300 E. Miller was built in 1958. I purchased the property after my grandparents passed away in 2016. The home is not currently livable. Therefore, I've had to have other living arrangements for nearly 9 years. My goal is to bring the property up to current standards for electrical, plumbing, gas, HVAC, and new energy standards.**

**I have been informed that any work being done cannot exceed 50% of the property value based on FEMA Flooding Regulation. I have attached two surveys and the Flood Hazard drawing from FEMA.**

**Only one corner of the house is located in the floodway.**

**I now question this even more now, per FEMA and the National Flood Insurance Program states the following. (Listed Below)**

**Floodway**

**A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.**

**I do not see the structure in question be affected by the the concerns list. The city of Burleson will not let me bring my house up to code and making it a safe livable space. A house will bring added value to the City of Burleson and the neighborhood.**



## 2025 NOTICE OF APPRAISED VALUE

### CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY

109 N. Main St Cleburne TX 76033  
Main (817) 648-3000 Fax (817) 645-3105  
www.johnsoncad.com  
customerservice@johnsoncad.net

### OWNER / ACCOUNT INFORMATION

JONES PHILLIP  
251 SW WILSHIRE BLVD STE 124  
NO 320  
BURLESON TX 760280000

**GEO ACCOUNT #:**  
126.2552.04370

**PROPERTY ID #:**  
R000028010

PIN #: 149609  
OWNERSHIP 100.00%

AGENT:

**XREF #:**

### IMPORTANT PROPERTY TAX INFORMATION

JONES PHILLIP  
251 SW WILSHIRE BLVD STE 124 NO 320  
BURLESON TX 76028

**NOTICE DATE:**  
04/15/2025

### 300 E MILLER ST

0.84 ACRES  
LOT 1 BLK 64  
BURLESON ADDITION

### PROTEST DEADLINE: 05/15/2025

### APPRAISED VALUE

#### 5 YEAR APPRAISED VALUE CHANGE

THE DIFFERENCE BETWEEN THE 2020 APPRAISED VALUE AND THE 2025  
APPRAISED VALUE IS 148.57%

	2025	2024
MARKET VALUE OF PERSONAL PROPERTY:		
MARKET VALUE OF LAND:	309,400	309,400
MARKET VALUE OF STRUCTURES:	69,724	139,452
SPECIAL USE APPRAISAL:		
TOTAL APPRAISED VALUE:	379,124	448,852

### INFORMAL HEARINGS

Property owners that disagree with the proposed appraised value, or any other issues as allowed by law, are encouraged to contact the Central Appraisal District of Johnson County at (817) 648-3000 to request an informal conference with an appraiser to discuss and resolve concerns.

### SUBMITTING PROTESTS

Protests must be in writing and received or postmarked by 05/15/2025



**ONLINE TAXPAYER PORTAL**  
scan the QR Code or go to  
<https://portal.johnsoncad.com>  
Property ID: R000028010  
Pin: 149609

**Email to:**  
customerservice@johnsoncad.net

**Mail or Dropoff:**  
109 N. Main St.  
Cleburne TX 76033

### FORMAL ARB HEARINGS

The ARB will begin hearings on 05/20/2025  
at 109 N. Main Street in Cleburne Texas.

## HOMESTEAD EXEMPTIONS SAVE TAXPAYERS MONEY

**THIS ACCOUNT CURRENTLY HAS  
THE FOLLOWING EXEMPTIONS:**

### HOMESTEAD EXEMPTION QUALIFICATIONS

- You own or have an owner interest to this property.
- This property is your principal residence.
- Your drivers license address matches the property address.
- You do not claim a homestead exemption anywhere in or out of Texas.

### NEED TO APPLY FOR YOUR HOMESTEAD?

If you have owned and occupied your home for the last two years, but haven't applied for your homestead exemption, it's not too late! Homestead Exemptions can be applied retroactively up to two years.



#### ONLINE FORMS

scan the QR Code or go to  
<https://forms.johnsoncad.com>  
Property ID: R000028010  
Pin: 149609

### TAXABLE VALUE

#### The steps to get from Appraised Value to Taxable Value...

1. The Appraised Value above is reduced to the Assessed Value due to one of the following:  
10% Homestead Cap  
20% Circuit Breaker  
Special Use Appraisals

2. School Districts are the only taxing jurisdiction required to offer exemptions. All other taxing jurisdictions may choose to offer an exemption or not.

3. Exemption amounts are deducted from the Assessed Value to get the Taxable Value.

4. **TAXABLE x TAX = TAXES**  
**VALUE RATES DUE**  
Taxing Jurisdictions are provided the estimated 2025 taxable values & will set 2025 tax rates by 9/31/25.  
See Truth in Taxation on next page.

	2025 APPRAISED VALUES	2025 ASSESSED VALUES	2025 EXEMPTION AMOUNTS	2025 TAXABLE VALUES	2024 TAXABLE VALUES
TAXING JURISDICTIONS					
BURLESON ISD	379,124	305,642		305,642	254,702
CITY OF BURLESON	379,124	305,642		305,642	254,702
JOHNSON COUNTY	379,124	305,642		305,642	254,702
LATERAL ROAD	379,124	305,642		305,642	254,702

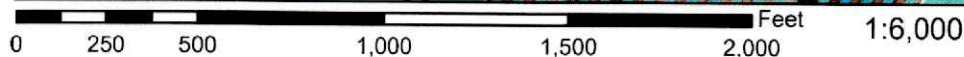
See more information about the 10% Homestead Cap & 20% Circuit Breaker on the next page.



97°19'15"W 32°32'38"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



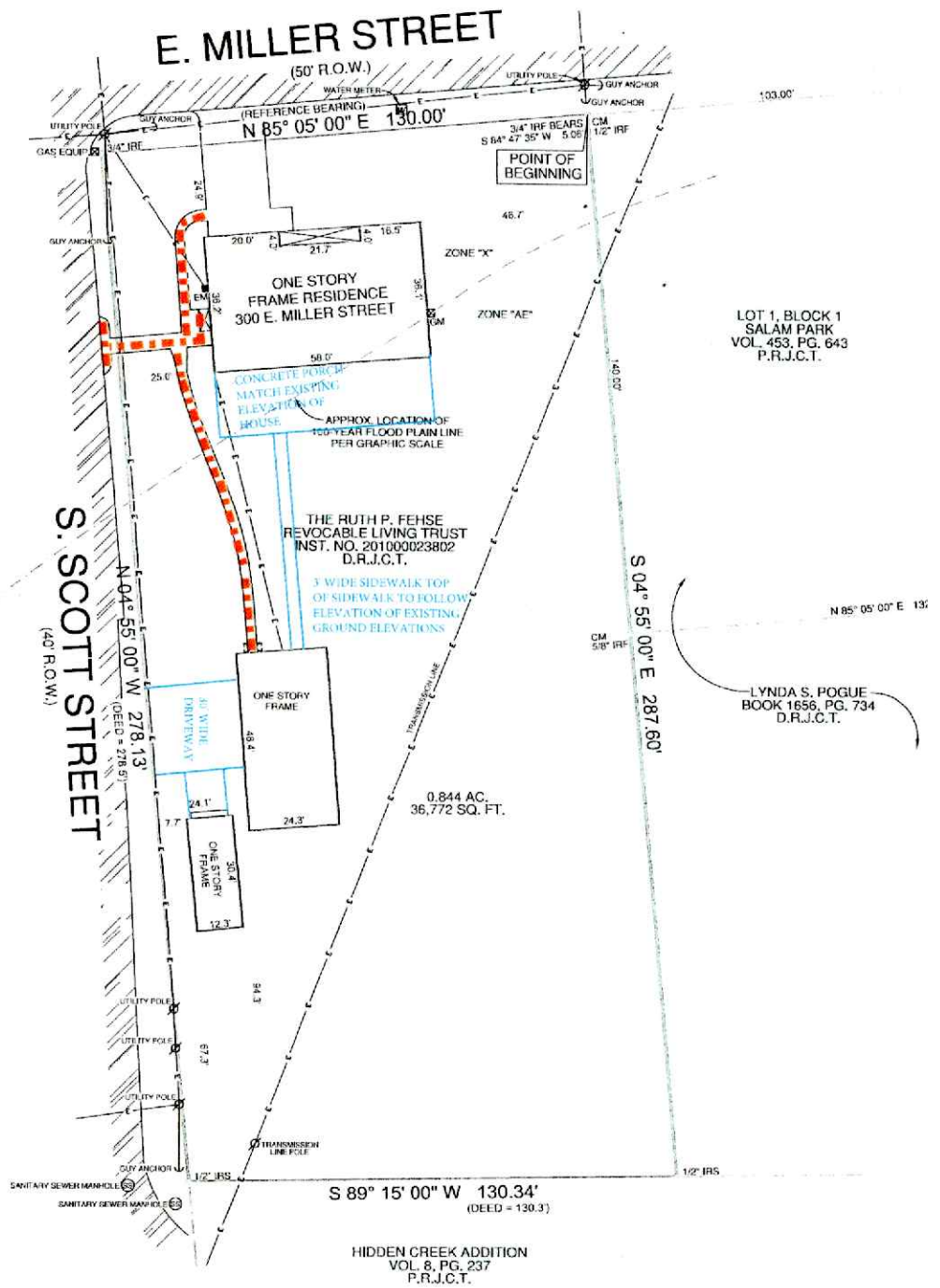
		<b>Without Base Flood Elevation (BFE)</b> <i>Zone A, V, A99</i>
<b>SPECIAL FLOOD HAZARD AREAS</b>		<b>With BFE or Depth</b> <i>Zone AE, AO, AH, VE, AR</i>
		<b>Regulatory Floodway</b>
		<b>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile</b> <i>Zone X</i>
		<b>Future Conditions 1% Annual Chance Flood Hazard</b> <i>Zone X</i>
		<b>Area with Reduced Flood Risk due to Levee.</b> See Notes, <i>Zone X</i>
<b>OTHER AREAS OF FLOOD HAZARD</b>		<b>Area with Flood Risk due to Levee</b> <i>Zone D</i>
		<b>NO SCREEN</b> <b>Area of Minimal Flood Hazard</b> <i>Zone X</i>
		<b>Effective LOMRs</b>
<b>OTHER AREAS</b>		<b>Area of Undetermined Flood Hazard</b> <i>Zone D</i>
<b>GENERAL STRUCTURES</b>		<b>Channel, Culvert, or Storm Sewer</b>
		<b>Levee, Dike, or Floodwall</b>
		<b>Cross Sections with 1% Annual Chance Water Surface Elevation</b>
		<b>Coastal Transect</b>
		<b>Base Flood Elevation Line (BFE)</b>
		<b>Limit of Study</b>
		<b>Jurisdiction Boundary</b>
		<b>Coastal Transect Baseline</b>
<b>OTHER FEATURES</b>		<b>Profile Baseline</b>
		<b>Hydrographic Feature</b>
		<b>Digital Data Available</b>
		<b>No Digital Data Available</b>
<b>MAP PANELS</b>		<b>Unmapped</b>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/6/2025 at 2:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF - IRON ROD FOUND
	IRF - IRON ROD FOUND

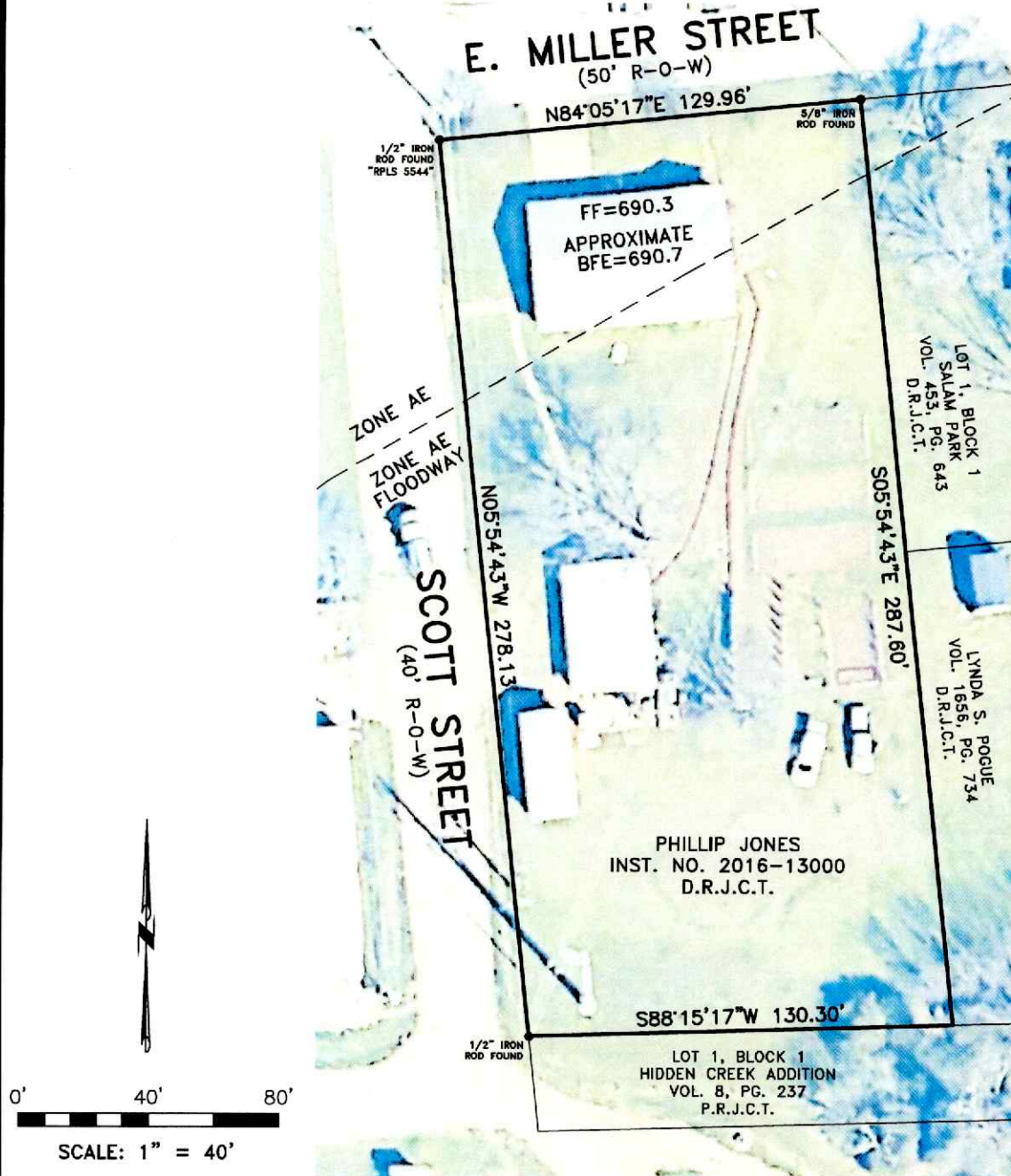


*Premier*

5700 W. Plano P  
Suite 2701  
Plano, Texas 75075  
972.612.3601 Office | 972.612.3602 Mobile

# AERIAL EXHIBIT

BEING ALL OF THAT TRACT OF LAND CONVEYED TO PHILLIP JONES IN  
THAT DEED RECORDED IN INSTRUMENT NO. 2016-13000, DEED RECORDS, JOHNSON COUNTY, TEXAS.



## FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP  
(FIRM) COMMUNITY PANEL NO. 48251C0065J  
DATED DECEMBER 4, 2012, THE SUBJECT  
PROPERTY IS LOCATED WITHIN THE FOLLOWING  
FLOOD ZONE:

ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.

## BASIS OF BEARINGS:

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



## SURVEYOR'S CERTIFICATE:

PREPARED BY ME OR UNDER MY DIRECTION

*Matt Powell*

**MATT POWELL**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5544

DATED: 09/13/24

PROPERTY ADDRESS:  
300 MILLER STREET  
BURLESON, TEXAS

SHT. NO.  
1 OF 1