

REQUEST FOR AGENDA PLACEMENT FORM

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

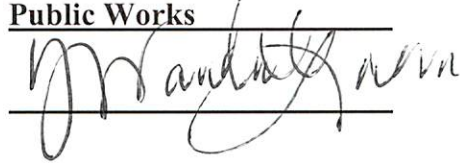
SUBMITTED BY: Jennifer VanderLaan

TODAY'S DATE: July 29, 2022

DEPARTMENT:

Public Works

SIGNATURE OF DEPARTMENT HEAD:



REQUESTED AGENDA DATE:

August 8, 2022

SPECIFIC AGENDA WORDING: Consideration of a Variance Request for 40' road frontage on County Road 1107a and 120.90' Road Frontage on County Road 1205 (a 2.670 acre parcel), in Precinct #1- Public Works Department

COMMISSIONERS COURT

AUG 08 2022

Approved

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

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:** x

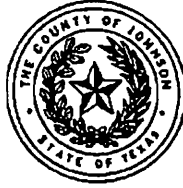
BUDGET COORDINATOR: _____ **OTHER:** _____

*****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

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is acceptable under the adopted guidelines. To request a variance for a deviation or exception to that for a lot or tract (ex: road frontage, etc.) please provide the following information. Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Owner Mary Bryant Date 7-29-22

Phone # 817-517-1314

Email Address twobryants@hotmail.com, avakalli@yahoo.com

Property Information for Variance Request:

Property 911 address 1316 CR 1107A Cleburne, TX 76031

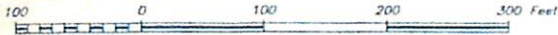
Subdivision name _____ Block _____ Lot _____

Survey Adam H. Sevier Abstract 753 Acreage 2.67

Reason for request road frontage

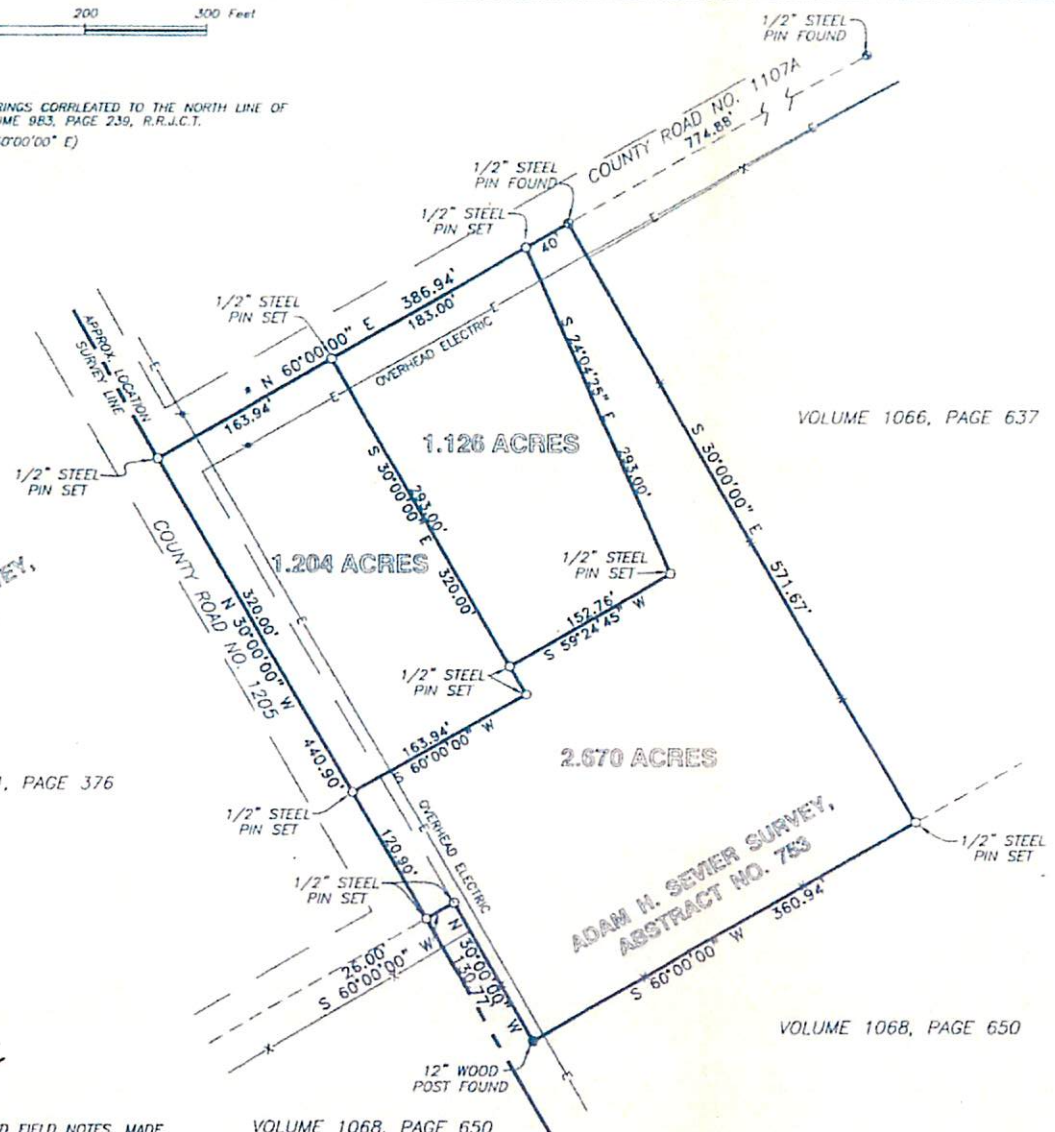
Provide the following with this request:

- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing structures



* BEARINGS CORRELATED TO THE NORTH LINE OF VOLUME 983, PAGE 239, R.R.J.C.T. (N 60°00'00" E)

LEGEND	
⊙	CONTROLLING MONUMENT
○	1/2" STEEL PIN SET WITH ORANGE PLASTIC CAP STAMPED "RECER FOX"
⊗	1/2" STEEL PIN FOUND
●	12" WOOD POST FOUND
⊕	3/8" STEEL PIN FOUND
⊙	CONC. MON. FOUND



ELISHA M. JOHNSON SURVEY,
ABSTRACT NO. 448

VOLUME 341, PAGE 376



Jerry F. Fox

THE ABOVE SURVEY MAP AND ATTACHED FIELD NOTES, MADE A PART HEREOF, WERE PREPARED FROM A SURVEY MADE ON THE GROUND JANUARY, 19, 2001.
R.P.L.S. NO. 4009

VOLUME 1068, PAGE 650

SURVEY MAP
OF
THREE TRACTS OF LAND IN THE
ADAM H. SEVIER SURVEY, ABSTRACT
NO. 753, JOHNSON COUNTY,
TEXAS.

VOLUME 1068, PAGE 650

Recer
&
Fox Inc. Professional Surveyors
Land Planners
00092103 DRAFTED BY: REBEKKAH ANN GUNN

128 S. Ridgeway Drive
Cleburne, Texas 76031
(817) 645-9661
FAX (817) 645-9662

21003

WARRANTY DEED

Date: July 30, 2001

Grantors: Thomas Alva Johnston II, a married man not joined by his spouse as this property is his sole and separate property and constitutes no part of their residential or business homestead and Jean A. Cox, a married woman not joined by her spouse as this property is her sole and separate property and constitutes no part of their residential or business homestead.

Grantors' Mailing Address (including county):

1300 CR 1107-A
Cleburne, Johnson County, Texas 76031, and
902 McAnear
Cleburne, Johnson County, Texas 76031

Grantee: Mary Ellen Bryant, as her sole and separate property

Grantee's Mailing Address (including county):

1316 CR 1107-A
Cleburne, Johnson County, Texas 76031

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and the further consideration to fulfill the intestate distribution of the real property of T.A. Johnston and Mary Frances Johnston Montgomery.

Property (including any improvements):

Grantors have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey all of their undivided interest, nevertheless, all of their interest in and to that certain tract of land in Johnson County, Texas described as follows:

BEING a tract of land in the Adam H. Sevier Survey, Abstract No. 753, and being a part of a 5.00 acre tract conveyed to T.A. Johnston, et ux, Mary Johnston as recorded in Volume 983, Page 239, Real Records of Johnson County, Texas. Bearings are correlated to the North line of Volume 983, page 239, Real Records of Johnson County, Texas. (North 60 degrees 00 minutes 00 seconds East)

BEGINNING at a ½ inch steel pin set in County Road No. 1107-A, being the Northeast corner of said 5.00 acre tract;

THENCE, South 30 degrees 00 minutes 00 seconds East, generally along a fence, 571.67 feet to a ½ inch steel pin set for a corner being the Southeast corner of said 5.00 acre tract;

THENCE, South 60 degrees 00 minutes 00 seconds West, generally along a fence, 360.94 feet to a 12 inch wood fence post found for a corner being the Southernmost Southwest corner of said 5.00 acre tract;

THENCE, North 30 degrees 00 minutes 00 seconds West, 130.77 feet to a ½ inch steel pin set for a corner;

THENCE, South 60 degrees 00 minutes 00 seconds West, 26.00 feet to a ½ inch steel pin set for a corner in County Road No. 1205, being the Westernmost Southwest corner of said 5.00 acre tract;

THENCE, North 30 degrees 00 minutes 00 seconds West, along County Road No. 1205, and being the West line of said 5.00 acre tract, 120.90 feet to a ½ inch steel pin set for a corner;

THENCE, North 60 degrees 00 minutes 00 seconds East, 163.94 feet to a ½ inch steel pin set for a corner;

THENCE, North 30 degrees 00 minutes 00 seconds West, 27.00 feet to a ½ inch steel pin set for a corner;

THENCE, North 59 degrees 24 minutes 45 seconds East, 152.76 feet to a ½ inch steel pin set for a corner;

THENCE, North 24 degrees 04 minutes 25 seconds West, 293.00 feet to a ½ inch steel pin set for a corner, in County Road No. 1107-A, in the North line of said 5.00 acre tract;

THENCE, North 60 degrees 00 minutes 00 seconds East, along said County Road No. 1107-A, and the North line of said 5.00 acre tract, 40.00 feet to the PLACE OF BEGINNING and CONTAINING 2.670 acres of land.

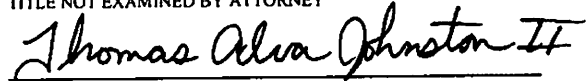
Reservations from and Exceptions to Conveyance and Warranty:

Any and all restrictions, covenants, conditions, easements, mineral grants or reservations, if any, filed in the Real Property Records, Johnson County, Texas as of the date hereof, and to all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property.

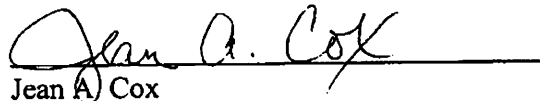
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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, except as to the reservations from and exceptions to conveyance and warranty.

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

TITLE NOT EXAMINED BY ATTORNEY



Thomas Alva Johnston, II



Jean A. Cox

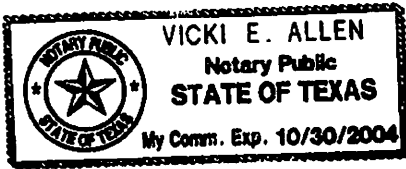
STATE OF TEXAS

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COUNTY OF JOHNSON

This instrument was acknowledged before me on the 24 day of July, 2001,
by Thomas Alva Johnston, II.

Vicki E. Allen
Notary Public, State of Texas



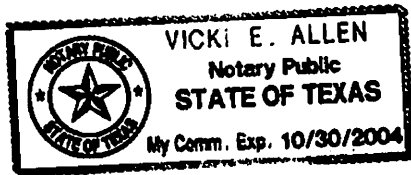
STATE OF TEXAS

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COUNTY OF JOHNSON

This instrument was acknowledged before me on the 30 day of July, 2001,
by Jean A. Cox.

Vicki E. Allen
Notary Public



After recording return to:

Mary Ellen Bryant
1316 CR 1107-A
Cleburne, Texas 76031

WARNING — THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 153 AM/PM

AUG 09 2001

County Clerk Johnson County
By [Signature] Deputy

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL, OR USE OF THE DE-
SCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNEN-
FORCEABLE UNDER FEDERAL LAW



STATE OF TEXAS
COUNTY OF JOHNSON

that I hereby certify this instrument was FILED on the date and at the
time stamped herein by me and was duly RECORDED in the OFFICIAL PUBLIC
RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown
hereon.

[Signature]

CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2017-9073

Recorded As : ERX-WARRANTY DEED

Recorded On: April 18, 2017

Recorded At: 09:54:20 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-

Indirect-

Receipt Number: 92709

Processed By: Angela Finney

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

BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

Capital Title

GF# 17-297493-CB

General Warranty Deed

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.

Date: April 14, 2017

Grantor: Jean Cox, a married person

Grantor's Mailing Address: 1701 CR 1123 Godley, TX 76044

Grantee: Mary Bryant

Grantee's Mailing Address: 1316 CR 1107A Cleburne, TX 76031

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

SEE EXHIBIT "A"

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Johnson County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

EXECUTED this 17 day of April, 2017.

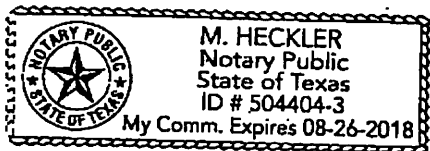
Jean Cox
Jean Cox

THE STATE OF TEXAS

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§
§

COUNTY OF Johnson

The foregoing instrument was acknowledged before me on the 17 day of April, 2017 by Jean Cox.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

Mary Bryant
1316 CR 1107A
Cleburne, TX 76031

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

EXHIBIT "A"

BEING a tract of land in the Adam H. Sevier Survey, Abstract No. 753, and being a part of a 5.00 acre tract conveyed to T.A. Johnston, et ux, Mary Johnston as recorded in Volume 983, Page 239, Real Records of Johnson County, Texas. Bearings are correlated to the North line of Volume 983, page 239, Real Records of Johnson County, Texas. (North 60 degrees 00 minutes 00 seconds East)

BEGINNING at a 1/2 inch steel pin set in County Road No. 1107-A, in the North line of and South 60 degrees 00 minutes 00 seconds West, 40.00 feet from the Northeast corner of said 5.00 acre tract;

THENCE, South 24 degrees 04 minutes 25 seconds East, 293.00 feet to a 1/2 inch steel pin set for a corner;

THENCE, South 59 degrees 24 minutes 45 seconds West, 152.76 feet to a 3/4 inch steel pin set for a corner;

THENCE, North 30 degrees 00 minutes 00 seconds West, 293.00 feet to a 1/2 inch steel pin set for a corner in County Road No. 1107-A, in the North line of said 5.00 acre tract;

THENCE, North 60 degrees 00 minutes 00 seconds East, along County Road No. 1107-A, and the North line of said 5.00 acre tract, 183.00 to the **PLACE OF BEGINNING** and **CONTAINING** 1.126 acres of land.