

OCT 11 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** September 29, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: October 11, 2022

SPECIFIC AGENDA WORDING:

Consideration of Variance Request for a 1305' Road with cul de sac For a Future Plat of Southfork Acres, Lots 1-20 in Precinct #4 - Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

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 _____



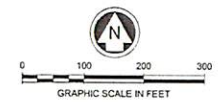
LEGEND

- PROJECT LOCATION
- ROW DEDICATION
- 1 ACRE MINIMUM

LOT TOTAL = 20 LOTS

NOTES:

1. RESIDENTIAL RIGHT-OF-WAY WIDTH IS 60'
2. RADIUS OF CUL-DE-SAC ROW TO BE 80'
3. MINIMUM FRONTAGE WIDTH TO BE 150' ALONG RIGHT-OF-WAY
4. MINIMUM FRONTAGE WIDTH WITHIN CUL-DE-SAC IS 60' ALONG RIGHT-OF-WAY



JOHNSON COUNTY, TEXAS

CR 418 SF

CR 418 SF LAYOUT

DESIGNED: _____	SCALE: 1" = 100'	DATE: SEP 2022	SHEET: OF X
DRAWN: _____			

20220907 JACOB WICKETT, L00612202094 81 - CR 418 SF LAYOUT 20220907 LAYOUT PLAN AND LOT LAYOUTS 20220907 LAYOUT PLAN AND LOT LAYOUTS

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CR 418 SF



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 required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations 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.

Name Jacob Wadley Date September 23, 2022

Phone Number 817-810-0696

Email Address jacob.wadley@shield-engineering.com

Property Information for Variance Request:

Property 911 address 10328 County Road 418, Grandview, Johnson County, TX 76050

Subdivision name Southfork Acres Block N/A Lot N/A

Survey Cornelius L. Jaco Survey Abstract No. 460 Acreage 28.34 AC (2 Tracts)

Request Request to allow for proposed cul-de-sac with length exceeding 1200' length as specified in the Johnson County Code.

Reason for request Proposed length of cul-de-sac between limits of proposed ROW is 1305' (see attached exhibit). Depth of existing tract allows for a cul-de-sac exceeding the 1200' maximum. A second street connection cannot be provided within the tract to maintain a lot size of 1 AC. A cross street connector

is not permissible since both adjacent tracts are existing residential tracts.

Provide the following with this request:

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

**PREPARED BY RACHEL LAW FIRM, PLLC
WITHOUT TITLE EXAMINATION**

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.

Special Warranty Deed

Date: January 24, 2022

Grantor: Nicholas Menchaca and Kathy Menchaca f/k/a Kathy Z. Freelen,
a married couple

Grantor's Mailing Address:

8717 County Road 421
Grandview, Texas 76050

Grantee: Bryan C. Freelen and Marcie A. Freelen, a married couple

Grantee's Mailing Address:

4901 County Road 304
Grandview, Texas 76050

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

BEING TWO (2) TRACTS OR PARCELS OF LAND SITUATED IN THE CORNELIOUS L. JACO SURVEY, ABSTRACT NO. 460, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS TRACT ONE AND TRACT TWO ON EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

All easements, rights of way, reservations, and restrictions, visible, apparent, or of record.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

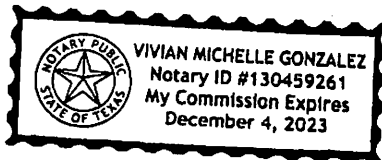
When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Nicholas Menchaca
Nicholas Menchaca

STATE OF TEXAS)
COUNTY OF Texas)

This instrument was acknowledged before me on January 29, 2022, by Nicholas Menchaca.



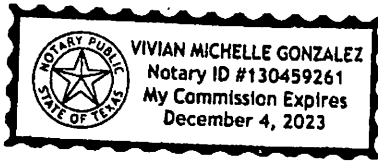
[Signature]
Notary Public, State of Texas
My commission expires: 12/04/2023

Kathy Menchaca F/K/a Kathy Z. Freelen
Kathy Menchaca f/k/a Kathy Z. Freelen

STATE OF TEXAS)

COUNTY OF Johnson)

This instrument was acknowledged before me on January 24, 2022, by Kathy Menchaca f/k/a Kathy Z. Freelen.



[Signature]
Notary Public, State of Texas
My commission expires: 12/04/2023

**AFTER RECORDING RETURN TO:
BRYAN & MARCIE FRELEN
4901 COUNTY ROAD 304
GRANDVIEW, TX 76050**

EXHIBIT A

TRACT ONE

ALL THAT CERTAIN 14.167 ACRE TRACT OR PARCEL OF LAND OUT OF THE CORNELIOUS L. JACO SURVEY, ABSTRACT NO. 460, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THE TRACT TWO, 16.66 ACRES, CONVEYED BY DEED TO R. E. FARRELL AS RECORDED IN VOLUME 1742, PAGE 957, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL ROD FOUND IN PLACE AT A CORNER FENCE POST, FOR A CORNER, SAID CORNER BEING THE NORTHWEST OF SAID FARRELL TRACT TWO;

THENCE – NORTH 58 DEGREES 41 MINUTES EAST WITH A FENCE LINE AND THE NORTH LINE OF SAID TRACT TWO, AT 1556.78 FEET PASS A STEEL ROD FOUND IN PLACE AT A CORNER FENCE POST FOR A REFERENCE, IN ALL 1602.78 FEET TO A POINT IN COUNTY ROAD NO. 418, FOR A CORNER;

THENCE – SOUTH 30 DEGREES 40 MINUTES EAST 385.05 FEET WITH SAID ROAD AND THE EAST LINE OF TRACT TWO TO A POINT, FOR A CORNER;

THENCE – SOUTH 58 DEGREES 41 MINUTES WEST LINE OF SAID ROAD FOR A REFERENCE, IN ALL 1602.89 FEET TO A STEEL ROD SET IN THE WEST LINE OF SAID TRACT TWO, FOR A CORNER;

THENCE – NORTH 30 DEGREES 39 MINUTES WEST 385.05 FEET WITH THE WEST LINE OF TRACT TWO TO THE PLACE OF BEGINNING, CONTAINING 14.167 ACRES OF LAND, OF WHICH APPROXIMATELY 0.41 ACRES LIES WITHIN THE COUNTY ROAD.

AND

TRACT TWO

ALL THAT CERTAIN 14.168 ACRES, MORE OR LESS IN THE CORNELIOUS L. JACO SURVEY, ABSTRACT NO. 460, MORE FULLY DESCRIBED IN THE WARRANTY DEED TO THE VETERANS LAND BOARD DATED JULY 22, 1996, RECORDED IN VOLUME 1984, PAGE 28 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS; AND FURTHER DESCRIBED IN THAT CONTRACT OF SALE AND PURCHASE DATED JULY 22, 1996, RECORDED IN VOLUME 1984, PAGE 33 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS.



Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 3970

Real Property Recordings

Recorded On: February 01, 2022 03:49 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

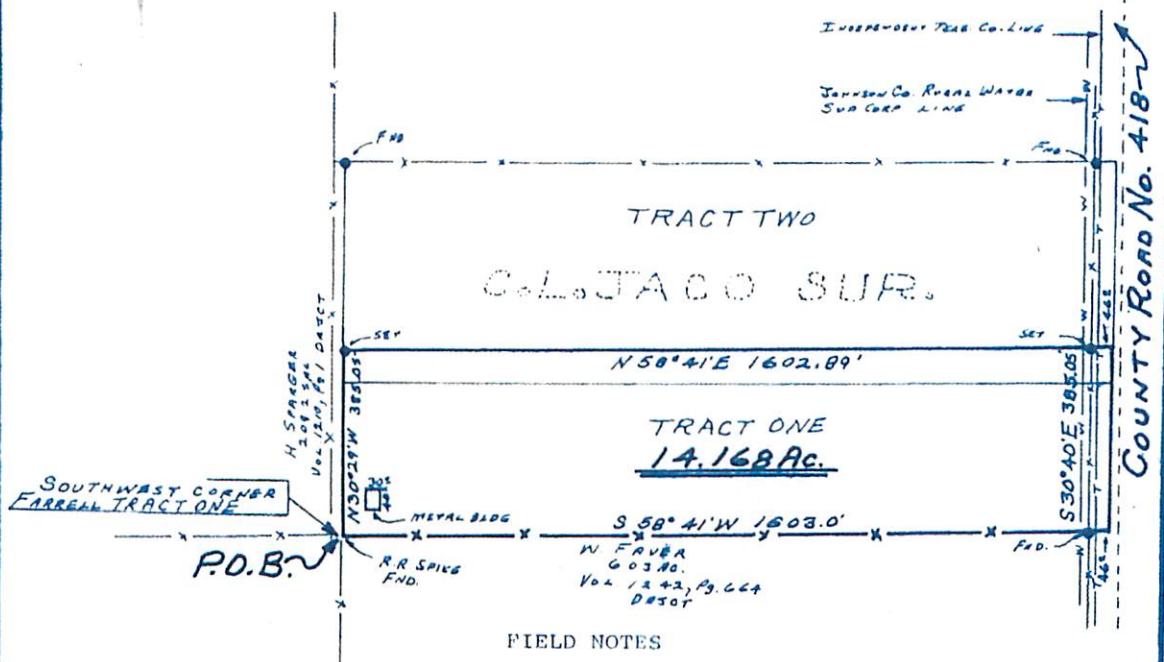
Document Number: 3970
Receipt Number: 20220201000222
Recorded Date/Time: February 01, 2022 03:49 PM
User: Leslie S
Station: ccl83

Record and Return To:
BRYAN & MARCIE FREELEN
4901 COUNTY ROAD 304
GRANDVIEW TX 76050



STATE OF TEXAS
Johnson County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

Becky Ivey
Johnson County Clerk
Johnson County, TX



FIELD NOTES

A survey of all that certain 14.168 acre tract or parcel of land out of the Cornelious L. Jaco Survey, Abst. No. 460, Johnson County, Texas, being that TRACT ONE, 11.68 acres, and a portion of that TRACT TWO, 16.66 acres, conveyed by deed to R.R. Farrell as recorded in Book 1742, Page 957, Official Public Records of Johnson County, Texas, and being more particularly described as follows:

- BEGINNING at a railroad spike found in place at a corner fence post, for a corner, said corner being the Southwest corner of said Farrell TRACT ONE;
- THENCE -- N 30°39'W 385.05 feet with the WEST lines of TRACTS ONE and TWO to a steel rod set, for a corner;
- THENCE -- N 58°41'E, at 1556.89 feet pass a steel rod set in the WEST line of County Road No. 418 for a reference, in all 1602.89 feet to a point in said road, for a corner;
- THENCE -- S 30°40'E 385.05 feet with said road and the EAST lines of said TRACTS ONE and TWO to a point, for a corner;
- THENCE -- S 58°41'W with the SOUTH line of said TRACT ONE, at 46.0 feet pass a steel rod found in place at a corner fence post for a reference, in all 1603.0 feet with a fence line to the place of BEGINNING, containing 14.168 acres of land, of which approximately 0.41 acre lies within the county road.

I do hereby certify that this represents the results of a survey made on the ground by me and that there are no encroachments, conflicts or protrusions apparent on the ground except as shown hereon.

Witness my hand and seal of office this 6th day of March 1996

J.W. Maberry
 J.W. Maberry
 Registered Professional
 Land Surveyor No. 1734

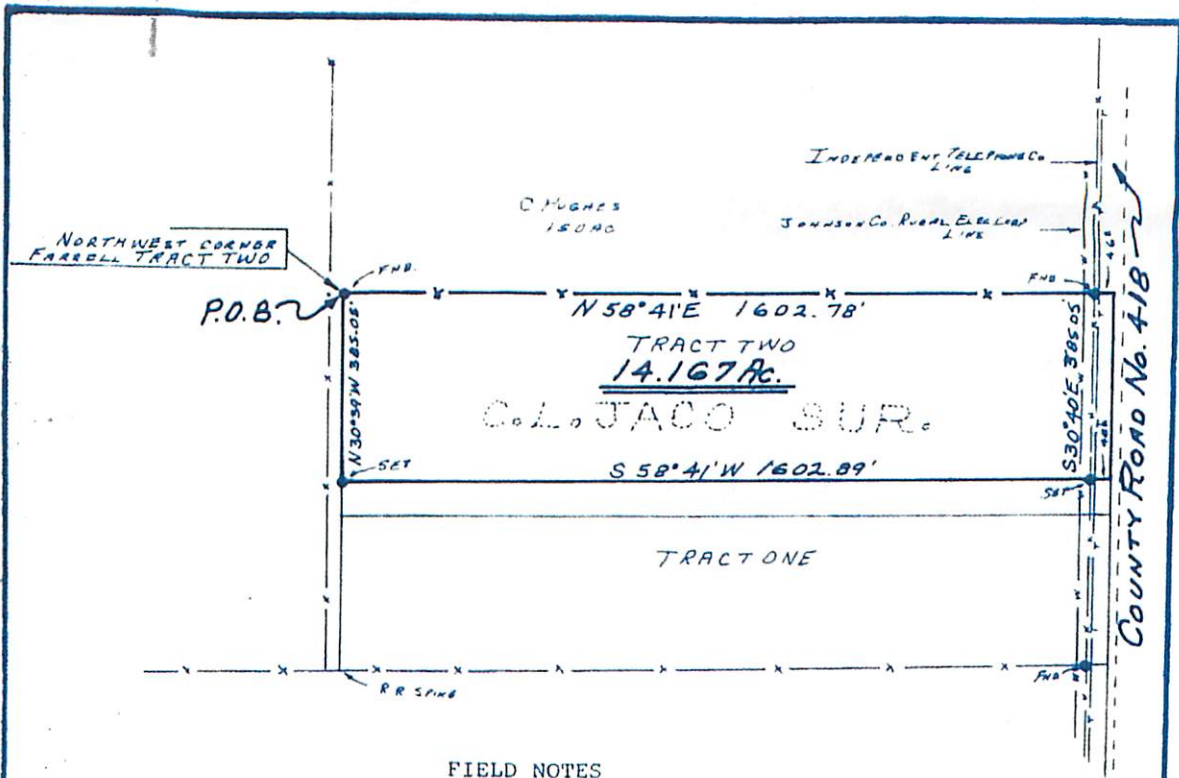


LEGEND

- Steel Rod
- Steel Post
- Iron Pipe
- Conc. Mon.

SCALE: 1" = 200'

J.W. MABERRY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 Rt 3, Box 707A Alvarado, Texas 76009
 Phone No. 817-790-8534 Job No 06070



FIELD NOTES

A survey of all that certain 14.167 acre tract or parcel of land out of the Cornelious L. Jaco Survey, Abst. No. 460, Johnson County, Texas, being a portion of that TRACT TWO, 16.66 acres, conveyed by deed to R.R. Farrell as recorded in Book 1742, Page 957, Official Public Records of Johnson County, Texas, and being more particularly described as follows:

- BEGINNING at a steel rod found in place at a corner fence post, for a corner, said corner being the Northwest corner of said Farrell TRACT TWO;
- THENCE -- N 58°41'E with a fence line and the NORTH line of said TRACT TWO, at 1556.78 feet pass a steel rod found in place at a corner fence post for a reference, in all 1602.78 feet to a point in County Road No, 418, for a corner;
- THENCE -- S 30°40'E 385.05 feet with said road and the EAST line of TRACT TWO to a point, for a corner;
- THENCE -- S 58°41'W, at 46.0 feet pass a steel rod set in the WEST line of said road for a reference, in all 1602.89 feet to a steel rod set in the WEST line of said TRACT TWO, for a corner;
- THENCE -- N 30°39'W 385.05 feet with the WEST line of TRACT TWO to the place of BEGINNING, containing 14.167 acres of land, of which approximately 0.41 acre lies within the county road.

I do hereby certify that this represents the results of a survey made on the ground by me and that there are no encroachments, conflicts or protrusions apparent on the ground except as shown hereon.

Witness my hand and seal of office this 6th day of March 1996

J. W. Maberry
 J.W. Maberry
 Registered Professional
 Land Surveyor No. 1734



SCALE: 1" = 200'

LEGEND

- Steel Rod
- ⊙ Steel Post
- Iron Pipe
- Conc. Mon.

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