

DEC 27 2022

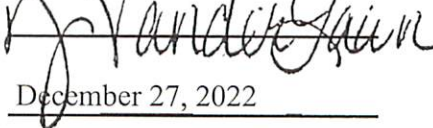
Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** December 16, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: December 27, 2022

SPECIFIC AGENDA WORDING:

Consideration of Variance to Lift Groundwater Accessibility Certification Requirement for Vasquez Addition, a proposed subdivision of 2 lots, to be served by private water wells in Precinct #4- Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes	ACTION ITEM: <u> x </u>
(Anticipated number of minutes needed to discuss item)	WORKSHOP: _____
	CONSENT: _____
	EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____	IT DEPARTMENT: _____
AUDITOR: _____	PURCHASING DEPARTMENT: _____
PERSONNEL: _____	PUBLIC WORKS: <u> X </u>
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 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 ADRIAN ANTONIO VASQUEZ Date 12/2/2022

Phone Number (817) 425-3123

Email Address VREMODEL@GMAIL.COM

Property Information for Variance Request:

Property 911 address 4535 CR 212 ALVARADO TX 76009

Subdivision name VASQUEZ ADDITION Block 1 Lot 1 & 2

Survey 12 RHODES Abstract 715 Acreage 5.024

Request A VARIANCE FOR GAC

Reason for request FOR PROPOSED 2 LOT 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

***** Electronically Recorded Document *****

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2018-10483

Recorded As : ERX-WARRANTY DEED

Recorded On: April 20, 2018

Recorded At: 02:27:34 pm

Number of Pages: 5

Recording Fee: \$38.00

Parties:

Direct-

Indirect-

Receipt Number: 126865

Processed By: Leslie Shuler

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, COUNTY CLERK
JOHNSON COUNTY, TEXAS

FWT GF#18-11369-086

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

WARRANTY DEED WITH VENDOR'S LIEN

DATE: April 20, 2018

GRANTOR: PEGGY S. FOTHERGILL AND SAMUEL C. FOTHERGILL, WIFE AND HUSBAND

GRANTOR'S MAILING ADDRESS: _____

GRANTEE: ADRIAN VASQUEZ, A MARRIED MAN

GRANTEE'S MAILING ADDRESS: 4489 County Road 212, Alvarado, TX 76009

CONSIDERATION: Ten and No/100 (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of their one certain promissory note of even date herewith in the principal sum of \$267,750.00 payable to the order of The American National Bank of Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees; additionally secured by a Deed of Trust of even date herewith to John Davidson, Trustee.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is given and accepted subject to any and all easements, restrictions, rights-of-way, covenants, conditions, reservations, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting and enforceable against the herein described property.

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right to ingress and egress to and from the surface of the Property relating to the portion of the mineral estates owned by Grantor.

Nothing herein, however restricts or prohibits the pooling or utilization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oils, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the 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 whatsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to The American National Bank of Texas, its successors and assigns, the payee named in said note without recourse on grantor.

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



PEGGY S. FOTHERGILL



SAMUEL C. FOTHERGILL

Exhibit "A"

Being a part of the Richard Rhodes Survey, Abstract 715, Johnson County, Texas, and being a portion of a 50 acre tract as recorded in Volume 340, Page 359, Deed Records, Johnson County, Texas;

Beginning at a steel pin in County Road, being the Southeast corner of 98.75 acre tract as conveyed to H.L. Griggs by Malissa J. Ferguson, same being the southwest corner of the above mentioned 50 acre tract;

Thence North 30 degrees 00 minutes West, with a County Road, 1600.0 feet (576 varas) to a 1/2 inch steel pin for corner;

Thence North 60 degrees 46 minutes 15 seconds East, 1361.1 feet (490 varas) to a steel pin for corner;

Thence South 30 degrees East, 1600.0 feet (576 varas) to a 1/2 steel pin recovered;

Thence South 60 degrees 46 minutes 15 seconds West, 1361.1 feet (490 varas) to the Place of Beginning and containing 49.990 acres.