



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 Kelly and Farrah Parkins Date 12/16/22

Phone Number 817-713-2816 & 817-487-0504

Email Address kellyboping@yahoo.com

Property Information for Variance Request:

Property 911 address 325 Lorrene Street, Burleson, TX. 76028

Subdivision name Green Oaks Addition Block _____ Lot Lots 60 & Part of 61

Survey J. Douglas & D.R. Jackson Surveys Abstract 216 & 451 Acreage 3.075

Request Variance for the lot frontage

Reason for request Lot frontage is less than 150' long.

Provide the following with this request:

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

GF020-39572 TATCO

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.

General Warranty Deed

Effective Date: September 4, 2020

Grantor: Dana Elliot Sorenson as Independent Executor of the Estate of Gene F. Sorenson, deceased, Beth Ann Garrison, Sherri Sue Lytle, Thomas Eugene Breece, Paul T. Breece, II a/k/a Paul Thomas Breece, II and Lauren Raye Rich, Individually

Grantor's Mailing Address: 1500 Old Town, OVERVIEW, MI, 48193

Grantee: Kelly Parkins and Farrah Parkins

Grantee's Mailing Address: 5759 Creekside Dr. Myrtle Beach, SC, 29588

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being a parcel of land out of the David Jackson Survey, Abstract No. 451, Johnson County, Texas and being 2.0 acres (Tract 60) and 1.0 acre (Tract 61-A) of Green Oaks Addition, unrecorded as conveyed by deed to Ray N. Williams as recorded in Volume 616 Page 250 and Volume 877 Page 16, Deed Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in place in the south line Lorene Street, for a corner, said corner being the northeast corner of said Williams 2.0 acre tract;

THENCE S10°32'18"W generally with a fence line and the east line of said 2.0 acre tract 514' to a 1/2" iron rod found in place at a corner fence post (deed S11°16'W 514.0');

THENCE S76°53'16"W 186.33 feet with a south line of said 2.0 acre tract to a 3/8" iron rod set for corner (deed S77°29'W 186.33');

THENCE S59°10'00"W 108.13 feet to a 1/2" iron rod found in place for corner at a corner fence post (deed S59°00'16"W 108.13');

THENCE N00°19'03"W 273.0 feet generally with a fence line and the west line of 1.0 acre tract to a 1/2" iron rod found in place for a corner;

THENCE N37°23'38"E a distance of 416.31 feet to a 5/8 iron rod found in place for corner on northwest corner of said 1.0 acre Williams Tract and the south line of said street (deed N37°58'E 416.71');

THENCE S89°51'59"E with the south line of street and north line of 1.0 and 2.0 acre tract, 117.10 feet to the point of beginning and containing 3.03 acres of land, more or less.

Reservations from Conveyance: SAVE AND EXCEPT and there is hereby reserved unto
GENERAL WARRANTY DEED - PAGE 1

the Estate of Gene F. Sorenson, Deceased, their heirs and assigns, all interests not previously reserved in the oil, gas, coal, lignite, iron, uranium and other minerals in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said land for oil, gas, coal, lignite, iron, uranium and other minerals, and removing same therefrom. It is expressly understood that no mineral interests are conveyed to Grantee, same being reserved herein.

Exceptions to Conveyance and Warranty: None

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.

This instrument was acknowledged before me on the 3rd day of September, 2020, by Dana Elliot Sorenson as Independent Executor of the Estate of Gene F. Sorenson, deceased.

Dana Elliot Sorenson Independent Executor
Dana Elliot Sorenson as Independent Executor of the Estate of Gene F. Sorenson, deceased

Beth Ann Garrison

Sherri Sue Lytle

Thomas Eugene Brecco

Paul T. Brecco, II a/k/a Paul Thomas Brecco, II

Lauren Raye Rich

Alecia L. Wright
ALECIA L. WRIGHT
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jan 9, 2023
NOTARY IN COUNTY OF *Washtenaw*

the Estate of Gene F. Sorenson, Deceased, their heirs and assigns, all interests not previously reserved in the oil, gas, coal, lignite, iron, uranium and other minerals in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said land for oil, gas, coal, lignite, iron, uranium and other minerals, and removing same therefrom. It is expressly understood that no mineral interests are conveyed to Grantee, same being reserved herein.

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Dana Elliot Sorenson as Independent Executor of
the Estate of Gene F. Sorenson, deceased

Beth Ann Garrison
Beth Ann Garrison

Sherri Sue Lytle

Thomas Eugene Breece

Paul T. Breece, II a/k/a Paul Thomas Breece, II

Lauren Raye Rich

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of September, 2020, by Dana Elliot Sorenson as Independent Executor of the Estate of Gene F. Sorenson, deceased.

Notary Public, State of _____

STATE OF Indiana)

COUNTY OF Marion)



This instrument was acknowledged before me on the 3rd day of September, 2020, by Beth Ann Garrison.

Betty Sanchez

Notary Public, State of INDIANA

My commission expires: 11-01-2024

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of September, 2020, by Sherri Sue Lytle.

Notary Public, State of _____

My commission expires: _____

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of September, 2020, by Thomas Eugene Brecoe.

Notary Public, State of _____

My commission expires: _____

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Dana Elliot Sorenson as Independent Executor of
the Estate of Gene F. Sorenson, deceased

Beth Ann Garrison

Sherril S. Lytle
Sherril Sue Lytle

Thomas Eugene Breese

Paul T. Breese, II a/k/a Paul Thomas Breese, II

Lauren Raye Rich

STATE OF _____)

COUNTY OF _____)

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Notary Public, State of _____
My commission expires: _____

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of September, 2020, by Beth Ann Garrison.

Notary Public, State of _____
My commission expires: _____

STATE OF Indiana)

COUNTY OF Marion)



This instrument was acknowledged before me on the 2 day of September, 2020, by Shari Sue Lytle.

Betty Sanchez
Notary Public, State of INDIANA
My commission expires: 11-01-2024

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of September, 2020, by Thomas Eugene Brees.

Notary Public, State of _____
My commission expires: _____

the Estate of Gene F. Sorenson, Deceased, their heirs and assigns, all interests not previously reserved in the oil, gas, coal, lignite, iron, uranium and other minerals in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said land for oil, gas, coal, lignite, iron, uranium and other minerals, and removing same therefrom. It is expressly understood that no mineral interests are conveyed to Grantee, same being reserved herein.

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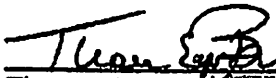
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Dana Elliot Sorenson as Independent Executor of
the Estate of Gene F. Sorenson, deceased

Beth Ann Garrison

Sherri Sue Lytle



Thomas Eugene Breese

Paul T. Breese, II a/k/a Paul Thomas Breese, II

Lauren Raye Rich

STATE OF _____)

COUNTY OF _____)

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Notary Public, State of _____
My commission expires: _____

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of September, 2020, by Beth Ann Garrison.

Notary Public, State of _____
My commission expires: _____

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of September, 2020, by Sherri Sue Lytle.

Notary Public, State of _____
My commission expires: _____

STATE OF FL)

COUNTY OF ORANGE)

This instrument was acknowledged before me on the 3rd day of September, 2020, by Thomas Eugene Brecco.



Gordon Muckentall
NOTARY PUBLIC
STATE OF FLORIDA
Comm# 00001672
Expires 8/12/2024

Gordon Muckentall

Notary Public, State of FL
My commission expires: 5/9/2024

the Estate of Gene F. Sorenson, Deceased, their heirs and assigns, all interests not previously reserved in the oil, gas, coal, lignite, iron, uranium and other minerals in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said land for oil, gas, coal, lignite, iron, uranium and other minerals, and removing same therefrom. It is expressly understood that no mineral interests are conveyed to Grantee, same being reserved herein.

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Beth Ann Garrison

Sherri Sue Lytle

Thomas Eugene Breese

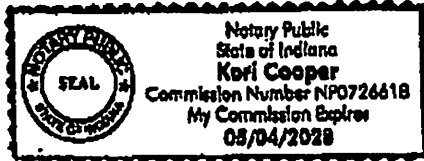

Paul T. Breese, II a/k/a Paul Thomas Breese, II

Lauren Raye Rich

STATE OF Indiana)

COUNTY OF Hamilton)

This instrument was acknowledged before me on the 3 day of September, 2020, by Paul T. Breece, II a/k/a Paul Thomas Breece, II.



Kori Cooper
Notary Public, State of Indiana
My commission expires: 05/04/2028

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of September, 2020, by Lauren Rays Rich.

Notary Public, State of _____
My commission expires: _____

PREPARED IN THE OFFICE OF:

Cain & Associates PC
508 N. Ridgeway
Cleburne, Texas 76033
Tel: (817) 645-1717
Fax: (817) 645-1739

AFTER RECORDING RETURN TO:

Trinity Abstract & Title Co.
508 N. Ridgeway
Cleburne, Texas 76033
817-760-0738

the Estate of Gene F. Sorenson, Deceased, their heirs and assigns, all interests not previously reserved in the oil, gas, coal, lignite, iron, uranium and other minerals in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said land for oil, gas, coal, lignite, iron, uranium and other minerals, and removing same therefrom. It is expressly understood that no mineral interests are conveyed to Grantee, same being reserved herein.

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Beth Ann Garrison

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Thomas Eugene Breccc

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Laaten Raye Rich

STATE OF _____)

COUNTY OF _____)

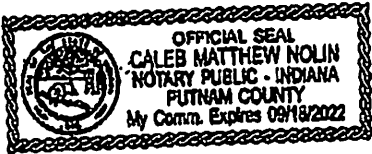
This instrument was acknowledged before me on the _____ day of September, 2020, by Paul T. Brecca, II a/k/a Paul Thomas Brecca, II.

Notary Public, State of _____
My commission expires: _____

STATE OF Ind)

COUNTY OF Hendek)

This instrument was acknowledged before me on the 3 day of September, 2020, by Lauren Raye Rich.



Caleb M. Nolin
Notary Public, State of Ind
My commission expires: 09/18/2022

PREPARED IN THE OFFICE OF:

Cain & Associates PC
508 N. Ridgeway
Cleburne, Texas 76033
Tel: (817) 645-1717
Fax: (817) 645-1739

AFTER RECORDING RETURN TO:

Trinity Abstract & Title Co.
508 N. Ridgeway
Cleburne, Texas 76033
817-760-0738

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 28164

eRecording - Real Property

Warranty Deed

Recorded On: September 09, 2020 01:38 PM

Number of Pages: 13

" Examined and Charged as Follows: "

Total Recording: \$70.00

******* 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: 28164
Receipt Number: 20200909000137
Recorded Date/Time: September 09, 2020 01:38 PM
User: Leslie S
Station: ccl83

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF JOHNSON**

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

Becky Ivey