

MAR 13 2023

**Approved**

**AGENDA PLACEMENT FORM**

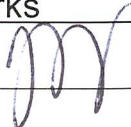
(Submission Deadline – Tuesday, 12:00 PM before Regular Court Meetings)

Date: 3/6/2023

Meeting Date: 3/13/2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Agenda Title: Variance

**Public Description** (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of Variance to allow Lot 1, Block 1 of Sunshine Country Acres, Phase 2 to be Platted as .595 Acre and 143.06' of Road Frontage in Precinct 3.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC  CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action Item (Action Item, Workshop, Consent, Executive)

**Check All Departments Requiring Notification:**

County Attorney  IT  Purchasing  Auditor

Personnel  Public Works  Facilities Management

Other Department/Official (list) \_\_\_\_\_



## Johnson County Public Works Department

David Disheroon / 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. This request will be presented to the Commissioner's Court for their decision.

Owner Phyllis Crawford Date Feb. 12, 2022

Phone # 817-658-3915

Email Address auntpheelovesme@gmail.com

#### Property Information for Variance Request:

Property 911 address 4020 Sunshine Lane, Alarado, Tx 76009

Subdivision name N/A Block N/A Lot N/A

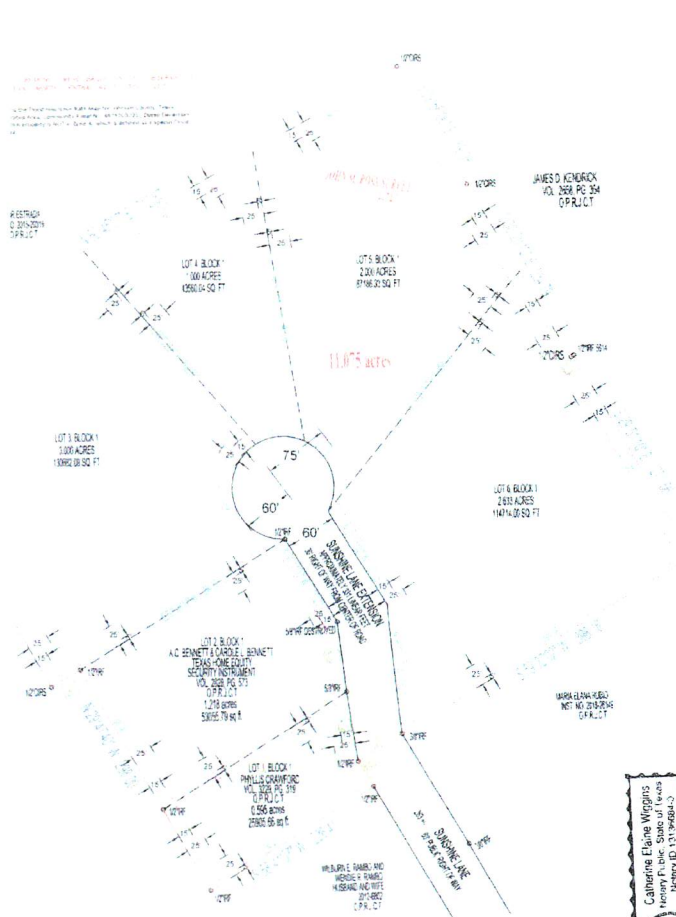
Survey John M Boss Abstract 747 Acreage 0.60

Reason for request To meet plating requirement.

#### 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

# FINAL PLAT FOR SUNSHINE COUNTRY ACRES PHASE II SUBDIVISION



DISTANCE
80.50
82.50
81.47
59.23
4.60
33.79



NOTICE: This plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code.

**LEGAL DESCRIPTION**

Block 1, Sunshine Country Acres Phase II Subdivision, is located in the County of Tarrant, State of Texas, and is bounded on the north by the Sunshine Lane, on the east by the Alvarado, on the south by the Sunshine Lane, and on the west by the Sunshine Lane. The total area of the block is 11.075 acres.

Lot 1, Block 1, Sunshine Country Acres Phase II Subdivision, is located in the County of Tarrant, State of Texas, and is bounded on the north by the Sunshine Lane, on the east by the Alvarado, on the south by the Sunshine Lane, and on the west by the Sunshine Lane. The total area of the lot is 1.845 acres.

Lot 2, Block 1, Sunshine Country Acres Phase II Subdivision, is located in the County of Tarrant, State of Texas, and is bounded on the north by the Sunshine Lane, on the east by the Alvarado, on the south by the Sunshine Lane, and on the west by the Sunshine Lane. The total area of the lot is 1.845 acres.

Lot 3, Block 1, Sunshine Country Acres Phase II Subdivision, is located in the County of Tarrant, State of Texas, and is bounded on the north by the Sunshine Lane, on the east by the Alvarado, on the south by the Sunshine Lane, and on the west by the Sunshine Lane. The total area of the lot is 1.845 acres.

Lot 4, Block 1, Sunshine Country Acres Phase II Subdivision, is located in the County of Tarrant, State of Texas, and is bounded on the north by the Sunshine Lane, on the east by the Alvarado, on the south by the Sunshine Lane, and on the west by the Sunshine Lane. The total area of the lot is 1.845 acres.

Lot 5, Block 1, Sunshine Country Acres Phase II Subdivision, is located in the County of Tarrant, State of Texas, and is bounded on the north by the Sunshine Lane, on the east by the Alvarado, on the south by the Sunshine Lane, and on the west by the Sunshine Lane. The total area of the lot is 1.845 acres.

Lot 6, Block 1, Sunshine Country Acres Phase II Subdivision, is located in the County of Tarrant, State of Texas, and is bounded on the north by the Sunshine Lane, on the east by the Alvarado, on the south by the Sunshine Lane, and on the west by the Sunshine Lane. The total area of the lot is 1.845 acres.

Category	Name	Address	Phone
Developer/Owner	James D. Kenback	101.3684 PC 354 PROJECT	
Surveyor	James D. Kenback	101.3684 PC 354 PROJECT	
County Clerk	James D. Kenback	101.3684 PC 354 PROJECT	
County Judge	James D. Kenback	101.3684 PC 354 PROJECT	

**History**

This plat is a continuation of the Sunshine Country Acres Phase II Subdivision, which was previously platted by James D. Kenback on 11-30-2024. The total area of the block is 11.075 acres.

**Surveyor:** A.C. Bennett, 28 FEBRUARY 2023

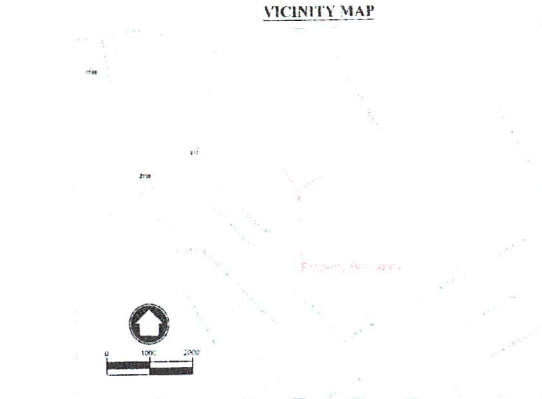
**County Clerk:** Catherine Elaine Wiggins, 28 FEBRUARY 2023

**Surveyor:** A.C. Bennett, 28 FEBRUARY 2023

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**County Clerk:** Catherine Elaine Wiggins, 28 FEBRUARY 2023



**VICINITY MAP**

The vicinity map shows the location of the Sunshine Country Acres Phase II Subdivision within the surrounding area. The subdivision is located on Sunshine Lane, between Alvarado and Sunshine Lane. The map shows the surrounding roads and landmarks, including the Sunshine Lane and Alvarado.

**Notes**

1. The subdivision is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code.

2. The subdivision is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code.

3. The subdivision is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code.

**Notes**

4. The subdivision is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code.

5. The subdivision is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code.

**Notes**

6. The subdivision is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code.

7. The subdivision is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code, and the rules and regulations of the Texas Department of Transportation, Chapter 201, Texas Administrative Code.

Sheet 1

Sunshine Country Acres Phase II Subdivision

4016 Sunshine Lane

Alvarado, TX 76009

Final Plat

consulting environmental engineers, inc.

110 N. Lincoln Drive - Suite 400 - Stephenville, TX 76781

(254) 968-5500 Fax: (254) 968-5501 email: ce@ce-engineers.com

Registered Professional Engineer No. 11-30-2024

February 2023

Scale: 1"=100'

Sunshine Country Acres Phase II Lots 1-6, Block 1

Copyright © 2025 Consulting Environmental Engineers, Inc.

004752

BK 2810PG0637

BK 3229PG0319

**10798 Warranty Deed with Vendor's Lien**

**\*\*This document is being re-recorded for the sole purpose of adding the correct legal description.**

Date: MARCH 8, 2002

Grantor: A.C. BENNET, A MARRIED PERSON, NOT JOINED HEREIN BY MY SPOUSE AS THE PROPERTY CONSTITUTES NO PART OF MY BUSINESS OR RESIDENTIAL HOMESTEAD

Grantor's Mailing Address:

A.C. BENNET  
P.O. BOX 1625  
BURLESON, TEXAS 76097  
JOHNSON COUNTY

**Blue Star Title Inc.**  
GF# 0201011-CNSB

Grantee: PHYLLIS CRAWFORD

Grantee's Mailing Address:

PHYLLIS CRAWFORD  
4028 SUNSHINE LANE  
ALVARADO, TEXAS 76009  
JOHNSON COUNTY

**Consideration:** CASH AND A NOTE OF EVEN DATE EXECUTED BY GRANTEE AND PAYABLE TO THE ORDER OF GRANTOR IN THE PRINCIPAL AMOUNT OF FORTY-SEVEN THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$47,700.00). THE NOTE IS SECURED BY A FIRST AND SUPERIOR VENDOR'S LIEN AND SUPERIOR TITLE RETAINED IN THIS DEED AND BY A FIRST-LIEN DEED OF TRUST OF EVEN DATE FROM GRANTEE TO STEVEN S. BROWN, TRUSTEE.

**Property (including any improvements):**

BEING A TRACT OF LAND OUT OF THE JOHN M. ROSS SURVEY, ABSTRACT NO 747, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT "PARCEL A" CONVEYED BY DEED TO A.C. BENNET AS RECORDED IN VOLUME 1730, PAGE 805, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE FOR ALL PURPOSES.

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2002 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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.

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 will become absolute.

A CERTIFIED COPY  
VOL. 3229 PAGE 0319  
INST. # 0201011  
ATTEST: 3/5/2002  
CURTIS H. DOUGLAS  
COUNTY CLERK JOHNSON  
COUNTY, TEXAS  
BY: *[Signature]*

BK 2810PG0638

BK 3229PG0320

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

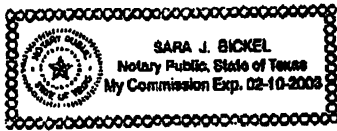
A. C. Bennett  
A.C. BENNETT

STATE OF TEXAS )

COUNTY OF TARRANT )

This instrument was acknowledged before me on March 14, 2002, by A.C. BENNETT.

Sally J. Bickel  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
THE BROWN LAW FIRM, L.L.P.  
1696 FORT WORTH HWY  
WEATHERFORD, TEXAS 76086  
GF# 0201011-CVSB

AFTER RECORDING RETURN TO:  
PHYLLIS CRAWFORD  
4028 SUNSHINE LANE  
ALVARADO, TEXAS 76009

A CERTIFIED COPY  
VOL. PAGE OR  
INST. # 10111  
ATTEST 3-5-2004  
CURTIS R. DOUGLAS  
COUNTY CLERK JOHNSON  
COUNTY, TEXAS  
BY: [Signature]

BK 3229PG0321

~~BK 2810PG0639~~

**WARNING -- THIS IS PART OF THE OFFICIAL RECORD**  
**DO NOT DESTROY**

Filed For Record 10:50 AM/PM

APR 15 2002

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 hereon 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

A CERTIFIED COPY  
VOL. # 3229 PAGE 0321  
INST. # 1000  
ATTEST: 10:50 2002  
CURTIS H. DOUGLAS  
COUNTY CLERK JOHNSON  
COUNTY TEXAS  
By: [Signature]

GF NUMBER: 0201011-CVSB

**EXHIBIT "A"**

**A survey of all that certain 0.60 acre tract or parcel of land out of the JOHN M. ROSS SURVEY, ABSTRACT NO 747, Johnson County, Texas, being a portion of that "Parcel A" conveyed by deed to A.C. Bennet as recorded in Volume 1730, Page 605, Official Public Records, Johnson County, Texas, and being more particularly described as follows:**

**BEGINNING at a steel rod found in place in the West line of said Sunshine Lane, for a corner, said corner being the Northeast corner of Lot 51, SUNSHINE COUNTRY ACRES, an unrecorded subdivision, located 743.3 feet North 30 degrees 00 minutes West and 460.0 feet South 60 degrees 00 minutes West, of the Southeast corner of said Bennett Parcel "A";**

**THENCE South 60 degrees 00 minutes West, 227.42 feet with the North line of Lot 51 to a steel rod found in place, for a corner;**

**THENCE North 30 degrees 00 minutes West, 110.0 feet to a steel rod found in place, for a corner;**

**THENCE North 60 degrees 00 minutes East, 257.11 feet with the South line of a 1.22 acre tract to a steel rod found in place in the West line of said lane, for a corner;**

**THENCE South 08 degrees 11 minutes 55 seconds East, 81.56 feet with the West line of said lane to a steel rod found in place, for a corner;**

**THENCE South 30 degrees 00 minutes East, 34.0 feet with the West line of said lane to the place of Beginning, containing 0.60 acre of land, more or less.**

**The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.**

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

Filed For Record 11:15 AM PM

FEB 12 2004

County Clerk Johnson County  
By [Signature] Deputy

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.

**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

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

[Signature]

CURTIS H. DOUGLAS, COUNTY CLERK  
JOHNSON COUNTY, TEXAS