

AGENDA
ITEM
AS

COMMISSIONERS COURT

MAY 22 2023

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 5/15/2023

Meeting Date: 5/22/2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Approved

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 Permitting of Second Structure and OSSF on Lot 27, Block 1, Mountain Creek Estates, a 1.9 acre lot, 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 (Action Item, Workshop, Consent, Executive)

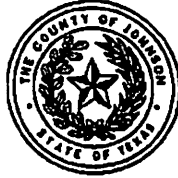
Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

Please Inter-Office All Original Documents to County Judge's Office Prior to Deadline & List All External Persons Who Need a Copy of Signed Documents In Your Submission Email



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 David Hinkle Date 05-03-2023

Phone Number (817) 888-6852

Email Address shinkle509@aol.com

Property Information for Variance Request:

Property 911 address 13525 County Road 511, Venus, TX 76084

Subdivision name Mountain Creek Estate Block 1 Lot 27

Survey _____ Abstract _____ Acreage 1.9

Request To add additional home for granddaughter

Reason for request To add additional home for granddaughter

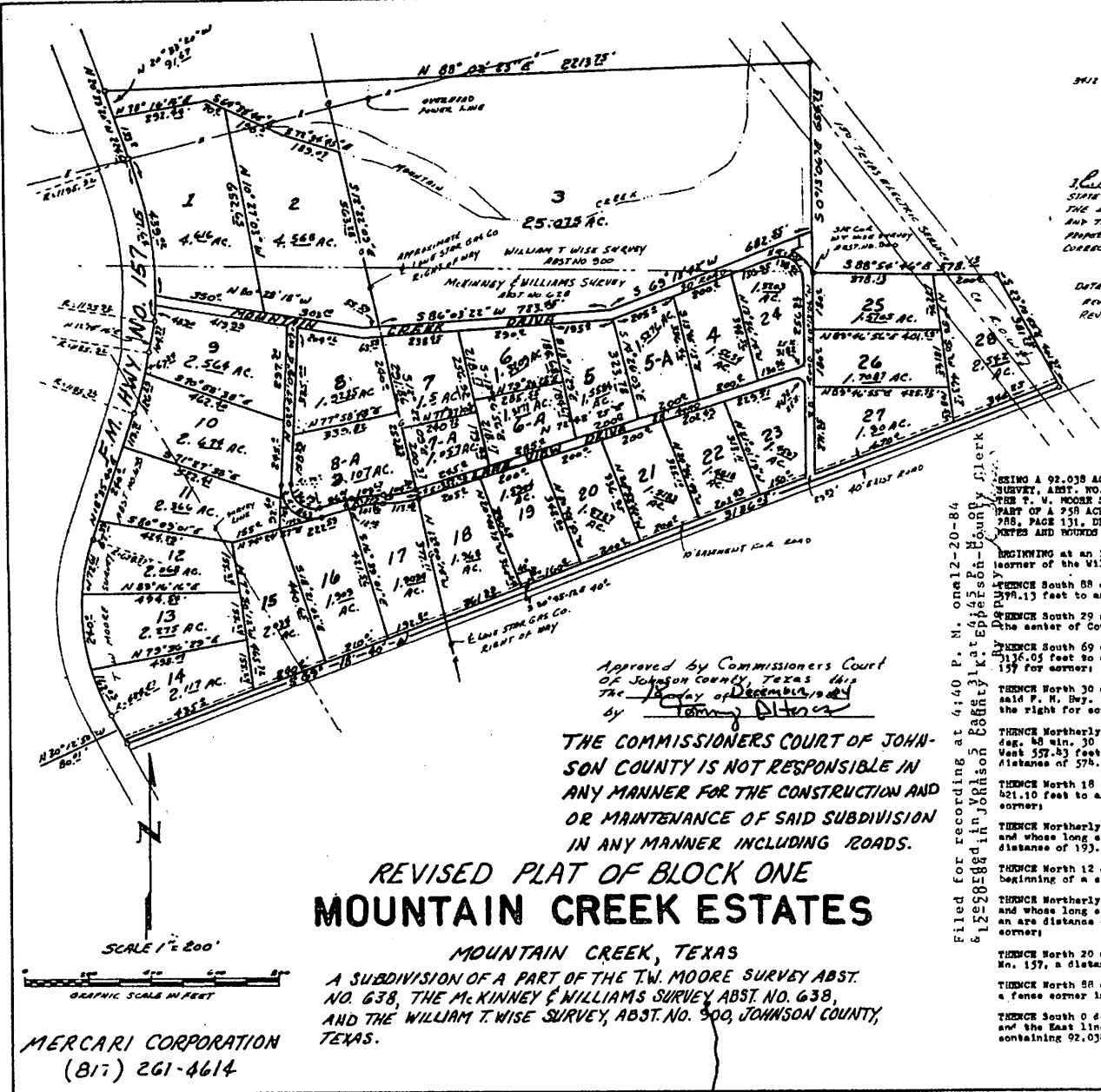
Provide the following with this request:

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

31

Advance Surveying & Mapping Co.

3812 ANHAR COURT FORT WORTH, TEXAS 76140 PHONE 478-4931



I, E. H. Carruth, REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT I HAVE PLATTED THE LOTS HEREON FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL LOT CORNERS AND POINTS OF CURVE HAVE BEEN PROPERLY MARKED ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

DATE Nov 16, 1982
 REVISED Feb 23, 1983
 REVISED July 12, 1984



FILE NOTES

BEING A 92.038 ACRES TRACT OF LAND BEING A PORTION OF THE WILLIAM T. WISE SURVEY, ABST. NO. 900, THE MCKINNEY & WILLIAMS SURVEY, ABST. NO. 638, AND THE T. W. MOORE SURVEY, ABST. NO. 638, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A 258 ACRES TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 788, PAGE 131, DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING DESCRIBED BY NOTES AND MARKS AS FOLLOWS:

BEGINNING at an iron rod at a fence corner, said point being the Southeast corner of the William T. Wise Survey, Abst. No. 900;

THENCE South 88 deg. 54 min. 46 sec. East with the general line of a fence 379.13 feet to an iron rod at a fence corner for corner;

THENCE South 29 deg. 10 min. 44 sec. East 501.97 feet to an iron rod in the center of County Road No. 511 for corner;

THENCE South 69 deg. 18 min. 40 sec. West with the center of said road 216.05 feet to a nail rod spike in the East R.O.V. line of P. H. Hwy. No. 157 for corner;

THENCE North 30 deg. 12 min. 50 sec. West with the East R.O.V. line of said P. H. Hwy. 100.29 feet to an iron rod at the beginning of a curve to the right for corner;

THENCE Northerly with said curve to the right whose central angle is 44 deg. 48 min. 30 sec. and whose long chord bears North 5 deg. 44 min. 30 sec. West 574.83 feet and with the East R.O.V. line of P. H. Hwy. No. 157 a distance of 574.64 feet to an iron rod at the end of said curve;

THENCE North 18 deg. 33 min. 40 sec. East with the East line of said Hwy. 421.10 feet to an iron rod at the beginning of the curve to the left for corner;

THENCE Northerly with said curve to the left whose radius is 1145.97 feet and whose long chord bears North 13 deg. 55 min. East 193.35 feet, an arc distance of 193.63 feet to an iron rod at the end of said curve for corner;

THENCE North 12 deg. 14 min. 14 sec. East 104.37 feet to an iron rod at the beginning of a curve to the left for corner;

THENCE Northerly with said curve to the left whose radius is 1195.07 feet and whose long chord bears North 8 deg. 09 min. 20 sec. West 513.61 feet, an arc distance of 517.64 feet to an iron rod at the end of said curve for corner;

THENCE North 20 deg. 33 min. 20 sec. West with the East line of P. H. Hwy. No. 157, a distance of 224.67 feet to an iron rod for corner;

THENCE North 88 deg. 02 min. 23 sec. East 2213.75 feet to an iron rod at a fence corner in the East line of the William T. Wise Survey for corner;

THENCE South 0 deg. 13 min. 06 sec. East with the general line of a fence and the East line of said survey 658.72 feet to the POINT OF BEGINNING and containing 92.038 acres of land more or less.

Approved by Commissioners Court
 of Johnson County, Texas this
 The 10 day of December, 1982
 by Tommy Dittus

THE COMMISSIONERS COURT OF JOHN-
 SON COUNTY IS NOT RESPONSIBLE IN
 ANY MANNER FOR THE CONSTRUCTION AND
 OR MAINTENANCE OF SAID SUBDIVISION
 IN ANY MANNER INCLUDING ROADS.

REVISED PLAT OF BLOCK ONE
MOUNTAIN CREEK ESTATES

MOUNTAIN CREEK, TEXAS

A SUBDIVISION OF A PART OF THE T.W. MOORE SURVEY ABST.
 NO. 638, THE MCKINNEY & WILLIAMS SURVEY ABST. NO. 638,
 AND THE WILLIAM T. WISE SURVEY, ABST. NO. 900, JOHNSON COUNTY,
 TEXAS.

SCALE 1" = 200'
 GRAPHIC SCALE IN FEET
MERCARI CORPORATION
 (817) 261-4614

Luna & Luna L.L.P.

State of Texas

**Special Warranty Deed
Cash**

FHA Case No. 492-743711

Luna & Luna GF# 11-0001308FWH

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

State of Texas

Know All Men By These Presents:

County of Johnson

THAT THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to him/her in hand paid, the receipt of which is hereby acknowledged, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto David L. Hinkle and Sherry L. Hinkle, Married Couple (hereinafter called "Grantee"),

all of the following described property situated in Johnson County, Texas, more commonly known as 13525 CR 511, Venus, TX 76084, to-wit:

LOT 27, BLOCK 1, MOUNTAIN CREEK ESTATES, AN ADDITION IN JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 31, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. § 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. § 3531).

To Have and To Hold the above-described property, together with all and singular the rights and appurtenances thereunto in any way belonging, unto the said Grantee, and to the heirs and assigns of Grantee forever.

Subject to and as Affected by, however, all easements, covenants, restrictions, reservations, conditions and rights appearing of record; and Subject to any state of facts which an accurate survey would show.

Grantor hereby binds himself/herself, his/her successor and assigns, to warrant and forever defend, with the exceptions stated above, all and singular, the said property unto said Grantee, and to the heirs and assigns of Grantee, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through, or under Grantor, but not otherwise.

This deed is not to be in effect until February 16th, 2011.

In Witness Whereof the undersigned on this 16th day of February, 2011, being specifically named to the delegation of authority published at 70 F.R. 43,171 (July 18, 2005) as an authorized agent, has set his/her hand seal as a principal and/or officer of PEMCO-LIMITED, C-OPC-2364/20 Management and Marketing Contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development.

Secretary of Housing and Urban Development
PEMCO, LIMITED as Asset Manager Contractor
For C-OPC-2364/20
By: Crystal K. Helman
(Seal)

State of Colorado)
County Of Wapahoe)

Before me, the undersigned, a Notary Public on this day personally appeared Crystal Kittelman known to me to be the person and/or officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said PEMCO-LIMITED, C-OPC-2364/20 Management and Marketing Contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development and aforementioned person and/or officer executed the same as the act of such entity for the purpose and consideration therein expressed, and in the capacity therein stated.

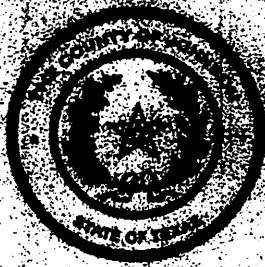
GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF February, 2011.

Mary Maybee
Notary Public

This instrument was drafted by HUD's Office of Counsel,
Rocky Mountains, 633 17th Street, Denver, Colorado, 80202.

AFTER RECORDING RETURN TO:
David Hinkle and Sherry Hinkle
13525 CR 511
Venus, TX 76084





Becky Williams

BECKY WILLIAMS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

FILED FOR RECORDING

JOHNSON CO CLERK - RECORDING

ON: FEB 18, 2011 AT 02:13P

AS A(N) REAL PROPERTY

Becky Williams, COUNTY CLERK

CLERK NUMBER 3891 PAGES 3

AMOUNT: 20.00

RECEIPT NUMBER 11004095

BY DAVIS
STATE OF TEXAS
AS STAMPED HEREDON BY ME. FEB 18, 2011

JOHNSON CO CLERK -

Becky Williams, COUNTY CLERK

Recorded: _____

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

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.