



**AGENDA PLACEMENT FORM**

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

COMMISSIONERS COURT

Date: 5/15/2023

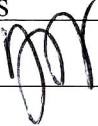
MAY 22 2023

Meeting Date: 5/22/2023

Submitted By: Julie Edmiston

Department/Office: Public Works

*No Action*

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 Permitting of Structure and OSSF on Lot  
18R2, Block 1, Fielderdale Farms, Grand Prairie ETJ, a .931 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 Triel Incorporated Date 5/12/23

Phone Number 817-240-7068

Email Address Legal@trielinc.com

#### Property Information for Variance Request:

Property 911 address 13520 Plantation Rd Venus, TX 76084

Subdivision name Fielderdale Farms Block 1 Lot 18R2

Survey Mckinney & Williams Abstract 628 Acreage .932 <sup>1.931</sup>

Request lot size doesn't meet the minimum of 1 acre due to ROW dedication

Reason for request We are writing to request your assistance with a variance request related to a lot size issue.

The minimum requirement of 1 acre is not met due to ROW dedication.

We kindly request your guidance or support to enable us to obtain a variance.

Provide the following with this request:

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



THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:  
Triel Incorporated  
PO Box 772  
Venus, Texas, 76084

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## WARRANTY DEED

**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 office: your Social Security number or your driver's license number. Texas Public Records Code Section 11.008.**

THE GRANTOR(S),

- Alex Gore III, a single person,
  
- Edgar F. Napoleon, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Triel Incorporated, Alex Gore III, Managing Member, PO Box 772, Venus, Johnson County, Texas, 76084,

the following described real estate, situated in the County of Johnson, State of Texas:

Legal Description:

LOT 18 FIELDERDALE FARMS S# OC0385601A/B L# TEX0318733/4 ELECTED PERSONAL

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 126-4451-00180

**Grantor Signatures:**

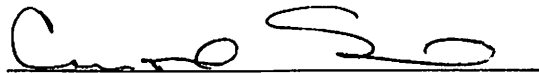
DATED: 1-10-23



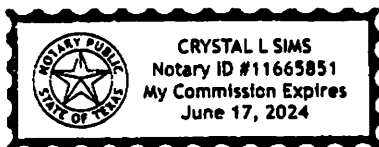
Alex Gore III  
PO Box 772  
Venus, Texas, 76084

STATE OF TEXAS, COUNTY OF JOHNSON, ss:

This instrument was acknowledged before me on this 10 day of JANUARY, 2023 by Alex Gore III.



Notary Public  
Signature of person taking acknowledgment



\_\_\_\_\_  
Title (and Rank)

My commission expires JUNE 17, 2024

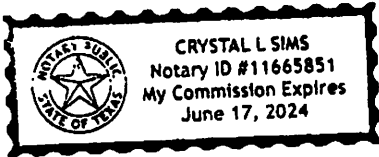
**Grantor Signatures:**

DATED: 1/10/2023

Edgar F. Napoleon

Edgar F. Napoleon  
PO Box 772  
Alvarado, Texas, 76084

STATE OF Texas, COUNTY OF Johnson, ss:



[Handwritten Signature]

Notary Public  
Signature of person taking acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires JUNE 17, 2024.



\*VG-137-2023-658\*

**Johnson County**  
**April Long**  
Johnson County Clerk

**Instrument Number:** 2023 - 658

Real Property Recordings

Recorded On: January 10, 2023 01:41 PM

Number of Pages: 4

**" Examined and Charged as Follows: "**

Total Recording: \$34.00

\*\*\*\*\* 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: 2023 - 658  
Receipt Number: 20230110000142  
Recorded Date/Time: January 10, 2023 01:41 PM  
User: Linda B

**Record and Return To:**

TRIEL INCORPORATED  
PO BOX 772

Station: ccl30

VENUS TX 76084



**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**

April Long  
Johnson County Clerk  
Johnson County, TX