



AGENDA PLACEMENT FORM

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

Date: June 5, 2023

COMMISSIONERS COURT

Meeting Date: June 12, 2023

JUN 12 2023

Submitted By: Julie Edmiston

Approved

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 Permitting of a Second Residence and OSSF on 1.86 acre Lot 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, 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 Maria Dolores Romero Date 06-05-2023

Phone Number 214-642-1500

Email Address ivettecastro625@gmail.com

Property Information for Variance Request:

Property 911 address 9601 Marianna Way

Subdivision name The Homesteads Phase One Block 8 Lot 8

Survey _____ Abstract _____ Acreage 1.860

Request Permit ~~and~~ additional structure and (ossf) on ~~on~~ 1.86 acres.

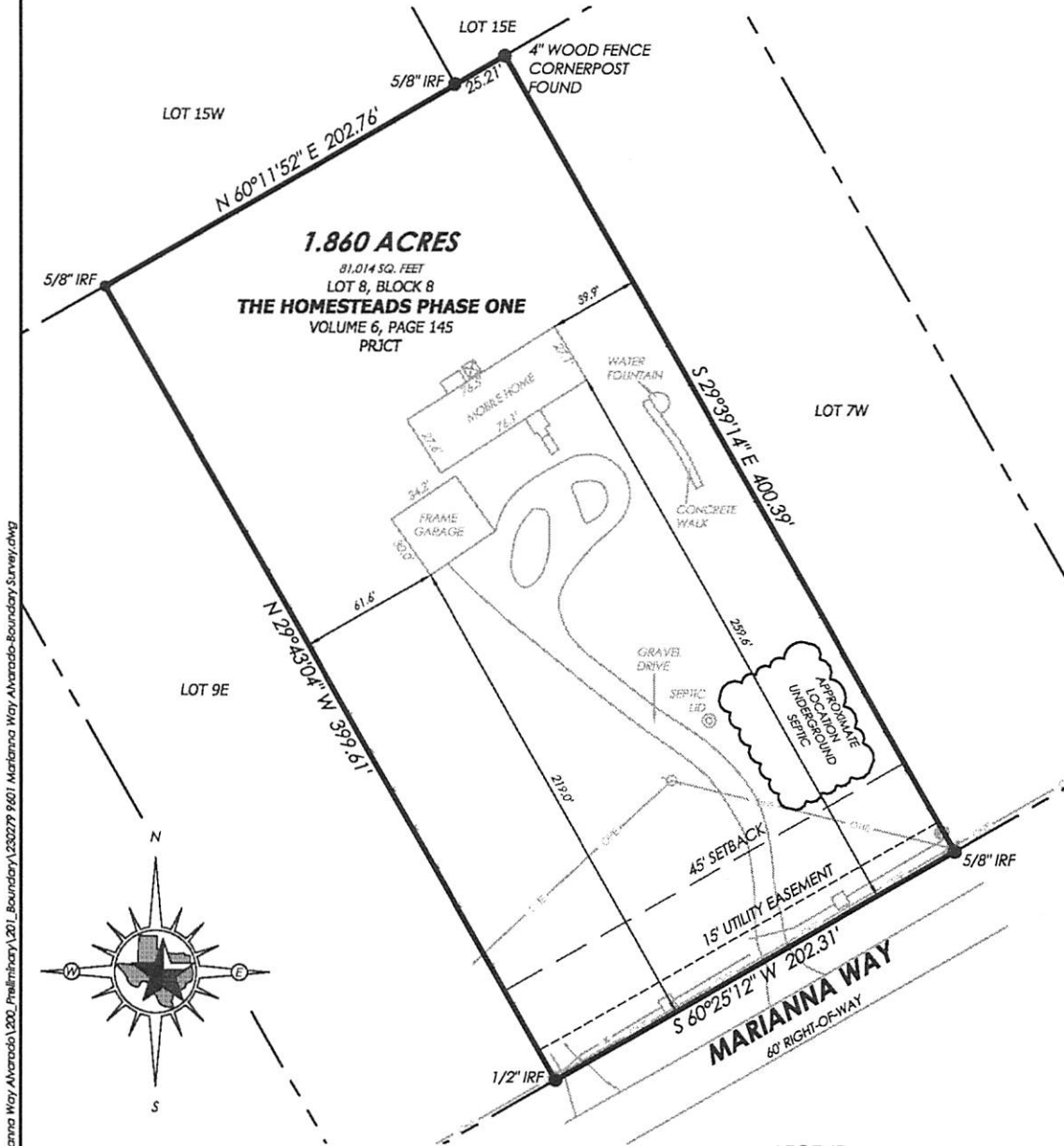
Reason for request build additional structure to 1.86 acres.

Provide the following with this request:

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

TITLE SURVEY

ALL OF LOT 8, BLOCK 8, THE HOMESTEADS PHASE ONE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY VOLUME 6, PAGE 154, PLAT RECORDS, JOHNSON COUNTY, TEXAS.



C:\Users\Marshall\OneDrive - lonestarlandsurveying.com\2023\Projects\2302279 9601_Marianna Way_Avocado-Boundary Survey.dwg

GENERAL NOTES

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED EASEMENTS ARE SHOWN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY. THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF, OR HAS BEEN ADVISED OF, ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.



Marshall Miller
 MARSHALL W. MILLER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6882
 STATE OF TEXAS

APR 24, 2023

LEGEND

ALL SYMBOLS MAY NOT APPLY

- | | |
|----------------------------|--------------------------|
| ⊙ SINGLE POST TRAFFIC SIGN | ⊙ BURIED UTILITY MARKER |
| ⊙ GUY WIRE | ⊙ TELEPHONE PEDESTAL |
| ⊙ LIGHT POLE | ⊙ SANITARY SEWER MANHOLE |
| ⊙ WATER METER | ⊙ MAILBOX |
| ⊙ GAS LINE MARKER | ⊙ SEWER CLEANOUT |
| ⊙ ELECTRIC METER | ⊙ WATER VALVE |
| ⊙ A/C UNIT | ⊙ FIRE HYDRANT |
| ⊙ ELECTRIC BOX | ⊙ POWER POLE |
| ⊙ SEPTIC LID | ⊙ STORM DRAIN MANHOLE |
| ⊙ IRRIGATION CONTROL VALVE | ⊙ GAS METER |
| — CHAINLINK FENCE | |
| — x — BARBED WIRE FENCE | |
| — WOOD FENCE | |
| — IRON FENCE | |
- DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
 PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
 CC# = COUNTY CLERK'S INSTRUMENT NUMBER
 IRF = IRON ROD FOUND
 CIR5 = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
 OHE = OVERHEAD ELECTRIC



-LONESTAR-
LAND SURVEYING, LLC
 TBPELS FIRM# 10194707
 3521 SW WILSHIRE BLVD.,
 JOSHUA, TX 76058

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.

GIFT DEED

STATE OF TEXAS
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS that the grantor,
MARIA DOLORES ROMERO, a single woman
9601 MARIANNA WAY
ALVARADO, TX 76009

for no valuable consideration whatsoever and purely as a gift to the grantee,
MARIA DOLORES ROMERO, a single woman/IVETTE CASTRO, a single woman
9601 MARIANNA WAY
ALVARADO, TX 76009

have granted, given, and confirmed, and by these presents do grant, give, and confirm unto the
said grantee all that certain premises located in the County of JOHNSON, State
of Texas, described as follows, to-wit:
LOT 8, BLK 8, HOMESTEADS PHASE 1, JOHNSON COUNTY, TX
126.6644.05840

And commonly known as: 9601 MARIANNA WAY, ALVARADO, TX 76009
Parcel ID:
Source of title:

THIS CONVEYANCE is made subject to:
NONE

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said grantee, his heirs or assigns forever.

WITNESS my hand this 26th day of MAY , 2023 .

Maria D. Romero
Signature

Signature

MARIA DOLORES ROMERO, Grantor
Print Name / Capacity

Print Name / Capacity

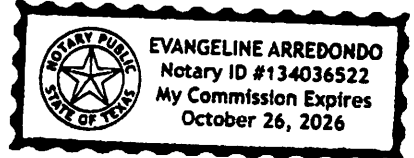
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, Evangelina Arredondo, Notary Public on this day personally appeared MARIA DOLORES ROMERO known to me (or proved to me on the oath of _____) or through TX DRIVER LICENSE to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that SHE executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26th day of MAY , 2023 .

Eli Arredondo
Notary Public,
My commission expires: 10/26/2026



Prepared by:
Maia Dolores Romero
9601 Marianna Way
Alvarado, TX 76009

Return to:
Maria Dolores Romero
9601 Marianna Way
Alvarado, TX 76009



VG-48-2023-14602

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2023 - 14602

Real Property Recordings

Recorded On: May 26, 2023 02:27 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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 - 14602
Receipt Number: 20230526000164
Recorded Date/Time: May 26, 2023 02:27 PM
User: Michelle P

Record and Return To:

MARIA DOLORES ROMERO
9601 MARIANNA WAY

Station: ccl44

ALVARADO TX 76009



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