

AGENDA PLACEMENT FORM

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

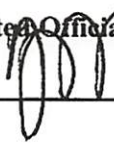
Date: November 3, 2023

Meeting Date: November 13, 2023

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>
<p>COMMISSIONERS COURT</p> <p>NOV 13 2023</p> <p>Approved</p>

Description:

Consideration of Variance to allow permitting for Residential Development and OSSF on a re-platted Lot less that 1 Acre in Precinct 1.

(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: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

Approved in CC on 9/11/2023



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 Juan Jose Garcia Date 10/26/23

Phone Number 8175269772

Email Address juanjosegarciajr@icloud.com

Property Information for Variance Request:

Property 911 address 1817 county road 310A cleburne tx

Subdivision name _____ Block 3 Lot 5R1 5R2

Survey Gordon Eden Abstract _____ Acreage 89.83

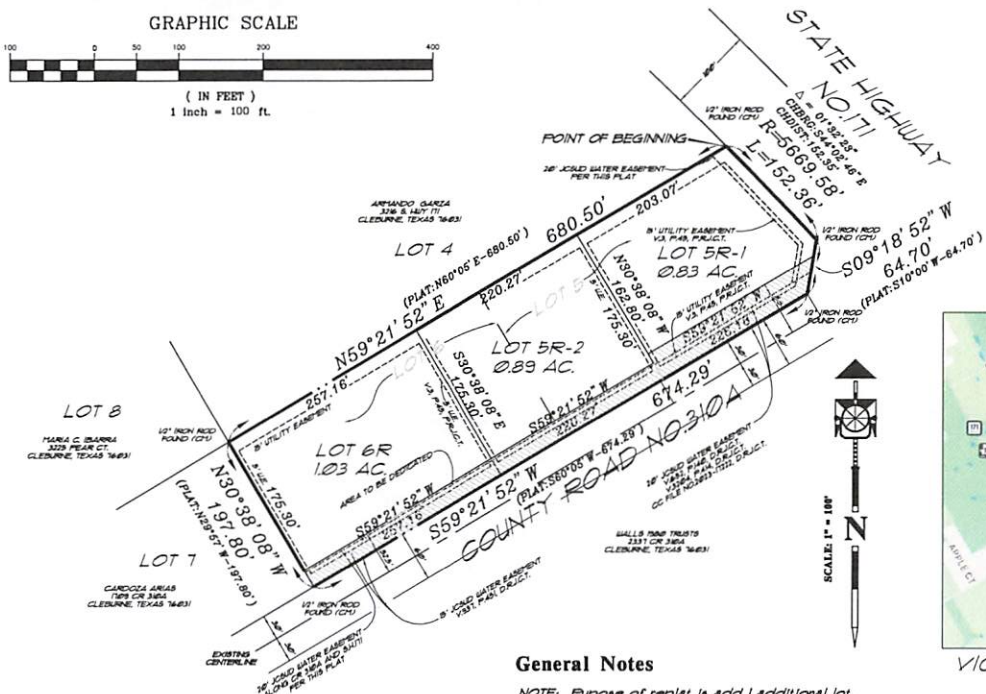
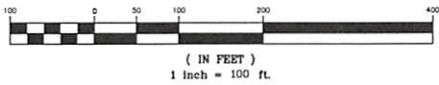
Request To divide the land and be able to build a house next to my parents

Reason for request To allow permitting for development and ossf on 2 lots that fall under an acre

Provide the following with this request:

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

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- ASPHALT
- CONCRETE
- FENCE LINE
- POWER POLE
- OVERHEAD POWER
- CONTROLLED TOLLMENT
- D.R.G.L.T.
- DEED RECORDS, JOHNSON COUNTY, TEXAS
- CC FILE NO. --- COUNTY CLERK'S INSTRUMENT NO.

Owners Certificate

Whereas Juan Garcia and Elvira Gonzales are the owners of a tract or parcel of land situated in Johnson County, Texas, being all of Lot 5 and Lot 6, Block 3, Gordon's Eden, an addition to Johnson County, Texas according to the plat recorded in Volume 3, Page 45, Plat Records, Johnson County, Texas, being more particularly described as follows:
 Beginning at a 1/2" iron rod found for corner in the west line of State Highway No.171, being the southeast corner of Lot 4 of said addition and the northeast corner of said Lot 5 and being in a curve to the right;
 Thence in a southeasterly direction with the west line of said State Highway No.171 and said a curve to the right having a central angle of 01°32'23", a radius of 5669.58 feet, an arc length of 152.36 feet and a chord bearing South 44°02'46" East and a chord distance of 152.35 feet to a 1/2" iron rod found for corner at the intersection of said State Highway No.171 and County Road No.310A, being a corner of said Lot 5;
 Thence South 09°18'52" West with said County Road No.310A and a line of said Lot 5 a distance of 64.70 feet to a 1/2" iron rod found for corner in the north line of said County Road No.310A, being the southeast corner of said Lot 5;
 Thence South 59°21'52" West with the north line of said County Road No.310A and the south line of said Lot 5 passing the southwest corner of said Lot 5 and the southeast corner of said Lot 6 containing in all a distance of 674.29 feet to a 1/2" iron rod found for corner in the north line of said County Road No.310A, being the southwest corner of said Lot 6 and the southeast corner of Lot 7R2;
 Thence North 30°38'08" West with the common line between said Lot 6 and said Lot 7R2 a distance of 197.80 feet to a 1/2" iron rod found for corner, being the northwest corner of said Lot 6 and the southwest corner of said Lot 4;
 Thence North 59°21'52" East with the common line between said Lot 4 and said Lot 6 a distance of 680.50 feet to the POINT OF BEGINNING and containing 3.17 acres of land, more or less, as surveyed on the ground in June, 2023 by Tucker Surveyors.

Now Therefore Known To All Men By These Presents

That we Juan Garcia and Elvira Gonzales are the owners of the above described tract of land, do hereby adopt this plat designating the herein described property as Lot 5R-1, Lot 5R-2 and Lot 6R, Block 3, Gordon's Eden, an addition to Johnson County, Texas according to the plat recorded in Volume 3, Page 45, Plat Records, Johnson County, Texas, an addition to the Extraterritorial Jurisdiction of the City of Cleburne, Johnson County, Texas, and do hereby dedicate to the public's use, forever all streets, right-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or improvements or growths which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems or any of these easements, and the City or any public utility shall have at all times the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone within reason. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Cleburne, Texas.

Juan Garcia _____ Date _____
 Elvira Gonzales _____ Date _____

State of Texas

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Juan Garcia known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal of office, this the _____ day of _____, 2023.

Notary Public

State of Texas

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Elvira Gonzales known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal of office, this the _____ day of _____, 2023.

Notary Public



General Notes

- NOTE: Purpose of replat is add 1 additional lot.
- NOTE: This plat does not attempt to amend or remove recorded covenants or restrictions.
- NOTE: BEARINGS BASED PER GPS NAD 83 - NORTH CENTRAL ZONE.
- NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER DEED.
- NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
- NOTE: ALL BEARING AND DISTANCES ARE MEASURED.
- NOTE: SEWER WILL BE BY PRIVATE SEPTIC SYSTEM.
- NOTE: WATER TO BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.

The referenced FEMA Flood Insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studies or addressed as part of the "NFIP".

NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

Notes: Construction Prohibited Over Easements:
 No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

NOTE: On site drainage shall be conveyed by drainage swales between lots. Swales shall be a minimum of eight (8) inches from building foundation to finish ground level grade adjoining building and directed towards public streets or drainage easements.

Utility Easement

ALL PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROUNDS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DIRECTOR CERTIFICATION

ADDITION: Lots 5R-1, Lot 5R-2, Lot 6R, Block 3, GORDON'S EDEN
 LOCATION: 185 CR 310A
 I hereby certify that all requirements of the "Subdivision Ordinance" (Title, Ch. 54 of the code of ordinances of the City) concerning submission and/or approval of information and data required for Final Plat approval, have been complied with for the above referenced subdivision.

Director of Public Works _____ Date _____

Director of Community Development _____ Date _____

CERTIFICATION OF CITY MANAGER

City Manager, City of Cleburne _____

Date _____

PLAT RECORDED IN

Year _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

DATE _____

County Clerk, Johnson County, Texas

Deputy _____

OWNERS:
 Juan Garcia
 1815 CR 310A
 Cleburne, Texas 76031
 Phone: 817-526-9772
 juanjosgarciacloud.com

OWNERS:
 Elvira Gonzales
 1815 CR 310A
 Cleburne, Texas 76031
 Phone: 817-526-9772
 juanjosgarciacloud.com

SURVEYOR:
 Tucker Surveyors
 Contact: Donnie Tucker
 201 NE Tarrant Avenue
 Burleson, Texas 76028
 Phone: (817) 295-2999
 Fax: (817) 295-3311

P.O. Box 1855
 Burleson, Texas 76097
 Office: 817-295-2999
 Fax: 817-295-3311
 Job No. 202307001



Minor Replat
Lots 5R-1, Lot 5R-2, Lot 6R
Block 3
3.17 Acres
Gordon's Eden
Johnson County, Texas

Being a replat of Lot 5 and Lot 6, Block 3, Gordon's Eden, an addition in the Extraterritorial Jurisdiction City of Cleburne, Johnson County, Texas recorded in Volume 3, Page 45, Plat Records, Johnson County, Texas

Void unless recorded in the plat records of Johnson County within five (5) years of the date of approval of the City of Cleburne.