

AGENDA PLACEMENT FORM

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

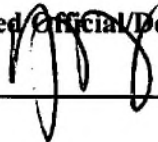
Date: April 11, 2024

Meeting Date: April 22, 2024

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>
 April 22, 2024

Description:

Consideration of Variance to allow Cresson Estates Phase 2 to revise Building Set back lines to 15' on side yard corner lots, Installation of HP Storm Pipe in lieu of CMP or concrete pipe, and to construct water line within pavement section rather than within front utility easement, Precinct 2.

(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**



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 Ryan Voorhees, Cresson Ventures LLC Date _____

Phone Number 209-329-5133

Email Address ryan@crvonline.com

Property Information for Variance Request:

Property 911 address 13599 Gunsmoke Lane (Lot 1, Block 7, Phase 1 at the intersection of Ace High Lane)

Subdivision name Cresson Estates Phase 2 Block _____ Lot _____

Survey Mendoza Survey Abstract 542 Acreage 97.116

Request 15' Side Yard on corner Lots that side on a subdivision road

Reason for request This side yard setback is typical and customary for this type of subdivision

Provide the following with this request:

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



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Name Ryan Voorhees, Cresson Ventures LLC Date _____

Phone Number 209-329-5133

Email Address ryan@crvonline.com with copy to chucks@barronstark.com

Property Information for Variance Request:

Property 911 address Varies. All residential lots within Phase 1 of Cresson Estates.

Subdivision name Cresson Estates Phase 2 Block _____ Lot _____

Survey Mendoza Survey Abstract 542 Acreage 97.116

Request Article IV.D Drain Pipe Material: permit installation of HP Storm Pipe in lieu of CMP or concrete pipe

Reason for request HP Storm has become the most common storm drain pipe being installed in recent years. Its use has been adopted by most North Texas Municipalities including Fort Worth, Weatherford, Parker County, and TxDOT.

Provide the following with this request:

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



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Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Ryan Voorhees, Cresson Ventures LLC Date _____

Phone Number 209-329-5133

Email Address ryan@crvonline.com

Property Information for Variance Request:

Property 911 address Varies. All residential lots within Phase 2 of Cresson Estates.

Subdivision name Cresson Estates Phase 2 Block _____ Lot _____

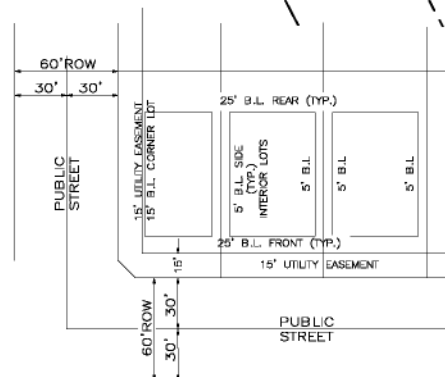
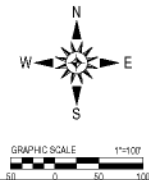
Survey Mendoza Survey Abstract 542 Acreage 49.89

Request Article IV.C.8 Utilities: Construct Water Line within pavement section rather than within front utility easement.

Reason for request Install water line out of conflict area with electric, telephone, gas.

Provide the following with this request:

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



TYPICAL LOT LAYOUT

ROW, EASEMENT, AND BUILDING LINE NOTES:

- UTILITY EASEMENT:**
15' FROM LOT LINE ON ALL PUBLIC STREET FRONTS
5' FROM LOT LINE ON THE SIDES
- RIGHT OF WAY DEDICATION:**
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' ROW FROM ENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
- BUILDING LINES (EXTERNAL):**
50' SETBACK FROM ANY STATE HWY. OR F.M. ROADWAY
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
- BUILDING LINES (INTERNAL TO SUBDIVISION):**
FRONT LOT LINE 25'
REAR LOT LINE 25'
SIDE LOT LINE, CORNER 15'
SIDE LOT LINE, INTERIOR 5'

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	136.18	125.00	62°26'18"	S68°42'00"E	123.55
C2	54.54	125.00	24°59'50"	S77°29'58"W	54.10
C3	54.68	125.00	25°03'51"	S77°31'58"W	54.25
C4	54.68	125.00	25°03'51"	S77°31'58"W	54.25
C5	54.68	125.00	25°03'51"	N77°31'58"E	54.25
C6	50.50	125.00	23°08'54"	N78°21'42"W	50.16
C7	587.89	360.00	93°33'54"	N9°49'37"E	524.71
C8	80.62	125.00	36°57'20"	N18°28'47"W	79.23

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.

PLAT FILED: _____
INSTRUMENT #: 2023 - _____
DRAWER: _____ SLIDE
APRIL LONG, JOHNSON COUNTY CLERK
BY: _____, DEPUTY CLERK

ROADS LINEAR FOOTAGE	
ROAD NAME	LINEAR FOOT
GUNSMOKE LANE	935.85
DESPERADO DRIVE	1,470.74
RUSTY SPUR LANE	1,144.78
STAGE COACH LANE	1,162.41
SARSAPARILLA LANE	1,414.24
BONANZA CIRCLE	1,379.76
PROSPECTOR LANE	155.00
TUMBLEWEED CIRCLE	741.47
TOTAL	8,354.25

FINAL PLAT

Cresson Estates Phase 2

Lots 1-42 Block 10, Lots 1-33 Block 11, Lots 1-39 Block 12, Lots 1-40 Block 13, Lots 1-45 Block 14, Lots 1-22 Block 15 & Lots 1-3, Block 16

Being 49.89 Acres Situated in the Urbano Mendoza Survey, Abstract No. 542 Johnson County, Texas

OWNER:
CRESSON VENTURES, LLC
RYAN VOORHEES
1801 LONE OAK ROAD
WEATHERFORD, TX 76086
PH: 259-329-5133



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 474-10133
DATE MAY 2023
2 OF 3

USER: DREW WITFIRE
 APPLICATION: MDS011414.MXD
 PLOT DATE: 5/15/2023 10:58:10 AM
 PLOT FILE: C:\WORKSPACE\2023\CRESSON ESTATES PHASE 2\JOB DRAWING\BARRON-STARK_FINAL_PLOT_PHASE 2.DWG

CORRECTION INSTRUMENT

This Correction Instrument is filed to correct erroneous matters contained in documents entitled **SPECIAL WARRANTY DEED** wherein **SKYLINE FAMILY FARM, LLC, MELANIE EVANS SUMMEY AND HUSBAND, JEFF SUMMEY** was the Grantor and **CRESSON VENTURES, LLC**, was the Grantee, previously filed **JULY 7, 2021**, and of record in County Clerk #2021-24623 Official Public Records, Johnson County, Texas. It is the intent that the matter corrected is a "Nonmaterial" matter as that term is defined in Section 5.028, Texas Property Code and is further described and corrected as follows:

My name is Rakisha Chenault, I am an employee of Reunion Title of Texas Inc., as an Escrow Officer. I have personal knowledge of the facts contained herein.

The legal description was erroneously shown as:

Tract Two:

FIELD NOTES of a 176.08 acre tract of land being a pmt of the URBANO MENDOZA SURVEY, Abstract 542, Johnson County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the NEBL of an A.T. & S.F. R.R. right-of-way, said point being N 89 deg. 41 min. 50 sec. E, 551.09 ft. from the most westerly NW corner of the Urbano Mendoza Survey, Abstract 542;

THENCE with the general line of a fence, the following calls:

N 89 deg. 41 min. 50 sec. E, 902.04 ft. to a point;

N 89 deg. 51 min. 47 sec. E, 2746.51 ft. to set 3/8" steel pin for a corner;

THENCE South, passing a set 3/8" steel pint in the NBL of Johnson County Road No. 1000 at 2559.53 ft and continuing, a total distance of 25793.53 feet to a set 3/8" steel pin in the approximate centerline of the above mentioned Johnson County Road No. 1000, for comer;

THENCE N 89 deg. 04 min. W, passing a set 1/2" iron rod in the NBL of said Johnson County Road No. 1000 at 22.56 ft. and continuing with the NEBL of said A.T. & S.F. R.R. right-of-way, a total distance of 1403.97 ft. to a point for a corner;

THENCE with the NEBL of the above mentioned A.T. & S.F. R.R. right-of-way, the following calls:

N 62 deg. 56 min. E, 10.0 ft. to a point;

N 27 deg. 04 min. W, 400.00 ft. to a point;

N 62 deg. 56 min. W, 10.0 ft. to a point;

N 27 deg. 04 min. W, 705.37 ft. to a point for comer; said point being the PC of a Curve to the Left;

THENCE with the above mentioned Curve to the Left, said curve having the following datum: Radius 1960.08 ft., Chord N 29 deg. 20 min. 50 sec. W, 155.99 ft., a distance of 156.03 ft. to the point of beginning and containing 176.08 acres of land, more or less.

Note: 1.08 acres is in the occupancy of County roads.

The corrected legal description:

FIELD NOTES of a 176.08 acre tract of land being a part of the URBANO MENDOZA SURVEY, Abstract 542, Johnson County, Texas, as described in Volume 1884 P. 190, official records, Johnson County and being more fully described by metes and bounds as follows:

Beginning at a set ½" iron rod in the NEBL, of an A.T. & S.F. R. R. right-of way, said point being N 89 deg/ 41 min. 50 sec. E 551.09 ft from the most westerly NW corner of the Urbano Mendoza Survey, Abstract 542

THENCE with a general line of a fence the following calls:

N 89 deg. 41 min. 50 sec. E, 902.04 ft. to a point;

N 89 deg. 51 min. 47 sec. E, 2746.51 ft. to set 3/8" steel pin for a corner;

THENCE South, passing a set 3/8" steel pin in the NBL of Johnson County Road No. 1000 at 2559.53 ft. and continuing, a total distance of 2579.53 ft. to a set 3/8" steel pin in the approximate centerline of the above mentioned Johnson County Road No. 1000, for a corner;

THENCE N 89 deg. 31 min. 11 sec. W, with the approximate centerline of said Johnson County Road No. 1000, 2341.34 ft. to a set 3/8" steel pin in the NBL of the above mentioned A.T. & S.F. R.R. right-of-way, for a corner;

THENCE N 27 deg. 04 min. W, passing a set ½" iron rod in the NBL of said Johnson County Road No. 1000 at 22.56 ft. and continuing with the NEBL of said A.T. & S.F. R.R. right-of-way, a total distance of 1603.97 ft. to a point for a corner;

THENCE with the NEBL of the above mentioned A.T. & S.F. R.R. right-of-way, the following calls:

- N 62 deg. 56 min. E, 10.0 ft. to a point;**
- N 27 deg. 04 min. W, 400.0 ft. to a point;**
- S 62 deg. 56 min. W, 10.0 ft. to a point;**
- N 27 deg. 04 min. W, 705.37 ft. to a point for a corner; said point being the PC of a Curve to the Left;**

THENCE with the above mentioned Curve to the Left, said curve having the following datum: Radius 1960.08 ft., Chord N 29 deg. 20 min. 50 sec. W, 155.99 ft., a distance of 156.03 ft. to the point of beginning and containing 176.08 acres of land, more or less.


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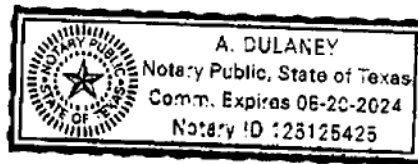
A Copy of this Correction Instrument was mailed to the Grantor and Grantee.

Signed this 2nd day of February 2023.


Rakisha Chenault

Subscribed and sworn to before me this 2nd day of February, 2023 by Rakisha Chenault.


Notary Public



AFTER RECORDING RETURN TO:
Reunion Title of Texas, Inc.
5060 E Interstate 20
Willow Park, TX 76087

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 2621

eRecording - Real Property

Corrected Warranty Deed

Recorded On: February 03, 2023 11:19 AM

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 - 2621
Receipt Number: 20230202000040
Recorded Date/Time: February 03, 2023 11:19 AM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

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

April Long