

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

Date: April 11, 2024	Court Decision: This section to be completed by County Judge's Office
Meeting Date: April 22, 2024	Son County
Submitted By: Julie Edmiston	// /
Department: Public Works	((*(APPROVED)*))
Signature of Elected Official/Department Head:	April 22, 2024
Description:	April 22, 2024
Consideration of Variance to allow Cresson	Estates Phase 2 to revise Building
Set back lines to 15' on side yard corner lot	s, Installation of HP Storm Pipe in
lieu of CMP or concrete pipe, and to constr	uct water line within pavement
section rather than within front utility ease	ment, Precinct 2.
(May attach additional	sheets if necessary)
Person to Present: Jennifer VanderLaan	
(Presenter must be present for the item unle	ess the item is on the Consent Agenda)
Supporting Documentation: (check one)	PUBLIC CONFIDENTIAL
(PUBLIC documentation may be made avai	lable to the public prior to the Meeting)
Estimated Length of Presentation: 10 minut	es
Session Requested: (check one)	
🗹 Action Item 🗌 Consent 🗎 Workshop	Executive Dother
Check All Departments That Have Been Notified	:
☐ County Attorney ☐ IT	☐ Purchasing ☐ Auditor
☐ Personnel	ks
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			
Prope	rty Informatio	n for Variance Request:			
Prope	rty 911 addres	13599 Gunsmoke Lane (Lot 1, Block	7, Phase 1 at the intersection of	Ace High Lane)	
Subdiv	vision name	Cresson Estates Phase 2	Block	Lot	
Surve	/Mendoza	SurveyAbstract_	542	Acreage	97.116
Reque	est 15' Side Ya	rd on corner Lots that side on a subdivision	on road		
Reaso	n for request_	This side yard setback is typical and cus	tomary for this type of subdivision		
Provid	e the following	with this request:			
X	Copy of plat (i	f property has been platted)			
X	Copy of prope	erty deed			
X	Survey or draw	wing showing existing structures			

Revised 09/14/2022



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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 with	copy to chucks@	barronstark.com			
Prope	rty Informatio	n for Variance Request	:				
Prope	rty 911 addres	S_ Varies. All residential lots	within Phase 1	of Cresson Estates.			
Subdi	vision name	Cresson Estates Phase 2		Block	Lot		
Surve	yMendoza	Survey	_Abstract	542	Acreage	97.116	
Reque	est Article IV.D	Drain Pipe Material: permit	installation of HP	Storm Pipe in lieu of CMP of	or concrete pipe		
Reaso	n for request_	HP Storm has become the mo	est common storm	drain pipe being installed in r	ecent years. Its use has t	een adopted	
by mo	st North Texas	Municipalities including F	ort Worth, We	atherford, Parker County	, and TxDOT.		
Provid	e the following	with this request:					
X	Copy of plat (i	f property has been platt	ted)	•			
X	Copy of prope	rty deed					
X	Survey or drawing showing existing structures						

Revised 09/14/2022



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works
2 North Mill Street, Suite 305
Cleburne, Texas 76033
817-556-6380

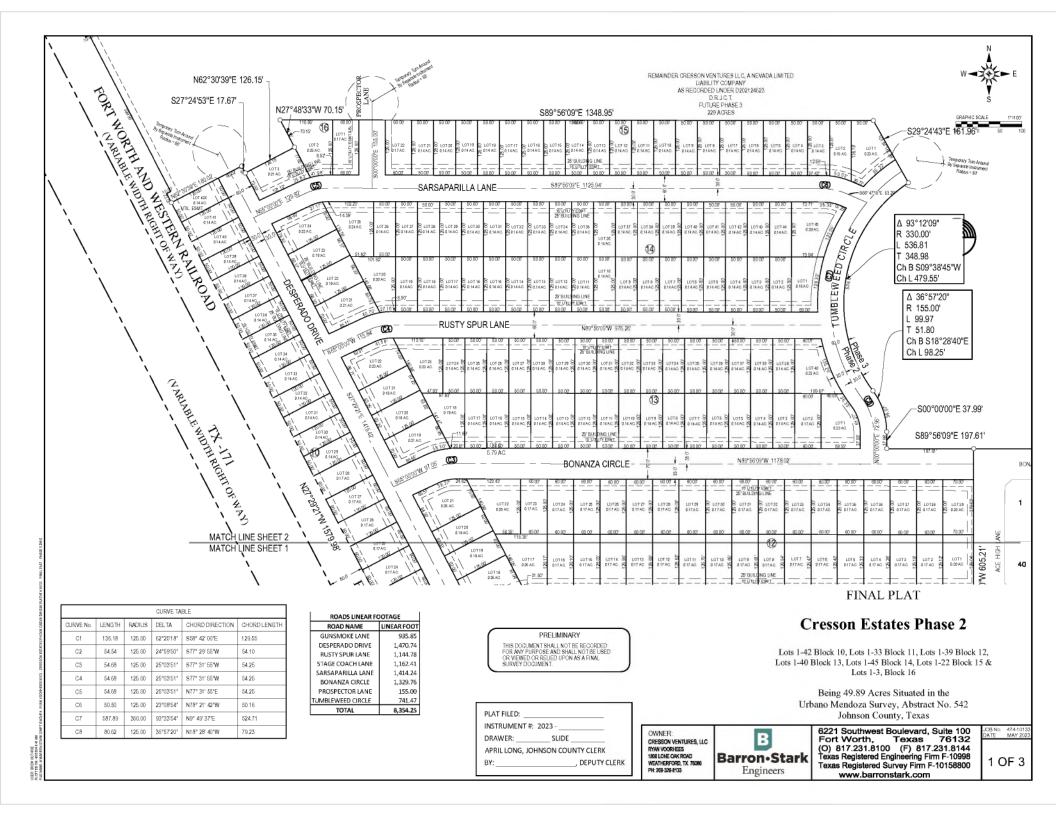
VARIANCE REQUEST

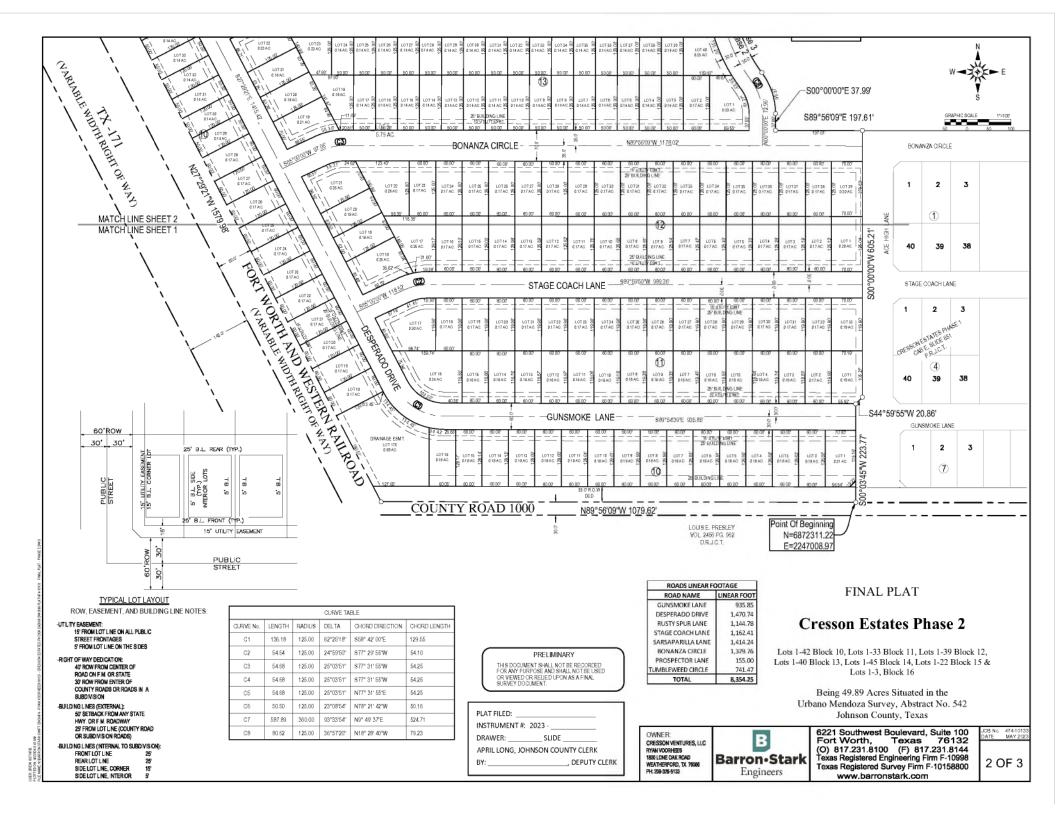
Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

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

Name		Ryan Voorhees, Cresson Ventures L	LC	Date	
Phone	Number	209-329-5133			
Email	Address	ryan@crvonline.com			
Prope	rty Informatio	n for Variance Request:			
Prope	rty 911 addres	SS_Varies. All residential lots within Ph	ase 2 of Cresson Estates.		
Subdi	vision name	Cresson Estates Phase 2	Block	Lot	
Surve	yMendoza	SurveyAbstrac	t542	Acreage	49.89
Reque	estArticle IV.C	.8 Utilities: Construct Water Line within	n pavement section rather than	within front utility easement.	
Reaso	n for request_	Install water line out of conflict area wit	h electric, telephone, gas.		
Provid	e the following	with this request:			
X	Copy of plat (if property has been platted)			
X	Copy of prope	erty deed			
X	Survey or dra	wing showing existing structures			

Revised 09/14/2022





This subdivision is located within the ETJ of the City of Cresson

The designation of the proposed usage of the area shown on this plat is for single family residential.

. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water & Senitary Sewer: Cresson Crossroads MUD No 2 214-745-5353

United Cooperative Services 817-782-8361 Electric

5. Flood Statement According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0025J, effective date

- December 4, 2012, he subject properly is located within "Zone X", areas determined to be outside the 100-year food plain.

 6. The above referenced FEMA flood insurance rate map is for use in administering the National Flood insurance Program. If does not necessarily show all areas subject to feeding, periodially from local sources of small size, which could be flooded by severa, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, chainage systems or other surface conditions existing on or near the
- subject property which are not studied or addressed as part of the National Flood Insurance Program.
 7. The existing dress or drainage channels traversing along or across his addition will remain as open channels and will be maintained by the individual
- owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.

 8. Blooking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- Subtrison County will not be responsible for the mentioneds and operations of said chainage ways or for the control of accisin.

 Outprison County will not be responsible for any damage, personal injury or loss of life or properly occasioned by fooding or food conditions.
- 11. Johnson County has the right but not a duty to enter onto property and clear any obstruction including, but not limited to, frees, plants, dirt, or buildings which obstruct the flow of water through drainage easements.

12. Duties Of Developer Property Owner.

The approval and fling of his plat by Johnson County does not relieve the developer of the property or Owner of the property of any duty to comply with all local, state, or federal laws of the jurisdictions in which the property is located.

- 13. The approval and fling of this plat by Johnson County does not relieve the developer of the property or Owner of the property of any duty to any adjacent or downstream property owner or impose, impute, or transfer any duty or liability to Johnson County, the Commissioners, officials, or employees of Johnson
- 14. Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices, or features portrayed hereon are actually existing on the property portraved by this plat and do not violate the statutes or common law of an incorporated city. Johnson County, the State of Texas, or the United States
- 15. Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat

16. Indemnity:

The property developer submitting this plat to Johnson County for approval and the Owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and all daims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

17. Public Utilities:

- Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, lences, frees, shrubs, other growths, or improvements which in any way endanger or interfere with the construction, reconstruction, page 100, patrolling, maintaining, 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 essements for the purcose of construction, reconstruction, inspection, catrolling, 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.
- 18 It is a Criminal offense punishable by a line of up to \$1,000.00, confinement in the County Jail for up to 90 days, or by both fine and confinement, for a person who subdivides real properly to use the subdivision's description in a dead of conveyance, a contract for a dead, or a contract of sale or other executor contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for record with the Johnson County Clark. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchase is not given use or occupancy of the real property conveyed before the recording of the clast
- 19.A purchaser may not use or cocupy property described in a plat or repiat of a subdivision until such time as the plat is filed for record with the Johnson County Clerk's office.

21. Films a Plat is Not Appendance of Roads for County Maintenance. The approval and fling of a plat dedicating roads and streets does not make the roads and sheets county roads subject to county maintenance. No road, sheet or passageway sat aside in the Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street, or passageway for county maintenance 22. The Roads within this addition will be privately maintained by Cresson Crossmads MUD No. 2.

Utility Easements:

Utility Easement 15' from lot line on frontage of all public roads

5' from lot line on the sides Building setbacks:

REAR SIDE-CORNER LOT

40' ROW from center of road on F.M. or State

30" RCW from center of county roads or roads in a subdivisions

23. Lot 17X, Block 10 is dedicated as drainage sesament in its entirety and is to be owned and maintained by the HOA 24. Lot 42X. Block 10 is to designated as utility essement in its entirety and is to be owned and maintained by the HCIA

BENCHMARKS:

THE BENCHMARKS SHOWN ON THIS PLAT ARE BASED ON THE VERTICAL DATUM OF NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARK NO. 1: "X" CUT ON THE NORTHWEST CORNER OF THE NORTH SLAB WEST OF THE PROPANE TANK, APPROXIMATELY 193' EAST OF THE NORTHEAST CORNER OF THIS ADDITION. ELEVATION = 971.03

BENCHMARK NO. 2: "X" CUT ON THE SOUTHWEST CORNER OF REMAINING FOUNDATION OF AN OLD FRAME HOUSE. WEST OF A WATER WELL AND APPROXIMATELY 480' NORTH OF NORTHWEST CORNER OF THIS ADDITION. FLEVATION = 1066.27

OWNERS CERTIFICATE

State of Texas County of Johnson Ð

WHEREAS CRESSON VENTURES LLC, a Nevada limited liability company, is the Owner of the herein described real property to wit:

Being a 49.89 acre tract of land situated in the Urbano Mendoza Survey, Abstract No. 542, Johnson County, Texas and being a portion of the Cresson Ventures, LLC tract as recorded in Document No. 2021-24623, Deed Records Johnson County, Texas and being more particularly described as follows.

Beginning at a point in the approximate centerline of County Road 1000, said point being the southwest corner of the Cresson Estates Phase I Addition, an addition to Johnson County, Texas recorded in Slide E-651, Plat Records Johnson County, Texas, said point also being the intersection of the west line of Ace High Lane and County Road 1000:

Thence North 89°56'09" West with the approximate centerline of County Road 1000 and south line of the Cresson Ventures tract a distance of 1079.62 feet to a found 1/2 inch iron rod in the east line of the Fort Worth & Western Railroad for the southwest corner of said Cresson Ventures tract:

Thence North 27°29'21" West with the Railroad/ Cresson Ventures common line a distance of 1579.98 feet to a set 1/2 inch iron

Thence North 62°30'39" East a distance of 180.02 feet to a set 1/2 inch iron rod:

Thence South 27°24'53" East a distance of 17.67 feet to a set 1/2 inch iron rod;

Thence North 62°30'39" East a distance of 126.15 feet to a set 1/2 inch iron rod;

Thence North 27°48'33" West a distance of 70.15 feet to a set 1/2 inch iron rod;

Thence South 89'56'09" East a distance of 1348.95 feet to a set 1/2 inch iron rod:

Thence South 29'24'43" East a distance of 161.96 feet to a set 1/2 inch iron rod, said point being the beginning of a non-tangent curve to the left having a radius of 330.00 feet, a central angle of 93°12'09", and a long chord that bears South 09°38'45" West a distance of 479.55 feet:

Thence along said curve to the left an arc distance of 536.81 feet to a set 1/2 inch iron rod for a point of reverse curvature of a curve to the right having a radius of 155.00 feet, a central angle of 36°57°20", and a long chord that bears South 18°28'40" East a distance of 98.25 feet;

Thence along said curve to the right an arc distance of 99.97 feet to a set 1/2 inch iron rod;

Thence South 00'00'00" East a distance of 37.99 feet to a set 1/2 inch iron rod:

Thence South 89°56'09" East a distance of 197.61 feet to a set 1/2 inch iron rod in the west line of Ace High Lane, said point being the intersection of the Ace High Lane west line and the north line of Bonanza Circle;

Thence South 00°00'00" West with the west line of Ace High Lane a distance of 605.21 feet to a found 1/2 inch iron rod;

Thence South 44°59'55" West with the west line of Ace High Lane a distance of 20.86 feet to a found 1/2 inch iron rod;

Thence South 00'03'45" West with the west line of Ace High Lane a distance of 223.77 feet to the Point of Beginning and Containing 12,105,104 square feet, 278 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That CRESSON Ventures U.C. Owner of the above described tract of land, does hereby adopt this plat designating the herein described property as CRESSON ESTATES PHASE 2, an addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, streets, easements, right-of-way, and any other public area shown hereon.

CRESSON VENTURES LLC

Notary Signature

C. Ryan Voorhees, Manager State of Texas County of Johnson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. Ryan Voorhees, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed

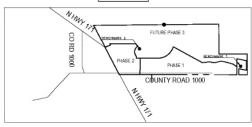
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of ____

My commission expires:

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



NOT TO SCALE



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles F, Stark, a Registered professional Land Surveyor licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/ or set under my personal supervision.

Charles E. Stark, RPLS Texas Registration No. 5084

State of Texas 43 County of Johnson



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

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles F. Stark, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the	day of	, 2023.
Notary Signature:		
Mu commission amiras:		

COUNTY APPROVAL:	
County Judge acting on the behal	f of and for the Commissioners' Court of Johnson County
SIGNATURE:	DATE:

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 В CRESSON VENTURES, LLC RYAN VOORHEES 1800 LONE OAK ROAD Barron · Stark WEATHERFORD, TX. 76086 PH: 209-329-5133 Engineers

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. 474-101

3 OF 3

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 NBL 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.

Note: 1.08 acres is in the occupancy of County roads

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

Signed this 2nd day of February 2023.

Subscribed and sworn to before me this 2 nd day of <u>February</u>

Rakisha Chenault.

A. DULANEY Notary Public, State of Texas Comm. Expires 06-20-2024

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:

Record and Return To:

Document Number:

2023 - 2621

Simplifile

Receipt Number:

20230202000040

5072 North 300 West

Recorded Date/Time: February 03, 2023 11:19 AM

User:

Leslie S

PROVO UT

Station:

ccl83



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 Rong