

AGENDA PLACEMENT FORM

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

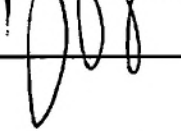
Date: January 3, 2025

Meeting Date: January 13, 2025

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>
 <div style="color: red; font-weight: bold; font-size: 1.2em;">1-13-25</div>

Description:

Consideration of Variance to Allow Permitting on a Proposed Plat of 2 lots with 1 lot having less than the required Road Frontage located in Precinct #4.

(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 Elizabeth Clark Date _____

Phone Number 817-991-3500

Email Address fwcopperhead@yahoo.com eclark@johnsoncountytexas.org

Property Information for Variance Request:

Property 911 address 2528 County Road 425A, Cleburne Tx 76031

Subdivision name J. Wallace Block _____ Lot _____

Survey _____ Abstract 863 Acreage 1

Request Variance on required road frontage

Reason for request to allow permitting with less than 150 ft. of road frontage

Provide the following with this request:

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

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.

Special Warranty Gift Deed

Date: May 15, 2022

Grantor: The Estate of Gary Clark, deceased, by and through Elizabeth Clark AKA Beth S. Clark with the authority granted by the Letters of Independent Administration issued by the County Court at Law No. Two (2), Johnson County, Texas, in Cause No. CC-P202023975

Grantor's Mailing Address:

The Estate of Gary Clark
c/o Elizabeth Clark, Independent Administrator
2528 County Road 425A
Cleburne, Texas 76031

Grantee: Elizabeth Clark

Grantee's Mailing Address:

Elizabeth Clark
2528 County Road 425A
Cleburne, Texas 76031

Consideration:

Love of, and affection for, Grantee pursuant to the terms of the Will admitted to probate in Johnson County, Texas on December 7, 2020 under Cause No. CC-P202023975

Property (including any improvements) ("the Property"):

First Tract: 10.10 acres, more or less, out of the J. Wallace Survey, Abstract 863, Tract 33, Cleburne, Johnson County, Texas

Second Tract: 27.50 acres, more or less, out of the J. Wallace Survey, Abstract No. 863, Tract 39B, Cleburne, Johnson County, Texas

Reservations from Conveyance:

None

December 4, 2024

By: Amanda Tuley, Deputy Clerk

A CERTIFIED COPY - Official Public Records
April Long, County Clerk, Johnson County, Texas

The SSN and other personal identifiers may have been redacted from this document but is otherwise a full, true, and correct copy of the original on file and of record in this office.



Exceptions to Conveyance and Warranty:

None

Conveyance:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys any and all of Gary Clark's interest in the Property held by the Estate of Gary Clark, deceased to Grantee, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Estate of Gary Clark

By: Elizabeth Clark
Elizabeth Clark, AKA Beth S. Clark,
Independent Administrator

STATE OF TEXAS §

COUNTY OF JOHNSON §

On this 25 day of May, 2022 personally appeared Elizabeth Clark, AKA Beth S. Clark, Independent Administrator of the Estate of Gary Clark, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Elizabeth Clark, AKA Beth S. Clark, Independent Administrator of the Estate of Gary Clark executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25 day of May, 2022.

Tara Raby
Notary Public, State of Texas
My commission expires: 1-2-2028



December 4, 2024

Amanda Tuley
By: Amanda Tuley, Deputy Clerk

A CERTIFIED COPY - Official Public Records
April Long, County Clerk, Johnson County, Texas

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AFTER RECORDING RETURN TO:
Elizabeth Clark
2528 County Road 425A
Cleburne, Texas 76031



A CERTIFIED COPY – Official Public Records
April Long, County Clerk, Johnson County, Texas


By: Amanda Tuley, Deputy Clerk

December 4, 2024

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VG-137-2024-7964

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2024 - 7964

Real Property Recordings

Recorded On: March 25, 2024 01:29 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024 - 7964
Receipt Number: 20240325000120
Recorded Date/Time: March 25, 2024 01:29 PM
User: Honor C

Record and Return To:

elizabeth clark
2528 COUNTY ROAD 425A

Station: CCL45

CLEBURNE TX 76031



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

December 4, 2024
By: Amanda Tuley, Deputy Clerk

A CERTIFIED COPY - Official Public Records
April Long, County Clerk, Johnson County, Texas

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Johnson County Clerk

April Long
2 N. Main S, Room 131
Cleburne, TX 76033

Main: (817)556-6310 **Fax:** (555)555-5555

Receipt: 20241204000067
Date: 12/04/2024
Time: 11:28AM
By: Amanda T
Station: ccl83
Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Kiosk Search Copies	Warranty Deed	7964	4	\$9.00		
2	Credit Card Fee			1	\$0.45		

Order Total (2) \$9.45

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Credit Card	066651		\$9.45
Total Payments (1)				\$9.45
Change Due				\$0.00

CLARK ELIZABETH

For more information about the County Clerk's office and to search property records online, please visit <http://www.johnsoncountytexas.org/government/county-clerk>