

AGENDA PLACEMENT FORM

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


Date: January 6, 2025

Meeting Date: January 13, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision:

This section to be completed by County Judge's Office



1-13-25

Description:

Consideration of Variance to Allow Platting and Permitting on a Proposed Plat with 1 lot having less than the required Road Frontage located 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 Staci Yarbrough Date 1/6/25

Phone Number 817 933 4185

Email Address Staci Yarbrough@gmail.com

Property Information for Variance Request:

Property 911 address 12505 CR 1131 Godley TX 76044

Subdivision name none family land Block _____ Lot _____

Survey A 1039 Abstract _____ Acreage 10.87

Request Road frontage Variance

Reason for request 138 feet instead of 150 feet
for 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

THOMAS PERRY SURVEY, A-1039 & JESSE MATLOCK SURVEY A-1244 JOHNSON COUNTY TEXAS

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Only those easements listed in Commitment for Title Insurance GF No.*****, issued *****5, 2024, and re-listed below were considered for this survey. No further search of the public record for easements was made by 4B Land Surveying, or the undersigned.

The following does affect subject tract, and shown hereon:

All bearings shown hereon are referenced to Texas State Plane Coordinates, NAD 83, Texas North Central Zone.

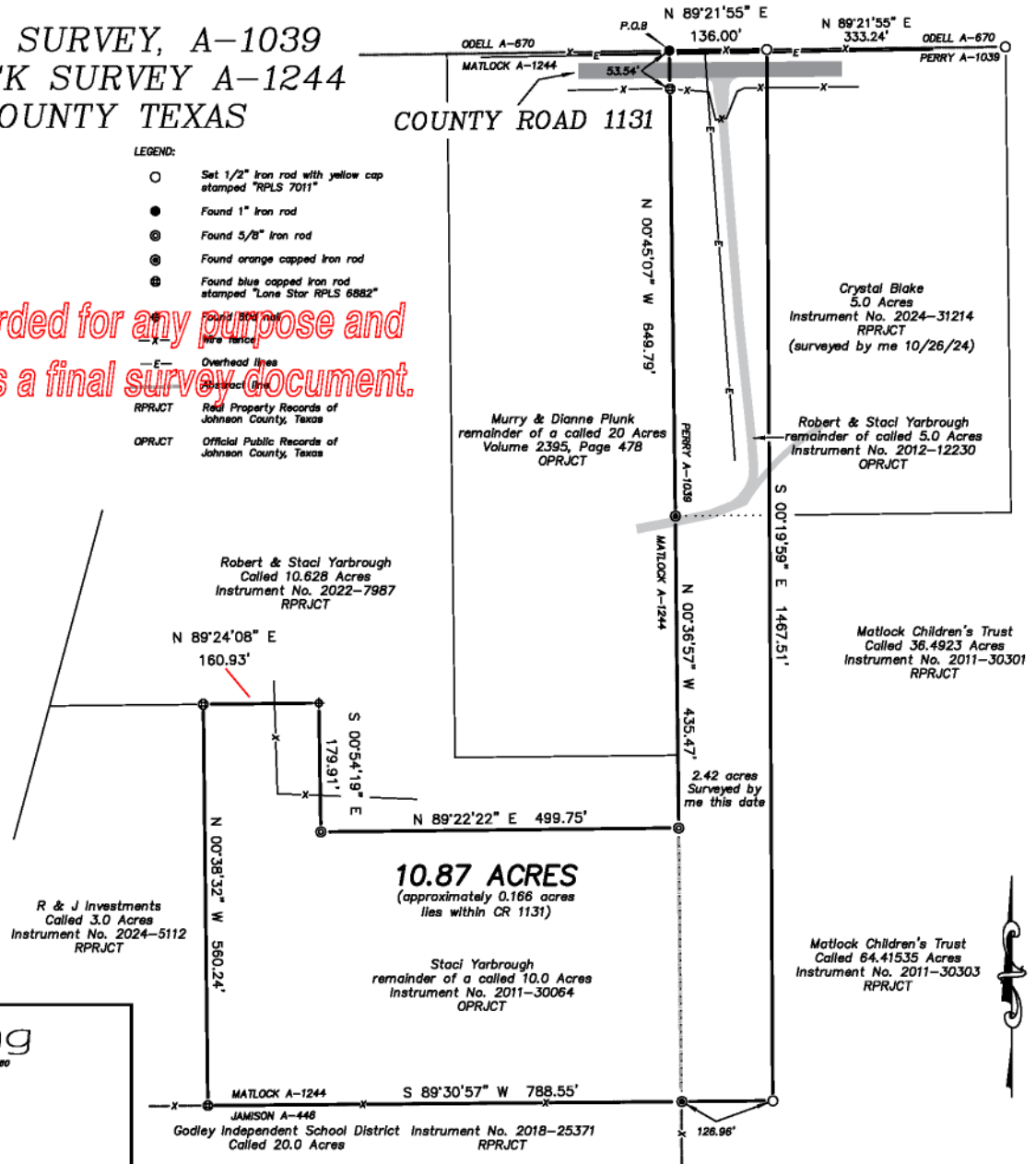
This plat to accompany a field note description of said 10.87 acres.

I, Arthur Buckingham, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on December 16, 2024.

Arthur Buckingham RPLS No. 7011

LEGEND:

- Set 1/2" iron rod with yellow cap stamped "RPLS 7011"
- Found 1" iron rod
- ⊙ Found 5/8" iron rod
- ⊙ Found orange capped iron rod
- ⊙ Found blue capped iron rod stamped "Lane Star RPLS 6882"
- ⊙ Found 300 mil wire fence
- E— Overhead lines
- X— Easement line
- RPRJCT Real Property Records of Johnson County, Texas
- OPRJCT Official Public Records of Johnson County, Texas



4B

4B Land Surveying

Texas Board of Professional Engineers and Land Surveyors, Firm Number 10194060

400 Cox Crossing, Ste. 303
Tolar, TEXAS 76476

PHONE (254) 760-6018 www.4BLandSurveying.net

DATE: 12/18/24
JOB NO. 144A
DRAWN BY: AEBIV
SCALE: 1"=160'

Warranty Deed

Date: December 15th, 2011

Grantor's name: Murry Plunk, and spouse, Diane Plunk, of 12509 CR 1131 Godley Texas 76044, and

Grantee's name: Staci Yarbrough, married of 12505 Godley, Texas 76044

Prepared by: Murry Plunk, 12509 CR 1131 Godley, Texas 76044

After recording return to: Staci Yarbrough, 12505 Godley, Texas 76044

For and in consideration of the sum of \$10.00, and other good and valuable consideration paid to Murry Plunk, and spouse, Diane Plunk, of 12509 CR 1131 Godley Texas 76044, and , (collectively the "Grantor"), by Staci Yarbrough, married of 12505 Godley, Texas 76044, (the "Grantee"), the Grantor does grant, sell, and convey the following described property, unto the Grantee and the Grantee's heirs, executors, administrators, and assigns.

This conveyance includes all of the rights and appurtenances that belong to the property ownership and the Grantee may have and hold the property for him or herself and this conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors or assigns forever.

I acknowledge receipt of the above consideration.

The Grantor binds the Grantor and the Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty all of that certain tract or parcel of land described as follows:

The ten acres located in the southern most end of Jessie Matlock survey abstract no. 1244 bordering the five acres fenced for the Plunk home.

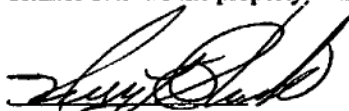
Previously referenced as follows: Book/Volume 882, Page 198 of the Recorder of Johnson County.

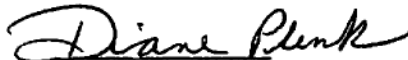
To have and to hold, together with all and singular, the rights and appurtenances thereto and anywise belonging forever.

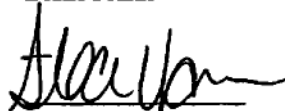
This conveyance is made subject to any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights-of-way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, interests, and royalty rights, maintenance charges, together with any Lien securing the maintenance charges, zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described above and as shown by the records of the county clerk of Johnson County.

Words of any gender used in this Deed shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise. If this Deed is executed by or to a corporation or trustee the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to the corporation or trustee, be construed to mean "successors and assigns."

The Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. The Grantor hereby disclaims any and all warranties, express or implied concerning the property's workmanship. The Grantor states that there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. Grantor delivers the property to the Grantee "as is" and "with all faults."


Murry Plunk


Diane Plunk


Staci Yarbrough

Grantor Witness Acknowledgment

State of Texas

County of Hood

[Signature]

Witness

Staci Yarbraugh
Diane Plunk
Murry Plunk

Before me, Ruth Savoy, on this day personally appeared Staci Yarbraugh, Diane Plunk, Murry Plunk, known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that he/she saw the Grantor who executed the foregoing instrument, subscribe the same (or that the Grantor who executed such instrument of writing acknowledged in his/her presence that he/she had executed the same for the purposes and consideration therein expressed), and that he/she had signed the same as a witness at the request of the Grantor.

[Signature]

Notary Public, State of Texas

Ruth Savoy

Notary's typed or printed name

My commission expires:

Oct. 27, 2015

[or Notary's Stamp]

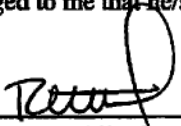


Grantee Acknowledgment

State of Texas

County of Hood

This instrument was acknowledged before me on Dec 15 2011 by Staci Yarbrough known to me (or proved to me on the basis of satisfactory evidence) to be the Grantee who has subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.


Notary Public, State of Texas

Ruth Savoy
Notary's typed or printed name

My commission expires:
Oct 27 2015
[or Notary's Stamp]





Becky Williams

BECKY WILLIAMS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

FILED FOR RECORD IN:

JOHNSON CO CLERK - RECORDING

ON: DEC 16, 2011 AT 01:45P

AS A(N) REAL PROPERTY

Becky Williams, COUNTY CLERK

CLERK NUMBER 30064 PAGES 5

AMOUNT: 28.00

RECEIPT NUMBER 11031166

BY BARBEE
STATE OF TEXAS
AS STAMPED HEREON BY ME. DEC 16, 2011

JOHNSON CO CLERK -

Becky Williams, COUNTY CLERK

Recorded: _____

WARNING -- THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

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.