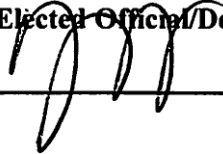


AGENDA PLACEMENT FORM

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

Date: January 17, 2025Meeting Date: January 27, 2025Submitted By: Julie EdmistonDepartment: Public Works

Signature of Elected Official/Department Head:



Description:

Consideration of Variance to allow Permitting on a tract of land in the WM
Boatright Survey, Abstract 20 with less than 150' of road frontage 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:

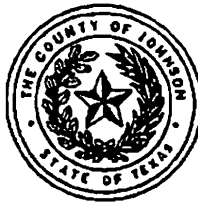
☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor☐ Personnel ☒ Public Works ☐ Facilities Management

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

Court Decision:	
This section to be completed by County Judge's Office	
	
1-27-2025	



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 David Dickens. Date 1/13/25.

Phone Number 817-825-3478

Email Address david@whiterockhomesanddesign.com.

Property Information for Variance Request:

Property 911 address 7335 CR 423 Grandview.

Subdivision name _____ Block _____ Lot _____

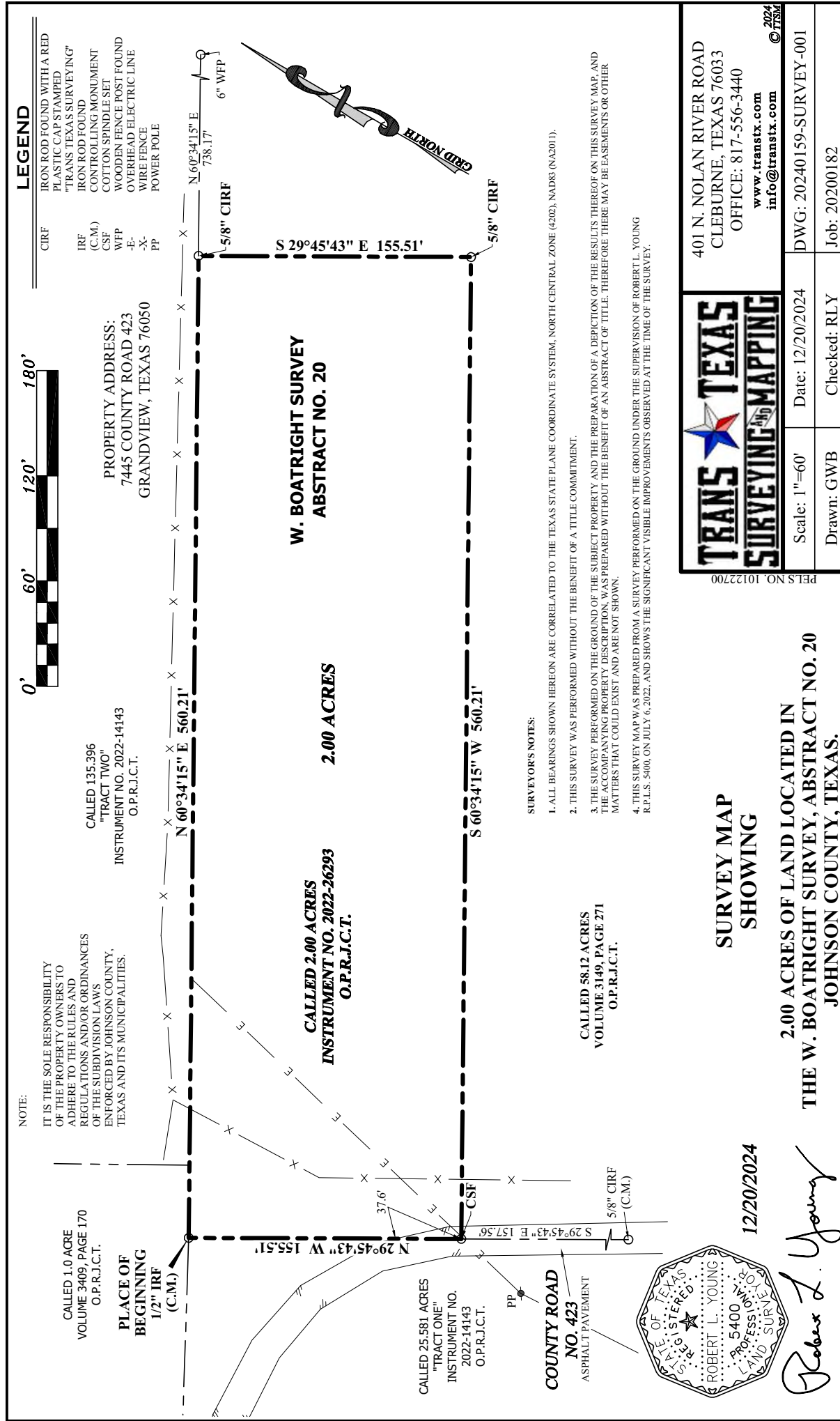
Survey WM Boatright. Abstract 20 Acreage 2.0

Request less than 150' of Road Frontage

Reason for request →

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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT DEED

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF JOHNSON §

THAT THE UNDERSIGNED, **CLAYTON NEAL ARMSTRONG** and **SABRINA C. ARMSTRONG**, husband and wife, whose mailing address is 7445 CR 423, Grandview, TX 76050, hereinafter referred to as "Grantor", whether one or more, has GIVEN, GRANTED, AND CONVEYED, and by these presents does hereby GIVE, GRANT, and CONVEY unto **CLAYTON NATHANIEL ARMSTRONG** and **KATELYN GABRIELLE ARMSTRONG**, husband and wife, whose address is 7445 CR 423, Grandview, TX 76050, herein referred to as "Grantee", whether one or more, the real property described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all improvements thereon and all rights and appurtenances pertaining thereto (collectively, the "Property").

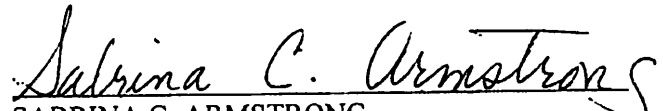
This Gift Deed is executed by Grantor and accepted by Grantee subject to any and all validly existing encumbrances, covenants, rights of way, oil, gas or mineral leases in persons other than Grantor, mineral reservations, conditions and restrictions, if any, affecting title to the Property, which are shown of record in Johnson County, validly existing rights of adjoining owners in any walls or fences situated on a common boundary.

Current ad valorem taxes on said property are assumed by Grantee.

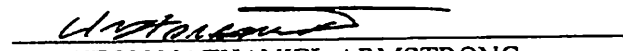
BY GRANTEE'S ACCEPTANCE HEREOF, GRANTEE ACKNOWLEDGES THAT GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY,

GRANTOR:


CLAYTON NEAL ARMSTRONG


SABRINA C. ARMSTRONG

GRANTEE:


CLAYTON NATHANIEL ARMSTRONG


KATELYN GABRIELLE ARMSTRONG

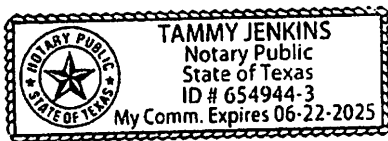
STATE OF TEXAS

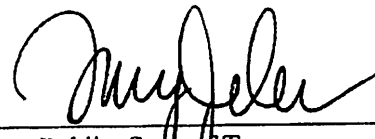
§
§
§

COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, in and for the State of Texas, on this day personally appeared CLAYTON NEAL ARMSTRONG and SABRINA C. ARMSTRONG, known to me to be the persons whose names are subscribed to the foregoing document, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of July 2022.




Notary Public, State of Texas

STATE OF TEXAS

§
§
§

COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, in and for the State of Texas, on this day personally appeared CLAYTON NATHANIEL ARMSTRONG and KATELYN GABRIELLE ARMSTRONG,

WARRANTY DEED, Page 3

EXHIBIT "A"

**PROPERTY DESCRIPTION
2.00 ACRES**

BEING A TRACT OF LAND LOCATED IN THE W. BOATRIGHT SURVEY, ABSTRACT NO. 20, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 58.12 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3149, PAGE 271, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3409, PAGE 170, O.P.R.J.C.T., FOR THE NORTHWEST CORNER OF SAID 58.12 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 3.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-35828, O.P.R.J.C.T.;

THENCE, N 60°34'15" E, WITH THE NORTH LINE OF SAID 58.12 ACRE TRACT, A DISTANCE OF 560.21 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET, FROM WHICH A 6" WOOD FENCE POST FOUND BEARS, N 60°34'15" E, A DISTANCE OF 738.17 FEET;

THENCE, S 29°45'43" E, A DISTANCE OF 155.51 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET;

THENCE, S 60°34'15" W, A DISTANCE OF 560.21 FEET TO A COTTON SPINDLE SET IN ASPHALT IN COUNTY ROAD NO. 423 AND BEING IN THE WEST LINE OF SAID 58.12 ACRE TRACT AND THE EAST LINE OF SAID 3.00 ACRE TRACT, FROM WHICH A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" FOUND BEARS, S 29°45'43" E, A DISTANCE OF 157.56 FEET;

THENCE, N 29°45'43" W, WITH THE WEST LINE OF SAID 58.12 ACRE TRACT, THE EAST LINE OF SAID 3.00 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 423, A DISTANCE OF 155.51 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, AS SURVEYED ON THE GROUND ON JULY 6, 2022 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.