

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

Date:	April 3, 2025	Court Decision: This section to be completed by County Judge's Office			
	April 14, 2025				
	: Julie Edmiston				
	Public Works	mson Cour			
	Sected Official/Department Head:	* APPROVED * 4-14-25			
Description:					
Consideration of Variance to lift roadway requirements for the existing roads in					
Escondido Village Manufactured Home Rental Community, located in Precinct					
3.					
	07 11 111				
	(May attach additional	sheets if necessary)			
Person to Pre	sent: 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 Le	ength of Presentation: 10 min	utes			
Session Requ	ested: (check one)				
<b>☑</b> Ad	ction Item 🗆 Consent 🗆 Worksho	op 🗆 Executive 🗆 Other			
Check All Departments That Have Been Notified:					
	County Attorney	☐ Purchasing ☐ Auditor			
	☐ Personnel	orks			
Other Departr	ment/Official (list)				

Please List All External Persons Who Need a Copy of Signed Documents In Your Submission Email



# **Johnson County Public Works Department**

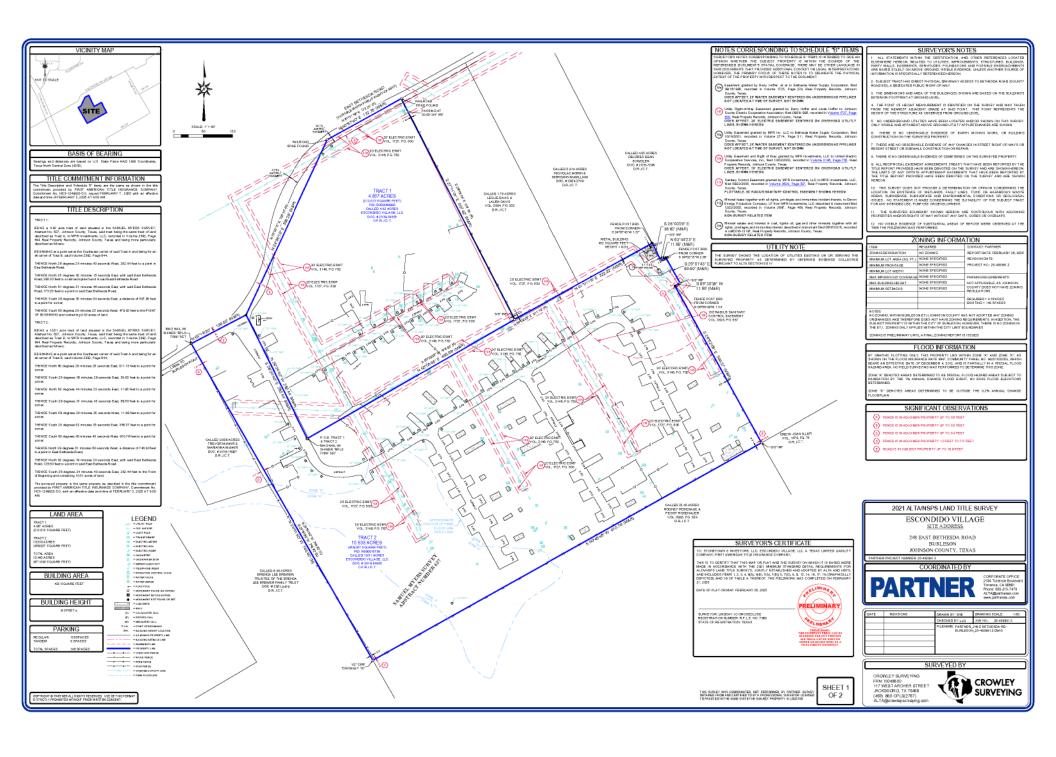
Jennifer VanderLaan / Director of Public Works
2 North Mill Street, Suite 305
Cleburne, Texas 76033
817-556-6380

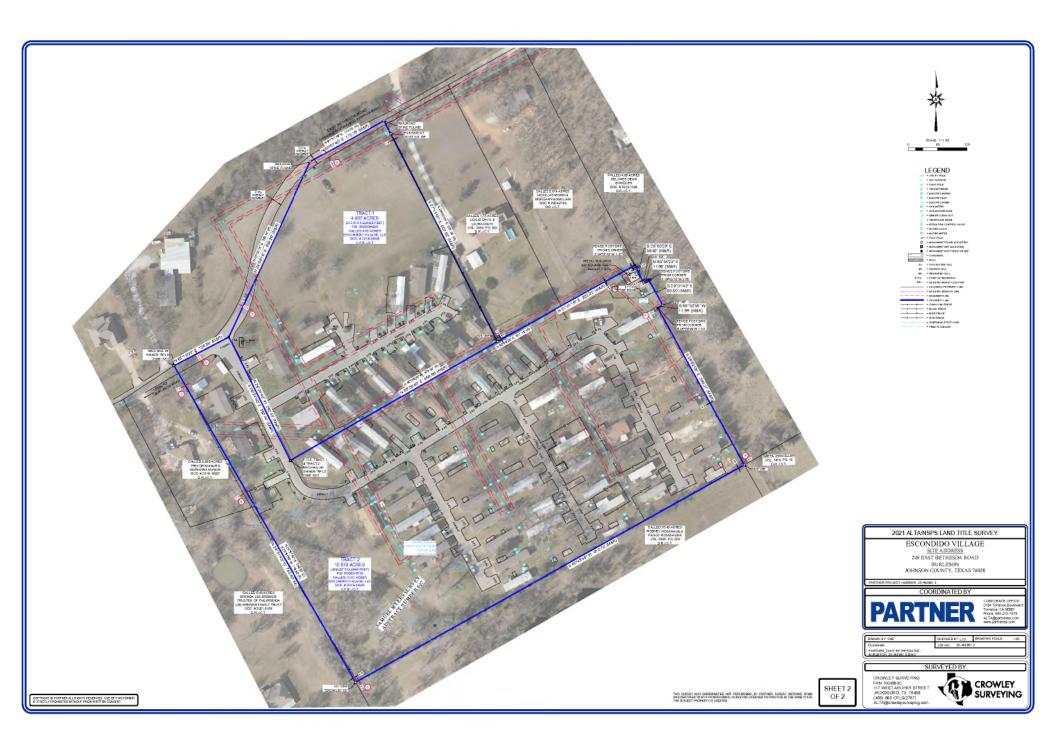
# VARIANCE REQUEST

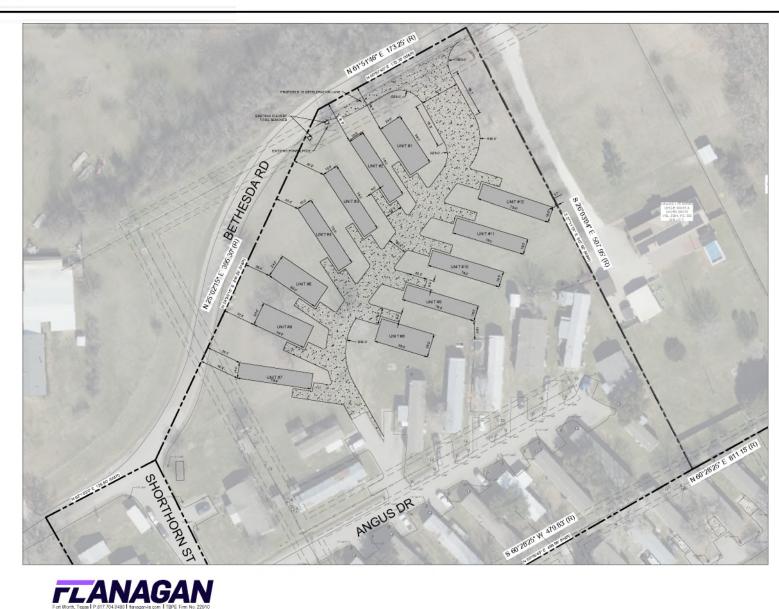
Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

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

Name	Stonetown 8 Investors, LLC; Stewart Dix			Date 4/3/2025
Phone	e Number <u>419-606-6830</u>			
Email	Address sd@stonetowncapital.com			
Prope	erty Information for Variance Reques	st:		
Prope	erty 911 address 248 E Bethesda Rd			·
Subdi	vision name Escondido Village		Block N/A	Lot N/A
Surve	·Y	Abstract		Acreage
Requ	est Permission to vary from current MHRC rec	quirements		
Reaso	on for request Request permission to grand	dfather the existing inte	ernal roads in Escondido Vill	age MHRC, located at 248 E
			•	
Bethes	eda Rd, and not require current standards (for exist	ing roads only), while e	kpanding to add new entrance	with turn lane and 12 more home site
Provid	de the following with this request:			•
	Copy of plat (if property has been pla	itted)		
	Copy of property deed			
<b>4</b>	Survey or drawing showing existing s	tructures		











#### NOTES

#### NOTES

- ALL PROPOSED IMPROVEMENTS WILL BE VERIFIED WITH THE COUNTY TO COMPLY WITH CURRENT
- BETHESDA WATER TO MARK EXISTING WATER LOCATION ALONG BETHESDA ROAD. COORDINATION
- IS ONGOING.

  3. EXISTING SEWER TREATMENT FACILITY IS PRIVATE BUT HAS CAPACITY FOR THE PROPOSED IMPROVEMENTS.

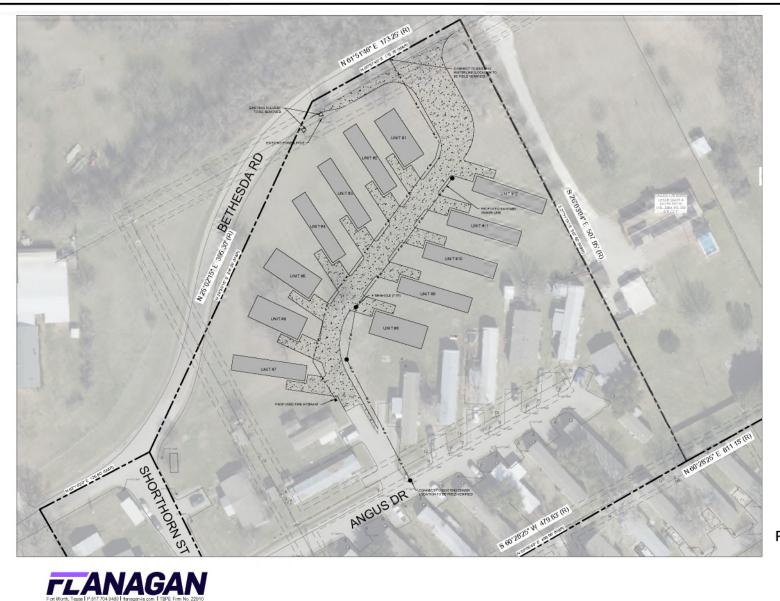
### ASSUMPTIONS

- 15-FOOT FRONT AND 20-FOOT REAR SETBACK ALONG BETHESDA ROAD. 15-FOOT BUILDING SEPARATION MINIMUM

- 18'X20' DRIVEWAYS. 15' MINIMUM BUILDING SEPARATION.

### PRELIMINARY SITE PLAN JOHNSON COUNTY MOBILE HOME PARK

CIT OF BURLESON JOHNSON COUNTY Date Prepared: March 17, 2025





### **LEGEND**



# PRELIMINARY UTILITY PLAN JOHNSON COUNTY MOBILE HOME PARK

CIT OF BURLESON JOHNSON COUNTY Date Prepared: March 17, 2025

# \*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

# **Johnson County**

Becky Ivey Johnson County Clerk Cleburne, TX

Document Number: 2019-34805

Recorded As : ERX-WARRANTY DEED

Recorded On: December 23, 2019

Recorded At: 11:56:15 am

Number of Pages: 6

Recording Fee: \$42.00

Parties:

Direct-

Indirect-

Receipt Number: 185462

Processed By: Heidi Pierce

### \*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\*



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

BECKY IVEY, COUNTY CLERK JOHNSON COUNTY, TEXAS NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

### **GENERAL WARRANTY DEED**

STATE OF TEXAS \$ \$ KNOW ALL MEN BY THESE PRESENTS THAT: COUNTY OF JOHNSON \$

S&K OAKRIDGE SQUARE PROPERTIES, LLC, a Texas limited liability company (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by ESCONDIDO VILLAGE, LLC, a Texas limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property (the "Real Property") situated in Johnson County, Texas, and described on Exhibit A attached hereto and incorporated herein by reference, together with (i) all buildings, improvements, structures and fixtures situated on or attached to the Real Property, (ii) all right, title and interest of Grantor, if any, in and to any strips and gores, if any, between the Real Property and any abutting properties, whether owned or claimed by deed, limitations, or otherwise, and whether located inside or outside the Real Property, and any land lying in or under the bed of any creek, stream, or waterway or any highway, avenue, street, road, alley, easement or right of way, open or proposed, in, on, across, abutting or adjacent to the Real Property, (iii) all appurtenant easements and rights of way, and (iv) all other rights, privileges and appurtenances of Grantor and in any way related to, or used in connection with the Real Property and the above-described properties (the Real Property and all of the foregoing set forth in the above subclauses (i)-(iv) are hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject only to the matters set forth on <u>Exhibit B</u> attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[Signature Page Follows]

IN WITNESS WHEREOF, this General Warranty Deed is executed by Grantor to be effective for all purposes as of the 19 day of <u>December</u>, 2019

### **GRANTOR:**

S&K OAKRIDGE SQUARE PROPERTIES, LLC, a Texas limited liability company

STATE OF TX § SS SS STATE OF TAILANT §

This instrument was acknowledged before me on December 19, 2019, by Scott R. Speace, as Member of S&K Oakridge Square Properties, LLC, a Texas limited liability company.



Notary Public

My commission expires: 6/21/21

Grantee's Address:

After Recording Return to:

Escondido Village, LLC 3325 Commerce Street Dallas, Texas 75226

### Exhibit "A"

### Legal Description

### TRACT 1:

BEING a 4.83 acre tract of land situated in the SAMUEL MYERS SURVEY, Abstract No. 627, Johnson County, Texas, said tract being the same tract of land described as Tract A, to MPR Investments, LLC, recorded in Volume 2392, Page 644, Real Property Records, Johnson County, Texas and being more particularly described as follows:

BEGINNING at a point set at the Southwest corner of said Tract A and being for an ell corner of Tract B, said Volume 2392, Page 644;

THENCE North 26 degrees 24 minutes 40 seconds West, 282.44 feet to a point in East Bethesda Road;

THENCE North 25 degrees 02 minutes 15 seconds East, with said East Bethesda Road, 395.30 feet to a railroad spike found in said East Bethesda Road:

THENCE North 61 degrees 51 minutes 46 seconds East, with said East Bethesda Road, 173.25 feet to a point in said East Bethesda Road;

THENCE South 26 degrees 03 minutes 04 seconds East, a distance of 507.95 feet to a point for corner;

THENCE South 60 degrees 28 minutes 25 seconds West, 479.83 feet to the POINT OF BEGINNING and containing 4.83 acres of land.

### TRACT 2:

BEING a 10.51 acre tract of land situated in the SAMUEL MYERS SURVEY, Abstract No. 627, Johnson County, Texas, said tract being the same tract of land described as Tract B, to MPR Investments, LLC, recorded in Volume 2392, Page 644, Real Property Records, Johnson County, Texas and being more particularly described as follows:

BEGINNING at a point set at the Southwest corner of said Tract A and being for an ell corner of Tract B, said Volume 2392, Page 644;

THENCE North 60 degrees 28 minutes 25 seconds East, 811.18 feet to a point for corner;

THENCE South 26 degrees 00 minutes 29 seconds East, 38.62 feet to a point for corner;

THENCE North 63 degrees 44 minutes 23 seconds East, 11.95 feet to a point for corner;

THENCE South 29 degrees 01 minutes 43 seconds East, 59.50 feet to a point for corner;

THENCE South 59 degrees 30 minutes 35 seconds West, 11.99 feet to a point for corner;

THENCE South 28 degrees 52 minutes 05 seconds East, 366.37 feet to a point for corner;

THENCE South 60 degrees 45 minutes 45 seconds West, 910.76 feet to a point for corner;

THENCE North 29 degrees 51 minutes 60 seconds West, a distance of 746.80 feet to a point in East Bethesda Road;

THENCE North 62 degrees 19 minutes 20 seconds East, with said East Bethesda Road, 126.50 feet to a point in said East Bethesda Road;

THENCE South 26 degrees 24 minutes 40 seconds East, 282.44 feet to the Point of Beginning and containing 10.51 acres of land.

### Exhibit "B"

## Permitted Exceptions

- Easement granted by Berry Hoffer, et al to Bethesda Water Supply Corporation, filed 09/16/1995, recorded in Volume 1725, Page 229, Real Property Records, Johnson County, Texas.
- 2. Utility Right-of-Way Easement granted by Barry Hoffer and Linda Hoffer to Johnson County Electric Cooperative Association, filed 09/28/1995, recorded in Volume 1727, Page 500, Real Property Records, Johnson County, Texas.
- Utility Easement granted by MPR Inv. LLC to Bethesda Water Supply Corporation, filed 10/18/2001, recorded in Volume 2714, Page 311, Real Property Records, Johnson County, Texas.
- Utility Easement and Right of Way granted by MPR Investments, LLC to United Electric Cooperative Services, Inc., filed 10/03/2003, recorded in Volume 3146, Page 762, Real Property Records, Johnson County, Texas.
- Sanitary Control Easement granted by MPR Investments, LLC to MPR Investments, LLC, filed 09/22/2005, recorded in Volume 3628, Page 587, Real Property Records, Johnson County, Texas.
- Mineral lease together with all rights, privileges and immunities incident thereto, to Devon Energy Production Company, L.P. from MPR Investments, LLC described in instrument filed 12/22/2005, recorded in Volume 3697, Page 469, Real Property Records, Johnson County, Texas.
- 7. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 06/07/2016, recorded in cc#2016-13197, Real Property Records, Johnson County, Texas.