

AGENDA PLACEMENT FORM

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

Date: April 3, 2025Meeting Date: April 14, 2025Submitted By: Julie EdmistonDepartment: Public Works

Signature of Elected Official/Department Head:

**Court Decision:**

This section to be completed by County Judge's Office



4-14-25

Description:Consideration of Variance to Lift Requirement of Credible Evidence of
Groundwater Availability for a proposed subdivision of 1 lot, to be served by a
private water well, located in the John C. Pillow Survey, Abstract Number 683,
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 Araceli Sanchez Date 03-26-25

Phone Number 469-810-8690

Email Address aracelisanchez1998@yahoo.com

Property Information for Variance Request:

Property 911 address 5167 County Road 212, Alvarado, TX 76084, United States

Subdivision name 212 Sanchez Addition Block 1 Lot 1

Survey _____ Abstract 683 & 1169 Acreage 4.50

Request I am requesting this variant form to see if I could lift the requieres GAC study of a single wel

Reason for request At the moment we are not able to afford the cost of the GAC.

Provide the following with this request:

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

GENERAL WARRANTY DEED

PROVIDENCE TITLE COMPANY
GF NO. 114001443

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.

Date: December 27, 2018

Grantor: Vera Mildred Gossett, as to Life Estate

Courtney Blythe Gossett Rushing, Jimmy Dale Gossett, Roxsanne Gossett Parrish and Shelley Reine Gossett Lindsey, as Inherited Property

Grantor's Address (including County):

6918 Melody Hill Dr
Midlothian, TX 76065
Ellis County

Grantee: Javier Sanchez, a Married Man and Aracelli Sanchez, A Single Woman

Grantee's Address (including County):

2717 Engle Avenue
Dallas, TX 75233
Dallas County

Consideration: TEN AND NO/100 ~~—————~~ (\$10.00) ~~—————~~ DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

Being a tract of land situated in the John C. Pillow 320 Acre Survey, Abstract No. 683 and the John C. Pillow 19.10 Acre Survey, Abstract No. 1169, Johnson County, Texas, same being a portion of that tract of land conveyed to Courtney Blythe Gossett Rushing, Jimmy Dale Gossett, Roxsanne Gossett Parrish, and Shelley Reine Gossett Lindsey, share and share alike, as their sole and separate property and estate, by deed recorded in Instrument No. 2017-11868, Real Property Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of that tract of land conveyed to Lorena Vargas and Jose Lucio Perez, wife and husband, by deed recorded in Document No. 2018-26382, Real Property Records of Johnson County, Texas, and being a South corner of the remainder of a tract of land conveyed to Charles

***** Electronically Recorded Document *****

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2018-35067

Recorded As : ERX-WARRANTY DEED

Recorded On: December 27, 2018

Recorded At: 03:07:54 pm

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-

Indirect- NA

Receipt Number: 149936

Processed By: Linda Bailey

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

BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

Gossett, by deed recorded in Instrument No. 201200025901, Real Property Records of John County, Texas and lying along the Northwest line of County Road 212 (public right-of-way);

THENCE North 59 degrees 18 minutes 47 seconds East, along the Northwest line of said County Road 212, a distance of 419.27 feet to a point for corner, said corner being an East corner of said remainder of Rushing/Gossett/Parrish/Lindsey tract and being the POINT OF BEGINNING of that tract of land herein described:

THENCE North 30 degrees 04 minutes 45 seconds West, along the Northeast line of said remainder of Rushing/Gossett/Parrish/Lindsey, a distance of 1035.59 feet to a point for corner, said corner being a North corner of said remainder of Gossett/Parrish/Lindsey tract;

THENCE North 59 degrees 29 minutes 01 seconds East, along the Northwest line of said subject tract, a distance of 189.44 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Steve M. Brown, a single man, by deed recorded in Instrument No. 28756, Real Property Records of Johnson County, Texas;

THENCE South 30 degrees 04 minutes 45 seconds East, along the Southwest line of said Brown tract, a distance of 1035.03 feet to a point for corner, said corner being the South corner of said Brown tract and lying along the Northwest line of said County Road 212;

THENCE South 59 degrees 18 minutes 47 seconds West, along the Northwest line of said County Road 212, a distance of 189.44 feet to the POINT OF BEGINNING and containing 196,120 square feet or 4.50 acres of land more or less.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

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

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

Vera Gossett
Vera Gossett

Courtney Blythe Gossett Rushing
Courtney Blythe Gossett Rushing

Jimmy Dale Gossett
Jimmy Dale Gossett

Roxsanne Gossett Parrish
Roxsanne Gossett Parrish

Shelley Reine Gossett Lindsey
Shelley Reine Gossett Lindsey

ACKNOWLEDGMENT

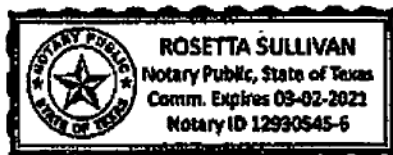
State of Texas

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§
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County of Ellis

Before me, the undersigned, on this day personally appeared Vera Gossett, Courtney Blythe Gossett Rushing, Jimmy Dale Gossett, Roxsanne Gossett Parrish, and Shelley Reine Gossett Lindsey known to me (or proved to me on the oath of _____ or through DL) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

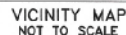
Given under my hand and seal of office this 27 day of December, 2018.



Rosetta Sullivan
Notary Public, State of Texas
My Commission Expires:

AFTER RECORDING RETURN TO:
Javier Sanchez and Aracelli Sanchez
2717 Engle Avenue
Dallas, TX 75233

PREPARED IN THE LAW OFFICE OF:
Ramsey & Foster, PC
5001 Hwy 287 S. #105
Arlington, TX 76017



100' 50' 0 100' 200'

SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	S 59°17'37" W	189.44'
L2	N 59°27'52" E	189.44'

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cballecfx.com

SCALE: 1"=100' / DATE: 03-07-2025 / JOB NO. 1825288-02 / DRAWN BY: ANR

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