

AGENDA PLACEMENT FORM

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

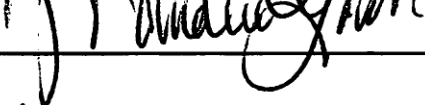
Date: July 3, 2025

Meeting Date: July 14, 2025

Submitted By: Jennifer VanderLaan

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;">7-14-25</div>

Description:

Consideration of Variance to Allow Plat Revision and Permitting on Two
Proposed Lots With Less than the Required Road Frontage, 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 Christopher Monk Date 7/2/25

Phone Number 817-666-8025

Email Address clmonk30@yahoo.com

Property Information for Variance Request:

Property 911 address 5509 Comanche Dr Godley, TX 76044

Subdivision name Comanche Hills Block EPT Blk 2 Lot 18

Survey — Abstract — Acreage Total 6.99

Request 133 ft of road frontage per lot

Reason for request less than 150 ft 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.

GF# 2014-301724-RU/ – amp

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

GREGORY WORRELL

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and the further consideration of the execution and delivery by

Christopher L. Monk and Donna Monk

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter) of one certain note of even date herewith in the principal sum of **ONE HUNDRED EIGHTY SIX THOUSAND FIVE HUNDRED FIFTY EIGHT and NO/100 DOLLARS (\$186,558.00)**, payable to the order of **Security National Mortgage Company** (hereinafter called "Payee," whether one or more, masculine, feminine or neuter) as therein provided, it having advanced said sum at the special instance and request of Grantee as part of the purchase price for the property conveyed hereby, and it shall be and the same hereby is subrogated to all of the rights, titles, liens and equities of said Grantor securing the payment of said note as fully as if it were Grantor herein, and in addition to the first and superior vendor's lien retained herein, said note is additionally secured by a first and superior deed of trust of even date herewith to JOHN A. DOUGLAS, Trustee(s), upon the property conveyed hereby, and by these presents does Grant, Sell and Convey, unto the said Grantee, all that certain property described as follows:

BEING A 6.995 ACRE PORTION OF LOT 18, BLOCK 2, COMANCHE HILLS ESTATES, AN ADDITION TO THE CITY OF GODLEY, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 463, PAGE 711, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), CONVEYED TO GREGORY WORRELL, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2017-00605, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON THE ATTACHED EXHIBIT "A",

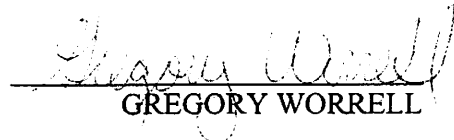
together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record, to the extent such are valid and subsisting, in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the aforesaid Vendor's Lien is retained and reserved and such Vendor's Lien is hereby assigned to Payee without recourse, in consideration of the loan and such Vendor's Lien to exist against the Property until the above-described note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

EXECUTED THIS 15TH DAY OF MAY, 2020.

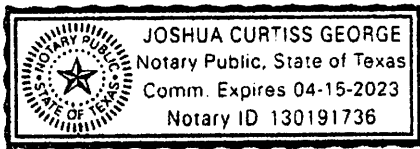

GREGORY WORRELL

ACKNOWLEDGMENT

STATE OF TX §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared GREGORY WORRELL [check one] TX D.I. known to me or proved to me through (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of MAY, 2020.



[Signature]
Notary Public, State of TX

GRANTEES ADDRESS:
Christopher L. Monk and Donna Monk
5509 Comanche Dr
Godley, Texas 76044

EXHIBIT "A"

File Number: 2014-301724-RU

BEING A 6.995 ACRE PORTION OF LOT 18, BLOCK 2, COMANCHE HILLS ESTATES, AN ADDITION TO THE CITY OF GODLEY, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 463, PAGE 711, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), CONVEYED TO GREGORY WORRELL, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2017-00605, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID WORRELL TRACT, IN THE WEST LINE OF A TRACT OF LAND, CONVEYED TO GREG WORRELL, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2012-18371, O.P.R.J.C.T., IN THE NORTH LINE OF COMANCHE DRIVE;

THENCE, WITH THE NORTH LINE OF SAID COMANCHE DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1160.00 FEET, A CHORD BEARING AND DISTANCE, S 73°44'26" W, 254.06 FEET, AN ARC LENGTH OF 254.57 FEET;
2. S 67°18'32" W, A DISTANCE OF 16.51 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID WORRELL TRACT, IN THE EAST LINE OF A TRACT OF LAND, CONVEYED TO FRANK CLEWIS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 4488, PAGE 971, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID WORRELL TRACT AND WITH SAID CLEWIS TRACT, N 11°36'05" W, A DISTANCE OF 916.05 FEET, TO THE NORTHWEST CORNER OF SAID WORRELL TRACT, IN THE SOUTH LINE OF A TRACT OF LAND, CONVEYED TO KOLAR FAMILY LTD PARTNERSHIP, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2018-04793, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID WORRELL TRACT AND WITH SAID KOLAR TRACT, N 89°15'08" E, A DISTANCE OF 442.70 FEET, TO THE NORTHEAST CORNER OF SAID WORRELL TRACT, AT THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO JOSEPH ANTHONY VECERA, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3577, PAGE 530, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID WORRELL AND WITH SAID VECERA TRACT, AND WITH THE COMMON LINE BETWEEN SAID WORRELL TRACTS, CONSECUTIVELY, S 00°02'52" E, A DISTANCE OF 825.62 FEET, TO THE POINT OF BEGINNING AND CONTAINING 6.995 ACRES OF LAND.

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 17057

eRecording - Real Property

Warranty Deed

Recorded On: June 16, 2020 08:31 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 17057
Receipt Number: 20200616000015
Recorded Date/Time: June 16, 2020 08:31 AM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

**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.**

Becky Ivey
Johnson County Clerk
Johnson County, TX

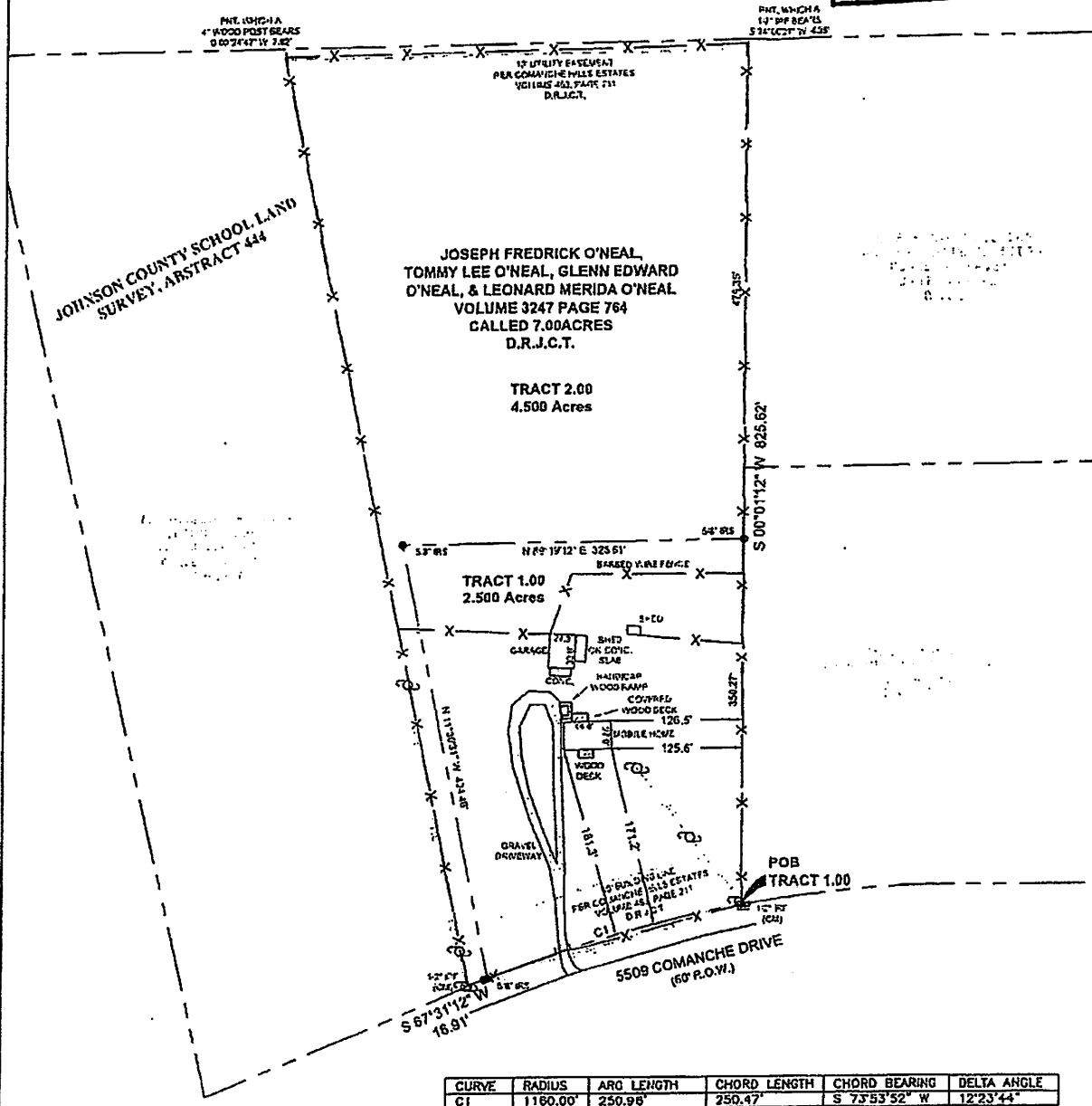
Becky Ivey

SURVEY PLAT

TRACT 1.00

BEING a 2.50 acre tract of land out of the JOHNSON COUNTY SCHOOL LAND SURVEY, Abstr. No. 444, Johnson County, Texas, being a portion of that certain Lot 18, Block 2, Comanche Hills Estates, according to the plat of record in Volume 463, Page 711, Deed Records, Johnson County, Texas, and being the same tract of land as described in Warranty Deed to Joseph Fredrick O'Neal, Tommy Lee O'Neal, Glenn Edward O'Neal, & Leonard Merida O'Neal recorded in Volume 3247, Page 764, Deed Records, Johnson County, Texas and being more fully described by notes and bounds attached hereto

This survey is hereby accepted and approved by:
Purchaser: Gregg Worrell
Purchaser: 1/4/17
Date: 1/4/17



TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:

I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described herein is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

LEGEND:

- (R.F.) - IRON ROD FOUND
- (R.S.) - IRON ROD SET
- (C.R.) - CAPPED IRON ROD
- △ (C.W.) - CONTROL MONUMENT
- X-X- FENCE LINE
- OH- OVERHEAD UTILITY LINES
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- B.L. - BUILDING LINE
- ⊗ SEWER/SEPTIC
- ⊠ UTILITY RISER/BOX
- ⊡ ELECTRIC TRANSFORMER
- ⊞ WATER METER
- ⊞ GAS METER
- ⊞ AIR CONDENSER
- ⊞ UTILITY POLE
- ⊞ FIRE HYDRANT
- ⊞ PIPELINE MARKER

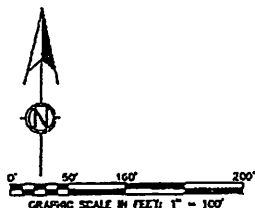
GENERAL NOTES:

- 1) Basis for Bearings being the Texas State Plane Coordinates System, North Central Zone (4202) Mod1983.
- 2) All building dimensions, side lines and set backs are to the building foundation unless otherwise noted.

PROPERTY ADDRESS:
5609 COMANCHE DRIVE

Note: This survey was performed in connection with the transaction described by:
SURVEY FOR PROVIDENCE FIRE COMPANY OF No. 105001165
DRAFTER: GREG WORRELL

DRAWN BY: SCD JOB NO: 16-223



PROSPECT SURVEYING
100 KIMBERLY CT., ALISO VIEJO, CA 92608
PH: 917-989-7385 FAX NO. 10104207

Michael W. Myers
Michael W. Myers, R.P.L.S.
Texas Registration No. 5803
Surveyed on the ground: 11/20/16

