

**AGENDA PLACEMENT FORM**

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

Date: August 8, 2025

Meeting Date: August 28, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

*Jennifer VanderLaan*

**Court Decision:**  
This section to be completed by County Judge's Office



8/25/2025

**Description:**

Consideration of Variance to Lift Requirement of Credible Evidence of  
Groundwater Availability for a Proposed Plat of One Lot to be Served by a  
Private Water Well, Located in the L. Munger Survey, Abstract Number 582, 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**



## 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 Marshall Miller Date 07/03/25

Phone Number 8179358701

Email Address marshall.miller@lonestarlansurveying.com

#### Property Information for Variance Request:

Property 911 address 13000 CR 101, Grandview

Subdivision name Setnicka Acres Block 1 Lot 1

Survey L. Munger Abstract 582 Acreage 2.972

Request Variance from the Groundwater Availability Certification for private water well

Reason for request this costly study would create an undue hardship on this plat as the sole purpose of this plat is to develop a single lot plat for a single family residence.

#### Provide the following with this request:

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

# TEXAS WARRANTY DEED

THIS DEED is made this 21<sup>st</sup> day of May, 2025 by and between:

Grantor(s):

Name(s): Setnicka Holdings, LLC  
Address(s): 13800 CR 101, Grandview, TX 76050  
("Grantor"),

and

Grantee(s):

Name(s): Grant D. Setnicka, Sawyer R. Setnicka, husband and wife, as tenants in common, with right of survivorship  
Address(s): 13800 CR 101, Grandview, TX 76050  
("Grantees"),

WITNESSETH:

That for and in consideration of the sum of \_\_\_\_\_ ten \_\_\_\_\_ Dollars (\$ 10.00 ) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, convey and warrant unto the Grantee, and to their heirs and assigns forever, all that certain tract or parcel of land, situated in the County of Johnson, State of Texas, and described as follows:

Legal Description: See Exhibit A, attached.

Property Address or Parcel ID (optional):

13000 CR 101 Grandview, TX 76050

TO HAVE AND TO HOLD the same, together with all the rights, easements, and appurtenances thereto belonging or in anywise appertaining, unto the Grantee and to their heirs and assigns forever.

AND THE GRANTOR hereby binds themselves and their heirs, executors, and administrators to warrant and forever defend all and singular the premises unto the Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

(1)

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Grantor: Setnicka Holdings LLC

Printed Name: Grant D. Setnicka

Signature: *Grant D. Setnicka*

STATE OF TEXAS  
COUNTY OF Johnson

Before me, the undersigned authority, on this day personally appeared Grant D. Setnicka

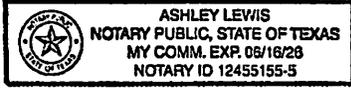
known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21<sup>st</sup> day of May, 2025

Notary Public Signature: *Ashley Lewis*

Printed Name: ASHLEY LEWIS

My Commission Expires: 06-16-2026



(2)

**EXHIBIT A**

**BEING A 2.972 ACRE TRACT OF LAND SITUATED IN THE L. MUNGER SURVEY, ABSTRACT NUMBER 582, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 85 ACRE TRACT OF LAND DESCRIBED BY DEED TO SETNICKA HOLDINGS, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-33610, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A MAG NAIL SET AT THE SOUTHERNMOST CORNER OF SAID CALLED 85 ACRE TRACT, SAME BEING THE WESTERNMOST CORNER OF A CALLED 787.367 ACRE TRACT OF LAND DESCRIBED BY DEED TO RR FARMS, LP, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2011-31108 (VOLUME 691, PAGE 824), DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 101, A PRESCRIPTIVE RIGHT-OF-WAY;**

**THENCE NORTH 31 DEGREES 03 MINUTES 19 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 85 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 349.97 FEET, TO A MAG NAIL SET, FROM WHICH A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 85 ACRE TRACT BEARS NORTH 31 DEGREES 03 MINUTES 19 SECONDS WEST, A DISTANCE OF 724.13 FEET;**

**THENCE NORTH 59 DEGREES 34 MINUTES 35 SECONDS EAST, OVER AND ACROSS SAID CALLED 85 ACRE TRACT AND GENERALLY WITH AN EXISTING BARBED WIRE FENCE, A DISTANCE OF 369.39 FEET, TO A 3" STEEL FENCE CORNER POST FOUND, FROM WHICH A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE NORTHWEST LINE OF SAID CALLED 85 ACRE TRACT BEARS NORTH 21 DEGREES 13 MINUTES 45 SECONDS WEST, A DISTANCE OF 1129.94 FEET;**

**THENCE SOUTH 31 DEGREES 01 MINUTES 48 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 85 ACRE TRACT, AND WITH AN EXISTING BARBED WIRE FENCE, A DISTANCE OF 351.25 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE SOUTHEAST LINE OF SAID CALLED 85 ACRE TRACT, SAME BEING THE NORTHWEST LINE OF SAID CALLED 787.367 ACRE TRACT;**

**THENCE SOUTH 59 DEGREES 46 MINUTES 29 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID CALLED 85 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 787.367 ACRE TRACT, A DISTANCE OF 369.25 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.972 ACRES OR 129,477 SQUARE FEET OF LAND, MORE OR LESS.**

(3)

Johnson County  
April Long  
Johnson County Clerk



\*VG-137-2025-15937\*

Instrument Number: 2025 - 15937

Real Property Recordings

Recorded On: June 03, 2025 08:20 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

\*\*\*\*\* 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: 2025 - 15937  
Receipt Number: 20250603000035  
Recorded Date/Time: June 03, 2025 08:20 AM  
User: Amanda T

Record and Return To:

GS CUTTING HORSES INC  
JENNIFER JONES

Station: ccl83



STATE OF TEXAS  
Johnson County  
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

April Long  
Johnson County Clerk  
Johnson County TX

*April Long*

