

AGENDA PLACEMENT FORM

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

Date: September 10, 2025

Meeting Date: September 22, 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



9-22-2025

Description:

Consideration of Variance to allow Platting and Permitting for a Proposed Re-Plat of Dragoo Addition, Lots 10R-2A and 10R-2B, both being Less than One Acre. Proposed Lot 10R-2A, being .89 Acres, and Proposed Lot 10R-2B being .77 Acres, located in Precinct 2.

(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 Teresa Holtman Date 08/29/25

Phone Number 469-525-0835

Email Address teresaholtman@yahoo.com

Property Information for Variance Request:

Property 911 address 7912 County Road 915, Joshua, TX. 76058

Subdivision name Dragoo Addition Block N/A Lot 10R-2A & 10R-2B

Survey N/A Abstract N/A Acreage 1.87

Request Allow platting on 2 proposed lots to be <1 acre of 0.89 and 0.77 respectively.

Reason for request The right-of-way dedication for the replat has caused the acreage to fall below the previously approved

variance on 12/9/24 for 0.93 acres each lot.

Provide the following with this request:

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

Whereas Teresa Kay Holtman is the sole owner of a 1.87 acres (81,498 square feet) of land in the J. N. McCullough Survey, Abstract Number 973, Johnson County, Texas, and being Lot 10R-2, of Dragoo Addition, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Instrument Number 2022-228, Official Public Records, Johnson County, Texas, same being a tract of land conveyed to Teresa Harris, by Enhanced Life Estate Deed recorded in Instrument Number 2022-8294, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 Inch Iron rod with a blue plastic cap stamped 'Lonestar' found for corner, said corner being the Southeast corner of Tract 9, of Dragoo Addition, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 4, Page 75, Plat Records, Johnson County, Texas, same lying at or near the centerline of Clearview Drive (50 foot right-of-way);

THENCE South 00 degree 49 minutes 31 seconds West, along the centerline of said Clearview Drive, a distance of 201.41 feet to a 5/8 Inch Iron rod with a plastic blue cap stamped 'Lonestar' found for corner, said corner being the Southwest corner of Tract 20A, of Dragoo Addition, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 11, Page 58, Plat Records, Johnson County, Texas, and being the intersection of the centerline of said Clearview Drive and the North right-of-way line of County Road 915 (prescriptive right-of-way);

THENCE North 89 degrees 36 minutes 24 seconds West, along the North right-of-way line of said County Road 915, a distance of 410.80 feet to a 1/2 Inch Iron rod set stamped "CBG Surveying" for corner, said corner being the Southeast corner of Lot 10R-1, of said Dragoo Addition (2022-228);

THENCE North 00 degree 50 minutes 16 seconds East, along the East line of said Lot 10R-1, of Dragoo Addition (2022-228), a distance of 195.41 feet to a point for corner, said corner being the Northeast corner of said Lot 10R-1, of Dragoo Addition (2022-228), and lying on the South line of said Tract 9, of Dragoo Addition (4/75);

THENCE North 89 degrees 33 minutes 23 seconds East, along the South line of said Tract 9, of Dragoo Addition (4/75), a distance of 410.85 feet to the POINT OF BEGINNING and containing 81,498 square feet or 1.87 acres of land.

FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

UTILITY EASEMENT:

15' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON THE SIDES

RIGHT OF WAY DEDICATION:

40' ROW FROM CENTER OF ROAD ON F.M. OR STATE*
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION*
*UNLESS OTHERWISE REQUIRED BY MAJOR THOROUGHFARE PLAN

BUILDING LINES:

50' FROM LOT LINE (STATE HIGHWAY & FARM TO MARKET ROAD)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Teresa Kay Holtman, does hereby adopt this plat designating the herein described property as LOTS 10R-2A AND 10R-2B, DRAGOO ADDITION, an Addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-way, and any other public area shown hereon unless otherwise designated on this plat.

This plat approved subject to all platting ordinances, rules, and regulations and resolutions of Johnson County, Texas.

WITNESS, my hand this the ____ Day of _____, 20____.

By: _____
Teresa Kay Holtman (Owner)

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Teresa Kay Holtman known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

Notary Public in and for the State of Texas
My Commission expires: _____

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of Johnson County, Texas.

Dated this the ____ day of _____, 20____.

RELEASED FOR REVIEW 09/05/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

Notary Public in and for the State of Texas
My Commission expires: _____

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE

DATE

PLAT FILED ____/____/____

INSTRUMENT # _____ & SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

SHEET 2 OF 2

REPLAT
DRAGOO ADDITION
LOTS 10R-2A AND 10R-2B
81,498 SQ. FT. / 1.87 ACRES
BEING A REVISION OF LOT 10R-2, DRAGOO ADDITION,
AN ADDITION TO JOHNSON COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN
INSTRUMENT NUMBER 2022-228,
PLAT RECORDS, JOHNSON COUNTY, TEXAS



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.cbglctx.com

OWNER: TERESA KAY HOLTMAN
7912 COUNTY ROAD 915
JOSHUA, TEXAS 76058
PHONE: 469-525-0385
EMAIL: teresakaholtman@yahoo.com

SCALE: 1"=50' / DATE: 08-29-2025 / JOB NO. 2502292 / DRAWN BY: CAJ

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.

ENHANCED LIFE ESTATE DEED

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

Date: March 3, 2022

Grantor: Robert Lee (Bob) Taylor

Grantor's Mailing Address: 7912 CR 915, Joshua, Texas 76058

Grantee: Teresa Norris

Grantee's Mailing Address: 7912 CR 915, Joshua, Texas 76058

Consideration: Love of, and affection for, Grantee.

Property Address (including improvements):

7912 CR 915, Joshua, Texas 76058

Legal Description:

TR 10
DRAGOO ADDITION
ABST 973
S#HCTXSN41086A/B
L#TEX0309275/6 ELECTED REAL

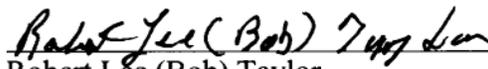
WITNESSETH: for other valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor does hereby GRANT, SELL and CONVEY unto Grantee the Property, to have and to hold the Property unto Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, subject to the Reservations and Exceptions. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend title to the Property to Grantee's heirs, executors, administrators, successors, and assigns, subject to Reservation and Permitted Exceptions, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. All unpaid taxes and assessments for the year 2022 and all subsequent years.
2. All liens, encumbrances, easements, reservations, restrictions, covenants, easements, zoning ordinance, matters of survey and conditions of record in the County Clerk Official Records of Johnson County, Texas, affecting the property.
3. **GRANTOR** reserves unto himself, for and during him lifetime, the exclusive possession, use, enjoyment and right of income of the property described herein.
4. **GRANTOR** reserves unto himself for and during him lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part or grant any interest therein of the property described herein, by gift, sale or other so as to terminate interest of GRANTEE, as GRANTOR, in sole discretion shall decide, except to dispose of said property, if any, by devise upon him death.
5. **GRANTOR** further reserves the right to cancel this deed by further conveyance even to GRANTOR, which may destroy any and all rights which the GRANTEE may possess under this deed.

GRANTEE shall hold a remainder interest in the property described herein and upon the death of GRANTOR, if the property described herein has not been previously disposed of prior to GRANTOR's death, all right and title to the property remaining shall fully vest in GRANTEE as owner, subject to such liens and encumbrances existing at that time.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on this the 3 day of March, 2022.


Robert Lee (Bob) Taylor

This instrument was prepared based on information furnished by the parties, and no independent title search has been made, and no responsibility for validity of real estate title is assumed by the attorneys preparing this instrument.

THE STATE OF TEXAS

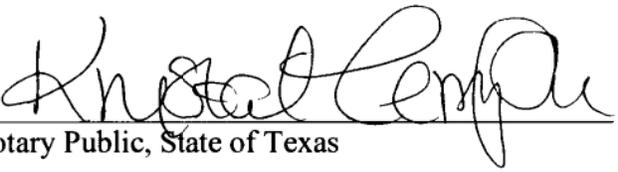
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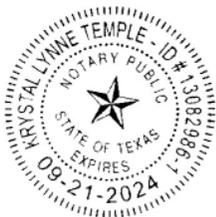
COUNTY OF JOHNSON

§

§

This instrument was acknowledged before me on this the 3 day of march, 2022, by ROBERT LEE (BOB) TAYLOR.


Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

Strother & Strother, PLLC
11 North Main Street
Cleburne, Texas 76033



VG-48-2022-8294

**Johnson County
Becky Ivey
Johnson County Clerk**

Instrument Number: 2022 - 8294

Real Property Recordings

Recorded On: March 08, 2022 03:15 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 2022 - 8294
Receipt Number: 20220308000182
Recorded Date/Time: March 08, 2022 03:15 PM
User: Linda B
Station: ccl30

Record and Return To:
STROTHER & STROTHER PLLC
11 N MAIN ST
PUT IN BOX
CLEBURNE TX 76033



**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

Becky Ivey
Johnson County Clerk
Johnson County, TX