AGENDA ITEM
A 7

AGENDA PLACEMENT FORM

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

Date: June 23, 2026

Meeting Date: July 13, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

_____

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



7.13.2026

Description:

Consideration of Variance to Allow Platting and Permitting on Two Tracts of Land, Each Containing .912 acres and 142.98' of Road Frontage, Located in Precinct 4.

Water Source is Bethany SUD.

(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: _____ minutes

Session Requested: (check one)

☑ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☑ Development Services ☐ 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 Development Services

Jennifer VanderLaan / Director of Development Services
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 Matthew Johnson Date 6/16/2026

Phone Number 8178815179

Email Address mattjohnson12@sbcglobal.net

Property Information for Variance Request:

Property 911 address 6221 East Highway 67 Alvarado Texas 76009 (this is the property that is being split)

Subdivision name _____ Block _____ Lot _____

Survey _____ Abstract number 47 tract 12 WM balch Acreage 1.824 called 2.32

Request to allow permitting for lots without minimum acreage and road frontage requirements

Reason for request Me and my sister inherited the land, and it is being split between siblings . We are spliting the 1.824 acres (called 2.32) into 2 tracts. Each tract will be .912 acres with 142.98 feet of frontage road on each tract.

Provide the following with this request:

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

LONE STAR
LAND SURVEYING & MAPPING

6471 Kestrel Xing • Waxahachie • TX 76167
318.376.7561 • www.lonestarlandsurvey.com

A SURVEY OF

Tract One
0.912-Acres

Out of a 1.824 Acre Tract (called 2.32 Acres)

WM. BALCH 240-ACRE SURVEY
ABSTRACT NUMBER 47
JOHNSON COUNTY, TEXAS

NOTES:

1: HORIZONTAL CONTROL IS BASED ON GPS NAD 83 TEXAS NORTH CENTRAL ZONE 4202, TEXAS STATE PLANE COORIDNATES.

2: TITLE & EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.

3: PER THE TITLE COMMITMENT, THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

BRAZOS ELECTRIC POWER COOPERATIVE EASEMENT. VOLUME 411, PAGE 548.
BRAZOS ELECTRIC POWER COOPERATIVE EASEMENT. VOLUME 588, PAGE 655.
BETHANY WATER SUPPLY CORPORATION EASEMENT. VOLUME 482, PAGE 332.
D.WAYNE TIDWELL, ELMER WOOLDRIGE & DIBRELL TRUETT EASEMENT. VOLUME 598, 691.
JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION EASEMENT. VOLUME 1932, PAGE 691.

SURVEYORS CERTIFICATE:

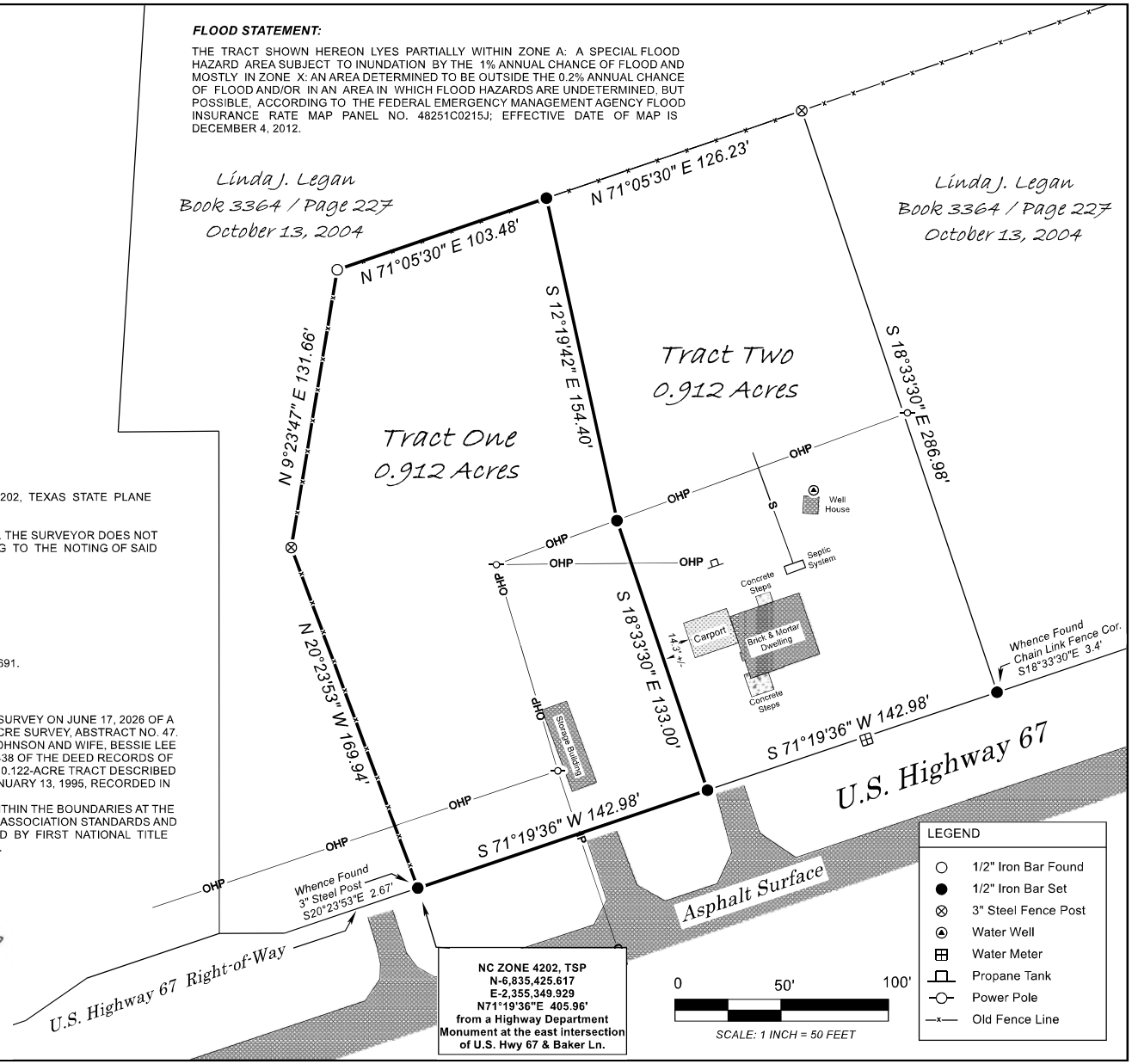
I HEARBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF AN ON THE GROUND SURVEY ON JUNE 17, 2026 OF A 0.912-ACRE TRACT OF LAND OUT OF A 1.824-ACRE TRACT OF LAND IN THE WM. BALCH 240-ACRE SURVEY, ABSTRACT NO. 47. SAID TRACT BEING OUT OF A CALLED 2.32-ACRE TRACT DESCRIBED IN DEED TO JOHN I. JOHNSON AND WIFE, BESSIE LEE JOHNSON FROM RUTH BOUNDS DATED MAY 5, 1969, RECORDED IN VOLUME 523, PAGE 438 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS. A PORTION OF SAID 2.32-TRACT WAS CONVEYED AS PART OF A 10.122-ACRE TRACT DESCRIBED IN DEED TO B.J. SWINK AND WIFE, PEGGY SWINK FROM BETTY S. JOHNSON DATED JANUARY 13, 1995, RECORDED IN VOLUME 1844, PAGE 792 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS.
THERE ARE NO ENCROACHMENTS ON THIS PROPERTY AND ALL IMPROVEMENTS WERE WITHIN THE BOUNDARIES AT THE TIME OF THE SURVEY. THIS SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SURVEYS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A SURVEY. A TITLE COMMITMENT WAS FURNISHED BY FIRST NATIONAL TITLE INSURANCE COMPANY. GF NO. 26-910592-BL WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2026.

STATE OF TEXAS
REGISTERED
JARROD ANTLEY
6071
PROFESSIONAL
LAND SURVEYOR

JUNE 17, 2026

FLOOD STATEMENT:

THE TRACT SHOWN HEREON LYES PARTIALLY WITHIN ZONE A: A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD AND MOSTLY IN ZONE X: AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD AND/OR IN AN AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48251C0215J; EFFECTIVE DATE OF MAP IS DECEMBER 4, 2012.



Traverse PC

LONE STAR
LAND SURVEYING & MAPPING

6471 Kestrel Xing • Waxahachie • TX 76167
318.376.7561 • www.lonestarlandsurvey.com

A SURVEY OF

Tract Two
0.912-Acres

Out of a 1.824 Acre Tract (called 2.32 Acres)

WM. BALCH 240-ACRE SURVEY
ABSTRACT NUMBER 47
JOHNSON COUNTY, TEXAS

NOTES:

1: HORIZONTAL CONTROL IS BASED ON GPS NAD 83 TEXAS NORTH CENTRAL ZONE 4202, TEXAS STATE PLANE COORIDNATES.

2: TITLE & EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.

3: PER THE TITLE COMMITMENT, THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

BRAZOS ELECTRIC POWER COOPERATIVE EASEMENT. VOLUME 411, PAGE 548.
BRAZOS ELECTRIC POWER COOPERATIVE EASEMENT. VOLUME 588, PAGE 655.
BETHANY WATER SUPPLY CORPORATION EASEMENT. VOLUME 482, PAGE 332.
D.WAYNE TIDWELL, ELMER WOOLDRIGE & DIBRELL TRUETT EASEMENT. VOLUME 598, 691.
JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION EASEMENT. VOLUME 1932, PAGE 691.

SURVEYORS CERTIFICATE:

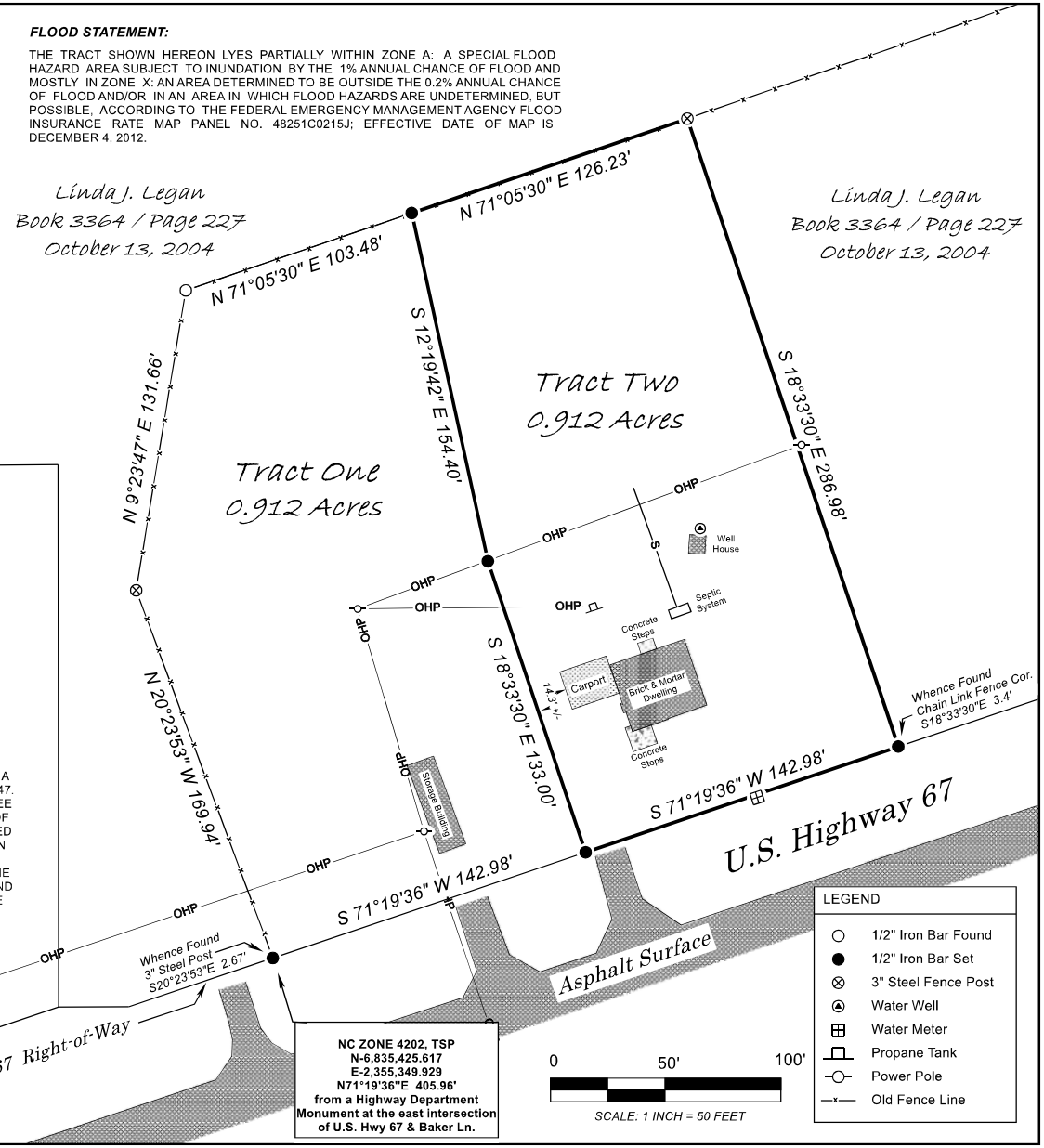
I HEARBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF AN ON THE GROUND SURVEY ON JUNE 17, 2026 OF A 0.912-ACRE TRACT OF LAND OUT OF A 1.824-ACRE TRACT OF LAND IN THE WM. BALCH 240-ACRE SURVEY, ABSTRACT NO. 47. SAID TRACT BEING OUT OF A CALLED 2.32-ACRE TRACT DESCRIBED IN DEED TO JOHN I. JOHNSON AND WIFE, BESSIE LEE JOHNSON FROM RUTH BOUNDS DATED MAY 5, 1969, RECORDED IN VOLUME 523, PAGE 438 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS. A PORTION OF SAID 2.32-TRACT WAS CONVEYED AS PART OF A 10.122-ACRE TRACT DESCRIBED IN DEED TO B.J. SWINK AND WIFE, PEGGY SWINK FROM BETTY S. JOHNSON DATED JANUARY 13, 1995, RECORDED IN VOLUME 1844, PAGE 792 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS.
THERE ARE NO ENCROACHMENTS ON THIS PROPERTY AND ALL IMPROVEMENTS WERE WITHIN THE BOUNDARIES AT THE TIME OF THE SURVEY. THIS SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SURVEYS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A SURVEY. A TITLE COMMITMENT WAS FURNISHED BY FIRST NATIONAL TITLE INSURANCE COMPANY. GF NO. 26-910592-BL WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2026.

STATE OF TEXAS
REGISTERED
JARROD ANTLEY
6071
PROFESSIONAL
LAND SURVEYOR

JUNE 17, 2026

FLOOD STATEMENT:

THE TRACT SHOWN HEREON LYES PARTIALLY WITHIN ZONE A: A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD AND MOSTLY IN ZONE X: AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD AND/OR IN AN AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48251C0215J; EFFECTIVE DATE OF MAP IS DECEMBER 4, 2012.



EXECUTOR'S DEED

Date: May 20, 2026

Grantor: Darla Bowden Tryon, Independent Executor of the Estate of Betty Sue Johnson, Deceased

Grantor's Mailing Address:

Darla Bowden Tryon, Independent Executor of the
Estate of Betty Sue Johnson, Deceased
6221 E. Hwy 67
Alvarado, TX 76009

Grantee: Matthew Brian Johnson, as his sole and separate property

Grantees' Mailing Addresses:

Matthew Brian Johnson
330 Jill Ann
Burleson, TX 76028

Consideration:

This deed is created in consideration of and in accordance with the Last Will and Testament of Betty Sue Johnson, the laws set forth in the Texas Estates Code, the Order Admitting Will to Probate and Granting Letters Testamentary filed on September 12, 2016 in the Estate of Betty Sue Johnson, Deceased, Cause No. CC-P201622394, in the County Court-At-Law No. 2 of Johnson County, Texas, and pursuant to agreement of the beneficiaries of the Estate.

Property (including any improvements):

A 1.35-acre tract of land out of a 1.83-acre tract of land in the Wm. Balch 240-acre survey, Abstract No. 47, said 1.83 acre tract being out of a called 2.32-acre tract described in deed to John I. Johnson and wife, Bessie Lee Johnson from Ruth Bounds dated May 5, 1969, recoded in Volume 523, Page 438 of the deed records of Johnson County, Texas. A portion of said 2.32-acre tract was conveyed as part of a 10.122-acre tract described in deed to B.J. Swink and wife, Peggy Swink from Betty S. Johnson dated January 13, 1995, recorded in Volume 1844, Page 792 of the deed records of Johnson County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

This conveyance is made subject to restrictive covenants, easements, and zoning ordinances, if any, affecting the title to the hereinabove described property.

Conveyance and Warranty:

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.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Darla Bowden Tryon

Darla Bowden Tryon, Independent Executor of the Estate of Betty Sue Johnson, Deceased

STATE OF TEXAS §
COUNTY OF Johnson §

This instrument was acknowledged before me on May 20, 2026 by Darla Bowden Tryon, Independent Executor of the Estate of Betty Sue Johnson, Deceased.

Constance Lynn Yarbrough
My Commission Expires
8/3/2029
Notary ID 125383814

Constance Lynn Yarbrough

Notary Public, State of Texas
My commission expires: 8/3/29

PREPARED IN THE OFFICE OF:
Lovelace Law, PC
1601 8th Avenue
Fort Worth, Texas 76104

AFTER RECORDING, RETURN TO:
Matthew Brian Johnson
330 Jill Ann
Burleson, TX 76028

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2026 - 15343

eRecording - Real Property

Deed

Recorded On: May 20, 2026 01:38 PM

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:	2026 - 15343
Receipt Number:	20260520000099
Recorded Date/Time:	May 20, 2026 01:38 PM
User:	Martika S
Station:	CCL45

Record and Return To:

Corporation Service Company

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.**

April Long
Johnson County Clerk
Johnson County, TX

April Long

EXECUTOR'S DEED

Date: May 20, 2026

Grantor: Darla Bowden Tryon, Independent Executor of the Estate of Betty Sue Johnson, Deceased

Grantor's Mailing Address:

Darla Bowden Tryon, Independent Executor of the
Estate of Betty Sue Johnson, Deceased
6221 E. Hwy 67
Alvarado, TX 76009

Grantee: Darla Bowden Tryon, as her sole and separate property

Grantees' Mailing Addresses:

Darla Bowden Tryon
6221 E. Hwy 67
Alvarado, TX 76009

Consideration:

This deed is created in consideration of and in accordance with the Last Will and Testament of Betty Sue Johnson, the laws set forth in the Texas Estates Code, the Order Admitting Will to Probate and Granting Letters Testamentary filed on September 12, 2016 in the Estate of Betty Sue Johnson, Deceased, Cause No. CC-P201622394, in the County Court-At-Law No. 2 of Johnson County, Texas, and the agreement of the beneficiaries of the Estate.

Property (including any improvements):

A 0.48-acre tract of land out of a 1.83-acre tract of land in the Wm. Balch 240-acre survey, Abstract No. 47, said Tract being out of a called 2.32-acre tract described in deed to John I. Johnson and wife, Bessie Lee Johnson from Ruth Bounds dated May 5, 1969, recoded in Volume 523, Page 438 of the deed records of Johnson County, Texas. A portion of said 2.32-acre tract was conveyed as part of a 10.122-acre tract described in deed to B.J. Swink and wife, Peggy Swink from Betty S. Johnson dated January 13, 1995, recorded in Volume 1844, Page 792 of the deed records of Johnson County, Texas and commonly known as 6221 E. Hwy 67, Alvarado, TX 76009.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

This conveyance is made subject to restrictive covenants, easements, and zoning ordinances, if any, affecting the title to the hereinabove described property.

Conveyance and Warranty:

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.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Darla Bowden Tryon

Darla Bowden Tryon, Independent Executor of the
Estate of Betty Sue Johnson, Deceased

STATE OF TEXAS §
COUNTY OF Johnson §

This instrument was acknowledged before me on May 20, 2026 by Darla Bowden Tryon, Independent Executor of the Estate of Betty Sue Johnson, Deceased.

Constance Lynn Yarbrough
My Commission Expires
8/3/2029
Notary ID 125383814

Constance Lynn Yarbrough

Notary Public, State of Texas
My commission expires: 8/3/29

PREPARED IN THE OFFICE OF:
Lovelace Law, PC
1601 8th Avenue
Fort Worth, Texas 76104

AFTER RECORDING, RETURN TO:
Darla Bowden Tryon
6221 E. Hwy 67
Alvarado, TX 76009

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2026 - 15342

eRecording - Real Property

Deed

Recorded On: May 20, 2026 01:38 PM

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:	2026 - 15342
Receipt Number:	20260520000099
Recorded Date/Time:	May 20, 2026 01:38 PM
User:	Martika S
Station:	CCL45

Record and Return To:

Corporation Service Company

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.**

April Long
Johnson County Clerk
Johnson County, TX

April Long