



Approved

Commissioners Court  
Commissioners Court

SEP 18 2017



Variance Request for 2<sup>nd</sup> Home on Lot

Johnson County Subdivision Rules and Regulations state only one residence per lot. To request a variance for a second home on a lot or tract please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Christy & Bruce Gilliland Date 8-25-17

Contact Information:

Cell Phone no. 817-360-1270 cell no.                     

Email address christy.gilliland@misdmail.org

Property Information for Variance Request:

Property 911 address 1217 Scott St

Subdivision name Willowcreek Estates Block 3 Lot 1

Lot size: 1.46 acres Size of existing residence:                      sq. ft.

Size of proposed residence: 1100 sq. ft.

ETJ:  Yes - City                     

No

Septic system for 2<sup>nd</sup> home.  New

Tie into Existing

Other -                     

Is a part of the property located in a FEMA designated Floodplain?  Yes  No

Reason for request Father passed away suddenly in June.  
Needed to move mother close by due to being disabled.

Provide the following with this request:

- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing home, any buildings and proposed 2<sup>nd</sup> residence

Johnson County Public Works  
Johnson County Public Works  
1 North Main Street, Suite 305  
Cleburne, TX 76033 (817) 556-6380

**Receipt Number: 2017-1011**

8/25/2017 10:39 AM MM 1

*Descriptions:*

1. \$100.00 Variance Request
- 2.
- 3.
- 4.

*Received From:*

**Christy Gilliland**  
**1217 Scott St Alvarado, Texas 76009**

*Amount Received:*

**\$100.00**

*Payment Information:*

**Mastercard Fee = \$0.00**

100156477521

Signature / Initials:

MM 1 8/25/2017 10:39 AM



99 200 155 STCO 19/1584...

24909 WARRANTY DEED WITH VENDOR'S LIEN

Date: Executed on the date set forth in the acknowledgement herein, but to be effective the Twenty-second day of September, 1999

Grantor: Donna Jill Rush

Grantor's Mailing Address:

311 Lakeview, Alvarado, TX 76009

Grantee: Bruce D. Gilliland and wife, Christy A. Gilliland

Grantee's Mailing Address:

1217 Scott Street, Alvarado, TX 76009

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee and a note of even date in the principal amount of Fifty One Thousand Seven Hundred Fifty and 00/100 Dollars - (\$51,750.00) made by Grantee payable to the order of Alpha Mortgage Group, Inc., Lender herein, as consideration for the amount paid to Grantor. The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to Michael H. Patterson, Trustee.

Property (including any improvements):

Lot 1, in Block 3, of Willow Creek Estates, an addition to Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 4, Page 77, Plat Records, Johnson County, Texas.

TOGETHER WITH the Manufactured Home described as follows:

MAKE: Fleetwood

MODEL: AMERICAN MANSION

YEAR:

SERIAL NUMBER(S): TXFLAM 2AG358405006&TXFLAM2AG358405006

WIDTH & LENGTH: 14X48

14X48

The above described property also includes any and all of Grantor's right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems now or in the future serving said property.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantee herein assumes the taxes for the current year.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty. The vendor's lien (to the extent of the consideration paid by Grantee to Grantor) against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor. When the context requires, singular nouns and pronouns include the plural. When executed by a corporation the words "heirs and assigns" shall be construed to mean "Successors and assigns"

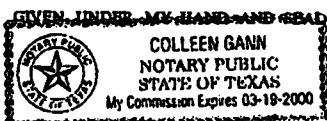
Donna Jill Rush (signature)

THE STATE OF Texas X

COUNTY OF Johnson X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Donna Jill Rush

Known to me 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 and in the capacity(ies) therein stated



23 day of Sept 19 99 (signature) Notary Public - State of Texas Printed Name of Notary: My Commission Expires:

AFTER RECORDING RETURN TO: 1217 Scott Street, Alvarado, TX 76009

WARRANTY DEED WITH VENDOR'S LIEN

BK 2386 PG 0080

**WARNING — THIS IS PART OF THE OFFICIAL RECORD**  
**DO NOT DESTROY**

Filed For Record 2:03 AM/PM Q

SEP 27 1999


County Clerk Johnson County  
By KE Deputy

ANY PROVISION HEREIN WHICH RESTRICTS  
THE SALE RENTAL OR USE OF THE DE-  
SCRIBED REAL PROPERTY BECAUSE OF  
COLOR OR RACE IS INVALID AND UNEN-  
FORCEABLE UNDER FEDERAL LAW



**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

that I hereby certify this instrument was FILED on the date and at the  
time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC  
RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown  
hereon.

  
CURTIS H. DOUGLAS, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

**From:** "Gilliland, Christy" <ChristyGilliland@misdmail.org>  
**Date:** August 31, 2017 at 12:15:11 PM CDT  
**To:** "davidd@johnsoncountytexas.org" <davidd@johnsoncountytexas.org>  
**Subject:** variance

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please contact the HelpDesk for assistance.

Good Afternoon,

It's my understanding that you will be taking our variance to the Commissioner's Court; therefore, I felt it necessary to explain my story to you so you have a better understanding of our situation. On June 19, my family and I were on vacation in Florida. My very healthy dad got sick so I took him to the ER and they admitted him into the hospital and diagnosed him with leukemia. It was a shock because he had been perfectly fine before that. He passed away 6 days later. My mom is legally disabled and they had been married for 43 years. She's a mess. They lived in a home in Venus that needs a lot of work. The only source of heat is a wood burning stove and my mom can't lift any size wood due to her disability. There are many other reasons that prevent her from remaining in her home as well. My sister and I began to brainstorm ideas of how we could care for my mom. We finally decided to purchase a trailer (manufactured home) for my mom and place it in my backyard. This would allow me to care for her 24 hours a day if needed. She is VERY claustrophobic so we ended up purchasing the 18' wide so that her bedroom was a little bigger. We had concrete piers put in and then the trailer delivered and set up. A week later we came home to a red tag on the door saying we needed a permit. This was a surprise. We had no idea. We assumed since we lived out of the city limits we didn't need any sort of permit. We went to your office the very next morning and was shocked to find out we needed a variance. Please understand this is our only option for my mom. She is disabled and cannot live alone but my house is not big enough for another person. She spent the extent of her life insurance on a new trailer so that the maintenance would be minimal. The concrete piers alone were \$5700. I am not telling you our story for pity but for a better understanding why we need this so badly. Please know this is not for profit. This is just to give my mom enough peace to sleep alone at night. I would love to talk with you further but I understand you have a busy schedule. Please feel free to contact me anytime and I appreciate you listening.

A little about our house:

My husband and I have lived at our home for 18 years. This is the first home we have ever owned. We are a corner lot so we have two bordering neighbors. On the south side, they own 2.66 acres and their house is at the far south end so there is just a field in between us. The neighbor behind us owns 1.60 acres and their house is set towards the front of their lot so it's a large backyard between us. My mom's trailer is already set up and it doesn't look crowded at all.

I spoke with the septic company today and they are working on the plans and paperwork needed to submit with the variance. She wasn't sure it would all be completed by the Sept. 5 deadline but was certain it would be completed by Sept. 11 so that we could be included in the court on Sept. 18.

I did some research and found that our Precinct, Jerry Stringer, will also be at the court. Is it appropriate to seek him out in advance to share our story? I apologize for seeming so desperate but as I mentioned above, we really do not have any options for mom.

Thank you and have a blessed day!  
Christy Gilliland  
1217 Scott St.  
Alvarado  
817-360-1270

ROLLING TRAILS CT  
Rolling Trails  
2445

1  
126.0327.01440  
HOLNAM  
CR 607

225J

21  
126.0327.00580  
SHIPMAN  
FM 2738

Willow Creek  
Estates

COUNTY ROAD 505  
TABLE DR

21D  
126.0327.00585  
GONZALEZ  
1221 CAROLE DR

21A  
126.0327.00550  
ROBISON  
833 FM 2738

Pct. 3

21B,21C  
126.0327.00560  
RAYFIELD

21B2,21C1  
126.0327.00570  
ALANIZ  
717 FM 2738

20A2  
126.0327.00543  
BLANKENSHIP  
8800 CR 505

24A  
126.0327.05662  
HWY  
9201 HWY 67E

28,29  
126.0327.03761  
HOLNAM  
FM 2738

