

AGENDA PLACEMENT FORM

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

Date: October 1, 2024

Meeting Date: October 15, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

Jennifer VanderLaan

Court Decision: <small>This section to be completed by County Judge's Office</small>


Description:

Consideration of Variance to allow the Construction of the Road to be postponed on a proposed plat that is a 12.315 Acre tract of land in the McKinney and Williams Survey, Abstract No. 630, 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**



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 Laura Medina Date 9-26-2024

Phone Number 210 449-4508

Email Address Onyx farm 13@gmail.com

Property Information for Variance Request:

Property 911 address 5730 CR 1012 Godley TX 76044

Subdivision name _____ Block _____ Lot _____

Survey McKraney Williams Abstract 630 Acreage 12.315

Request Postpone Construction of the Road.

Reason for request Developer did not finish it was purchased without proper information.

Provide the following with this request:

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

GENERAL WARRANTY DEED

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.

Certain documents recorded in the public records may have language restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex, or familial status (called herein "Personal Restrictions"). Federal law prohibits enforcement of such personal restrictions.

Date: February 19, 2021

Grantor: CKORP, LLC a Texas limited liability company

Grantor's Mailing Address (including county): 4040 W. FM 917, Joshua, Johnson County, Texas 76058

Grantee: MARTHA LAURA MEDINA

Grantee's Mailing Address (including county): 4136 W. FM 917, Joshua, Johnson County, Texas 76058

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency of which is acknowledged.

Property (including any improvements): All that certain, lot, tract or parcel of land out of the McKinney and Williams Survey, Abstract No. 630, Johnson County, Texas, and being a portion of K-Bar-D Ranch Estates, Phase II, according to the plat recorded in Volume 4, Page 81, Plat Records, Johnson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: 1. Any visible and apparent easements on, over, across or under the subject property, which do not appear of record.

2. Rights and claims of adjoining property owners in and to that portion of the property described herein, if any, which lies inside record title boundary but outside fences, and inside fences but outside record title boundary.

3. Any land lying within the confines of any public or private roadway in which the public or other persons might have acquired an easement or fee simple title by prescription, dedication, way of necessity, implication, estoppel, or otherwise, and subject to the rights of the public or other persons therein.

4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records of Johnson County, Texas.

5. Rules, regulations and orders governing flood damage prevention, flood plain management, the creation of a residential subdivision, sanitation and waste disposal construction, plus the use of water wells, as passed by the Commissioners' Court of Johnson County, Texas.

6. Subject further to all rights, obligations, and other matters arising from and existing by reason of the actions of any governmental agency or political subdivision; and all taxes currently owed, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

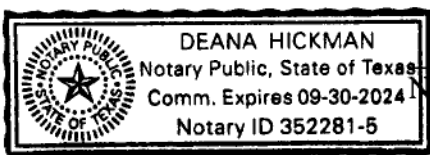
CKORP, LLC

By: *CK*
CLAYTON KALISEK, President

STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on the 19th day of February, 2021, by CLAYTON KALISEK, in his capacity as President of CKORP, LLC.



Deana Hickman
Notary Public, State of Texas

EXHIBIT "A"

All that certain, lot, tract or parcel of land out of the McKinney and Williams Survey, Abstract No. 630, Johnson County, Texas, and being a portion of K-Bar-D Ranch Estates, Phase II, according to the plat recorded in Volume 4, Page 81, Plat Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found for a corner being the Southeast corner of Lot 1, Block 4, and the Northeast corner of a 60 foot road, according to the plat recorded in Volume 4, Page 80, Plat Records, Johnson County, Texas;

THENCE North 89 degrees 53 minutes 13 seconds East for a distance of 799.00 feet to a 3/4" rebar found for a corner;

THENCE South 02 degrees 26 minutes 27 seconds East for a distance of 651.40 feet to a 5/8" rebar found for a corner, being the Northeast corner of a revision of Phase II, K-Bar-D Ranch estates, according to the plat recorded in Volume 5, Page 26, Plat Records, Johnson County, Texas;

THENCE North 89 degrees 22 minutes 06 seconds West for a distance of 828.82 feet along the North line of said revised Phase II, to a 5/8" rebar found for a corner being the Northwest corner of said revised Phase II and on the East line of Block 3, K-Bar-D Ranch Estates, Phase I;

THENCE North 00 degrees 10 minutes 56 seconds East, at 579.66 feet passing a 5/8" rebar, continuing in all for a distance of 640.09 feet along the East line of Phase I, to the PLACE OF BEGINNING and containing 12.06 acres of land.

AFTER RECORDING RETURN TO:

Martha Laura Medina
4136 W. FM 917
Joshua, TX 76058

PREPARED IN THE LAW OFFICE OF:

Randy L. Crispin, Attorney at Law
P.O. Box 492
Leakey, TX 78873



VG-137-2021-6549

Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 6549

Real Property Recordings

Recorded On: February 25, 2021 02:12 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: 6549

Receipt Number: 20210225000155

Recorded Date/Time: February 25, 2021 02:12 PM

User: Michelle D

Station: CCL42

Record and Return To:

MARTHA LAURA MEDINA

4136 W FM 917

JOSHUA TX 76058



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