

AGENDA PLACEMENT FORM

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

Date: January 29, 2026

Meeting Date: February 9, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

Jennifer VanderLaan

Court Decision: <small>This section to be completed by County Judge's Office</small>
 2-9-2026

Description:

Consideration of Variance to Lift Requirement of Credible Evidence of
Groundwater Availability for a Proposed Plat of Three Lots to be Served by a
Private Water Well, Located in the P.P. Barnes Survey, Abstract Number 25,
Located 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 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 Brian & Angela Wish, Steve Wish Date 23 Jan 2026

Phone Number 817-707-3788

Email Address brian.e.wish@gmail.com

Property Information for Variance Request:

Property 911 address 1832 CR 208

Subdivision name TBD - Wish Addition Block _____ Lot _____

Survey P. P. Barnes Survey Abstract 25 Acreage 8.338

Request Variance to Groundwater Availability Certificate (GAC) requirement for platting.

Reason for request Procuring a GAC would raise the well cost for the two houses we plan to build from \$15k for a single well to two

wells at \$15k each, plus an engineering study/certificate at \$50k, for a total of \$80k. Other wells across the street and from .5 to 1 mile

show water available at 300 feet. Wells within 5 mi show water available at 900-1000 feet and 1500-1700 feet. See attached letter.

Provide the following with this request:

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

Brian & Angela Wish
2909 Saint Charles Drive
Mansfield, TX 76063
817-707-3788
brian.e.wish@gmail.com

Johnson County Commissioners Court
2 N. Main Street
Cleburne, TX 76033

Dear Commissioners Court,

In November, 2025, a parcel of approximately 8.3 acres at 1832 CR 208 was purchased by myself and my wife Angela, as well as my brother Steve Wish. Our intent is to build two houses on the lot and retain the remainder in common. We respectfully request a variance to the requirement for a Groundwater Availability Certificate (GAC) for the following reasons and based upon the following justifications:

1. Our intent is to build a single domestic well for the two houses, which would likely cost about \$12-15k. The required testing for a GAC would require drilling both a main well and a test well at \$12-15k each. Initial discussions with an engineering firm indicate the testing and certified report would cost roughly \$50k. This would require that we increase our budget from up to \$15k to up to \$80k, or \$7.5k to \$40k for each family.
2. There is evidence that adequate groundwater is available at the site as noted by the following wells, including a neighbor with property across the street and a series of houses from a half mile to a mile away on CR 208:

Location	Approx Distance (in feet, to edge of property)	Depth
J CR 208	300	278
10200 CR 109	2400	300
2321 CR 208	3000	300
2357 CR 208	3500	300
2381 CR 208	2900	300
2405 CR 208	4200	300
2509 CR 208	4800	298

3. Review of groundwater data and maps, plus discussions with well drillers also indicates that there is groundwater available from other aquifers/formations at great depths. Other wells within 4-5 miles indicated potential layers at 800-1000 feet and 1500-1700 feet.

We appreciate your consideration, and look forward to moving to Johnson County!



Brian Wish



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Johnson County, Texas, Approved by Deputy: MICHELLE PHIPPS.

Johnson County Clerk



April Long

Digitally signed by: April Long
Date: Jan 16, 2026 04:49 PM -06:00

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GF No. FWColl-94438-25

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.

General Warranty Deed

Date: November 13, 2025

Grantor: David L. Ramey AKA David Lee Ramey and Louann Ramey

Grantee: Brian Wish, Angela Wish, and Steven Wish

Grantee's Mailing Address: 1832 County Road 208, Alvarado, TX 76009

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

SEE EXHIBIT "A" ATTACHED HERETO.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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.



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Louann Ramey

Louann Ramey

David L. Ramey AKA David Lee Ramey

David L. Ramey AKA David Lee Ramey

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned Notary Public, on this day personally appeared David L. Ramey AKA David Lee Ramey and Louann Ramey, proved to me through TX DL to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13 day of November 2025.

Lizbeth Tanner

Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
Byers & Taylor, PLLC
300 Bailey Ave., Ste. 100
Fort Worth, TX 76107



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EXHIBIT "A"
Legal Description

BEING all that certain lot, tract or parcel situated in the Phillip P. Barnes Survey, Abstract No. 25, Johnson County, Texas, being a portion of that second tract, called 60.38 acres, described in deed to Emory C. Thompson, recorded in Volume 1030, Page 284, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from an axle found in the Southeast line of a tract of land described in deed to Kenneth M. Thompson, Trustee of the Kenneth M. Thompson Family Trust, recorded under Instrument No. 2020-18538, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), at the North corner of a tract of land described in deed to Steven H. Ramey, recorded under Instrument No. 2015-20725 (O.P.R.J.C.T.);

THENCE South 59 deg. 46 min. 35 sec. West, with the Southeast line of said Thompson tract a distance of 1969.35 feet to a mag nail set in County Road 208, in the at the West corner of said Ramey tract, being the North corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE South 16 deg. 06 min. 37 sec. East, with the approximate center line of said County Road 208 a distance of 713.03 feet to a mag nail set in the Northwest line of a tract of land known as "Tract 3", described in deed to 1807 Willow Springs, LLC, recorded under Instrument No. 2024-18637 (O.P.R.J.C.T.), at the South corner of said Ramey tract;

THENCE South 69 deg. 24 min. 21 sec. West, passing at a distance of 531.85 feet a 1/2 inch capped iron rod stamped "Burns Surveying" set on line for reference and continuing for a total distance of 557.05 feet to a point in the centerline of a creek, same being in an Easterly line of a tract of land described in deed to Donald Webb England and Julie Gale Bain, a married couple, recorded under Instrument No. 2016-31833 (O.P.R.P.C.T.)

THENCE meandering along the centerline of a creek, the Easterly lines of said England/Bain tract, and the Easterly lines of a tract of land described in deed to Ada M. Norris, recorded under Instrument No. 2023-30346 (O.P.R.J.C.T.), the following courses and distances:

- North 22 deg. 29 min. 26 sec. West, a distance of 26.03 feet
- North 20 deg. 43 min. 33 sec. West, a distance of 44.09 feet
- North 43 deg. 46 min. 57 sec. West, a distance of 53.95 feet
- North 01 deg. 51 min. 20 sec. West, a distance of 80.05 feet
- North 22 deg. 07 min. 14 sec. West, a distance of 27.89 feet;
- North 34 deg. 48 min. 56 sec. West, a distance of 30.21 feet;
- North 15 deg. 42 min. 11 sec. West, a distance of 53.04 feet;
- North 04 deg. 11 min. 41 sec. West, a distance of 64.06 feet;
- North 38 deg. 31 min. 33 sec. East, a distance of 38.77 feet;
- North 43 deg. 09 min. 48 sec. East, a distance of 26.65 feet;
- North 23 deg. 21 min. 01 sec. East, a distance of 32.93 feet;
- North 32 deg. 33 min. 23 sec. West, a distance of 48.51 feet;
- North 23 deg. 01 min. 16 sec. West, a distance of 25.89 feet;
- North 40 deg. 48 min. 55 sec. West, a distance of 39.70 feet;



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Johnson County, Texas, Approved by Deputy: MICHELLE PHIPPS.

Johnson County Clerk

Digitally signed by: April Long
Date: Jan 16, 2026 04:49 PM -06:00



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North 32 deg. 46 min. 00 sec. East, a distance of 36.29 feet;

North 40 deg. 01 min. 07 sec. West, a distance of 38.41 feet;

North 34 deg. 56 min. 01 sec. West, a distance of 30.90 feet to a 1/2 inch capped iron rod stamped "Burns Surveying" set at the Southwest corner of said Thompson tract;

THENCE North 59 deg. 46 min. 35 sec. East, passing at a distance of 25.78 feet a 1/2 inch iron rod found on line for reference and continuing for a total distance of 538.58 feet to the PLACE OF BEGINNING and containing 364,283.42 square feet or 8.363 acres of land.



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Johnson County Clerk



April Long

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Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 34293

eRecording - Real Property

Warranty Deed

Recorded On: November 13, 2025 03:44 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.25

***** 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 - 34293
Receipt Number: 20251113000151
Recorded Date/Time: November 13, 2025 03:44 PM
User: Angelica S
Station: CCI15

Record and Return To:

Simplifile
5072 North 300 West
PROVO UT



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