

**AGENDA PLACEMENT FORM**

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

**Date:** February 25, 2026

**Meeting Date:** March 9, 2026

**Submitted By:** Julie Edmiston

**Department:** Development Services

**Signature of Elected Official/Department Head:**

*Julie Edmiston*



**Description:**

Consideration of Two Variances for a Proposed Plat Revision of Two Lots: (1) to Lift the Requirement of the Groundwater Availability Certification, and (2) to Allow Platting and Permitting of Proposed Lots being 1.674 and 1.675 Acres Served by Private Water Wells, Located in Precinct 4.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(May attach additional sheets if necessary)

**Person to Present:** \_\_\_\_\_

(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**



## 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 Richard & Emma Johnson Date 2/9/2024

Phone Number 817 821 1681

Email Address emma.johnson64@outlook.com

#### Property Information for Variance Request:

Property 911 address 7715 County Road 206 Grandview 76050

Subdivision name Acres of Blessing Block \_\_\_\_\_ Lot 1

Survey L Menefee Abstract 554 Acreage 4.257

Request Allow permitting for a tract less than 2 acres w/private well + GAC variance.

Reason for request Allow our daughter to build a house + drill well which will require division of existing plat to 2 equal portions. The cost of the GAC is too expensive.

Provide the following with this request:

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



TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Grantee's mailing address: 7715 County Road, 206, Grandview, TX 76050.

EXECUTED to be effective as of the 12<sup>th</sup> day of Aug., 2025.

GRANTOR:

Jeffrey D. Tosh  
Jeffrey D. Tosh

Laura W. Tosh  
Laura W. Tosh

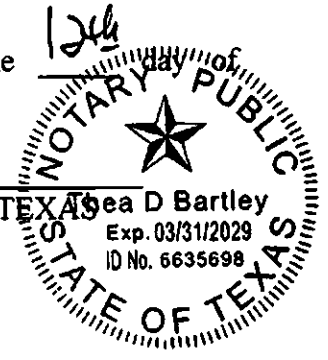
THE STATE OF TEXAS

COUNTY OF Davis

§  
§  
§

The foregoing instrument was acknowledged before me on the 12<sup>th</sup> day of Aug., 2025, by Jeffrey D. Tosh.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

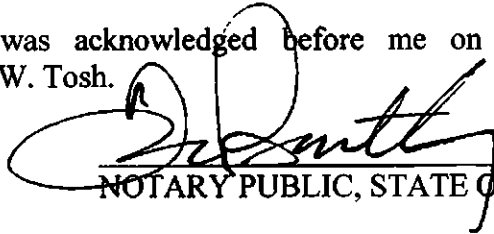


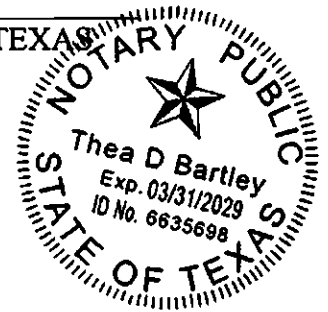
THE STATE OF TEXAS

§  
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§

COUNTY OF ELLIS

The foregoing instrument was acknowledged before me on the 12<sup>th</sup> day of Aug., 2025, by Laura W. Tosh.

  
NOTARY PUBLIC, STATE OF TEXAS



**AFTER RECORDING, RETURN TO:**  
Richard Allan Johnson and Emma Mae Johnson  
7715 County Road, 206  
Grandview, TX 76050

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF THE LAND**

Being all of Lot 1, ACRES OF BLESSING, an Addition in Johnson County, Texas, according to the Plat thereof recorded in Instrument No. 2020-64, Slide E-208, of the Plat Records of Johnson County, Texas.

**Johnson County  
April Long  
Johnson County  
Clerk**

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**Instrument Number:** 2025 - 23763

eRecording - Real Property

Warranty Deed

Recorded On: August 13, 2025 08:24 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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 - 23763  
Receipt Number: 20250813000005  
Recorded Date/Time: August 13, 2025 08:24 AM  
User: Amanda T  
Station: ccl83

**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*

