

AGENDA PLACEMENT FORM

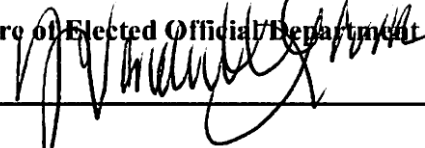
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: April 29, 2026

Meeting Date: May 11, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:


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

Description:

Consideration of Variance to Allow Platting and Permitting for a Proposed Plat
Revision of Two Lots, One Lot Having 103.96' of Road Frontage and One Lot
having 103.97 of Road Frontage, Located in Precinct 3.

(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 Ezequiel Aguilar Guardado Date 4/28/2026

Phone Number (817)335-0278

Email Address arlethd1996@gmail.com

Property Information for Variance Request:

Property 911 address 8811, 8817, 8819 Karens Corner, Alvarado, TX 76009

Subdivision name The Homesteads, Phase Nine Section A Block K Lot 17R & 18R

Survey _____ Abstract _____ Acreage 3.096 (per t

Request Variance request to allow road frontage of less than 150 feet for lots 17R and 18R

Reason for request After subdividing the property, the road frontage is less than 150 feet

Provide the following with this request:

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

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: July 28, 2016

Grantor: DEANNA ROGERS (formerly known as Deanna Fetner)
and husband, JEREMY ROGERS, pro forma

Grantor's Mailing Address: 402 Canterbury Court
Midlothian, Ellis County, Texas 76065

Grantee: EZEQUIEL AGUILAR GUARDADO and IRMA DIAZ HERRERA

Grantee's Mailing Address: 2429 CR 615
Alvarado, Johnson County, Texas 76009

Consideration: THE SUM OF TEN AND NO/100 (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION TO THE UNDERSIGNED PAID BY THE GRANTEES HEREIN NAMED, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE FURTHER CONSIDERATION OF the execution and delivery by the Grantees of their one certain promissory note of even date herewith, in the principal sum of \$83,500.00, payable to the order of Deanna Rogers and Jeremy Rogers, being due and payable as therein provided and bearing interest as therein specified and providing for acceleration of maturity in the event of default and or attorney's fees, the payment of which note is secured by the vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to Susan M. Martin, Trustee.

Property (including any improvements): Lots 15, 17, 18, Block K, THE HOMESTEADS PHASE 9, Section A, according to the map or plat thereof recorded in Volume 6, Page 156, of the Plat records of Johnson County, Texas.

This conveyance is made subject to the prior lien ("Underlying Lien") of a deed of trust recorded in of the real property records of Johnson County, Texas, to G. Tommy Bastian, Trustee, which secures payment of a promissory note ("Underlying Lien Debt") in the principal amount of One Hundred Ten Thousand Two Hundred Sixty-nine and No/100 Dollars (\$110,269.00.00). Grantee in this deed does not assume payment of that Underlying Lien Debt. As further consideration Grantor promises to keep and perform all the covenants and obligations of the grantor named in the Underlying Lien deed of trust and to indemnify, defend, and hold Grantee harmless against any damages caused by Grantor's breach of its obligations under the Underlying Lien Debt and related documents, as long as Grantee is not in default on the Wraparound Lien Debt and documents relating to it.

Johnson County
Becky Ivey
County Clerk
Cleburne 76033



70 2016 00024180

Instrument Number: 2016-24180

As

Recorded On: September 30, 2016

Warranty Deed

Parties:

To

Billable Pages: 3

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

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

| | |
|------------------|-------|
| Warranty Deed | 34.00 |
| Total Recording: | 34.00 |

***** DO NOT REMOVE. 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: 2016-24180
Receipt Number: 75410
Recorded Date/Time: September 30, 2016 01:31:21P
User / Station: A Finney - CCL82

Record and Return To:

SUSAN M MARTIN
PO BOX 915
ENV
MIDLOTHIAN TX 76065



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

