

**AGENDA PLACEMENT FORM**

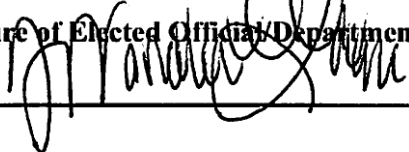
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: April 30, 2026

Meeting Date: May 11, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:  




**Description:**

Consideration of Variance to Allow Permitting on 0.716-acre Lot Located  
Within the Extra-Territorial Jurisdiction of the City of Burleson, Precinct 3.  
Water Source is Public Water.

(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: \_\_\_\_\_ 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 Paul Callahan Date 4/30/26

Phone Number 817-448-2399

Email Address paulcallahan28@gmail.com

Property Information for Variance Request:

Property 911 address 6517 County Road 527 Burleson, TX 76028

Subdivision name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Survey \_\_\_\_\_ Abstract 734 TR 5A M Reece Acreage .98

Request Variance

Reason for request Installation of new manufactured home.

Provide the following with this request:

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



RECEIVED IN BAD CONDITION

**General Warranty Deed**

**Date:** June 16, 2022

**Grantor:** Pat Stutts

**Grantor's Mailing Address:**

Pat Stutts  
613 Gracie Lane  
Burleson, TX 76028

**Grantee:** Paul E. Callahan, Jr.

**Grantee's Mailing Address:**

Paul E. Callahan, Jr  
6517 County Road 527  
Burleson, TX 76028

**Consideration:**

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

**Property (including any improvements):**

Being a 0.981 acre tract of land situated in the William Reece Survey, Patent 603, Volume 38, Abstract 734, Johnson County Texas and being all of that certain tract of land conveyed to Herman G. Worsham and wife Nancy A. Worsham, according to the deed recorded in Volume 584, Page 205, Deed Records, Johnson County, Texas and being more particularly described as follows:

BEGINNING at the southerly corner of said Worsham tract, being the southeast corner of that certain 0.69 acre tract of land conveyed to Leslie Hall, according to the deed recorded in Volume 2221, Page 14, Deed Records, Johnson County, Texas, and being on the centerline of County Road 527;

THENCE N 01°13'E, with the westerly line of Worsham tract, pass a one-half inch iron rod found at 44.4 feet and continuing in all, a distance of 389.2 feet to a one-half inch iron rod found for the northwest corner of said Worsham tract;

THENCE S 89°10'E, with the northerly line of Worsham tract, pass a one-half iron rod found at 1934.1 feet and continuing in all, a distance of 226.9 feet to the northeast corner of said Worsham tract, and being on the centerline of said County Road 527;

THENCE S 35°01'W, with the centerline of said County Road, a distance of 114.1 feet;

THENCE S 29°50'W, with the centerline of said County Road, a distance of 323.0 feet;

THENCE S 36°12'W, with the centerline of said County Road, a distance of 15.1 feet to the Point of Beginning and containing 0.981 acre of land.

**Reservations from Conveyance:**

None

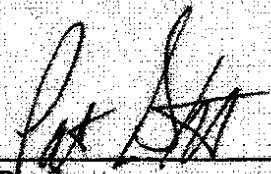
**Exceptions to Conveyance and Warranty:**

None

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.

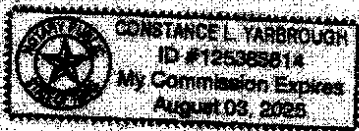
When the context requires, singular nouns and pronouns include the plural.

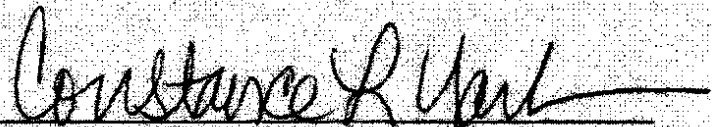
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

  
\_\_\_\_\_  
Pat Stutts

STATE OF TEXAS )  
COUNTY OF Johnson )

This instrument was acknowledged before me on June 16, 2022, by Pat Stutts.



  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: 8/3/25

**PREPARED IN THE OFFICE OF:**

**Lovlace Law, PC  
232 NW Tarrant  
Suite 104  
Burleson, TX 76028  
Tel: (817) 953-9656  
Fax: (817) 385-6656**

**AFTER RECORDING RETURN TO:**

**Paul E. Callahan, Jr  
6517 County Road 527  
Burleson, TX 76028**

**Johnson County  
Becky Ivey  
Johnson County  
Clerk**

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**Instrument Number:** 2022 - 21829

eRecording - Real Property

Warranty Deed

Recorded On: June 21, 2022 09:39 AM

Number of Pages: 4

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

Total Recording: \$34.00

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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: 2022 - 21829  
Receipt Number: 20220621000008  
Recorded Date/Time: June 21, 2022 09:39 AM  
User: Linda B  
Station: ccl30

**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.**

Becky Ivey  
Johnson County Clerk  
Johnson County, TX

*Becky Ivey*