

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:


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


Description:

Consideration of Variance to Allow Platting and Permitting for a Proposed
Subdivision of One Lot Having 135.19' of Road Frontage, 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: _____ 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 MARSHALL MILLER Date 04-28-2026

Phone Number 817-935-8701

Email Address marshall.miller@lonestarlandsurveying.com

Property Information for Variance Request:

Property 911 address 3609 County Rd 312A, Alvarado

Subdivision name B WARD ESTATES Block 1 Lot 1

Survey M. TURNER Abstract 825 Acreage 2.516

Request MINIMUM ROAD FRONTAGE

Reason for request THE PROPERTY ONLY HAS 135' OF PUBLIC ROAD FRONTAGE AS IT EXISTS WITH A HOME. THIS LOT WAS NOT MODIFIED TO BE 135', IT WAS CREATED PREVIOUSLY AND A HOME WAS BUILT. THE SOLE

PURPOSE OF THE PLAT IS TO GET A PERMIT AS THE PROPERTY CURRENTLY EXISTS.

Provide the following with this request:

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

Truly Title GF # 24000710-34

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 with Vendor's Lien

Executed this 13 day of March, 2024

Grantor: Darrell Tidwell

Grantor's Mailing Address: _____

Grantee: Brent Ward

Grantee's Mailing Address: 3609 CR 312A, Alvarado, TX 76009

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Navy Federal Credit Union ("Lender"), in the principal amount of Two Hundred Ten Thousand Five Hundred and 00/100 Dollars (\$210,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender, and by a first lien deed of trust of even date from Grantee to Allan B. Polunsky, Trustee.

Property (including any improvements):

ATTACHED AS "EXHIBIT A"

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024 and subsequent years, which Grantee assumes and agrees to pay.

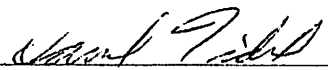
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

The vendors' liens against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

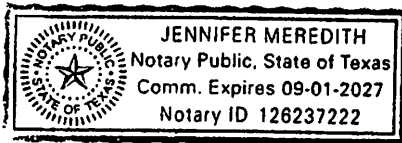


Darrell Tidwell

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on March 13, 2024, by Darrell Tidwell.

(Notary Seal)





Notary Public, State of TEXAS

After recording return to:
Brent Ward
13308C Fieder Blvd.
Venus, TX. 76084

EXHIBIT A

A survey of all that certain 2.5 acre tract or parcel of land out of the Maria Turner Survey, Abst. No. 825, Johnson County, Texas, being a portion of that 5.0 acre tract conveyed by Deed to Ross M. Tidwell, et ux, as recorded in Volume 521, Page 287, Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a steel rod found in place in County Road No. 312A, for a corner, said corner being the Southwest corner of said Tidwell 5.0 acre tract;

THENCE -- N 21°58'W 135.71 feet with said road and the WEST line of said 5.0 acre tract to a nail set, for a corner;

THENCE -- N 60°02'E 794.73 feet to a steel rod set in a fence line and in the EAST line of said 5.0 acre tract, for a corner;

THENCE -- S 36°43'47"E 135.33 feet with a fence line and the EAST line of said 5.0 acre tract to a steel rod found in place at a corner fence post, for a corner;

THENCE -- S 60°02'W with a fence line and the SOUTH line of said 5.0 acre tract, at 809.5 feet pass a steel rod set at a corner fence post for a reference, in all 827.5 feet to a place of BEGINNING, containing 2.50 acres of land, of which approximately 0.04 acre lies within the county road.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2024 - 6973

eRecording - Real Property

Warranty Deed

Recorded On: March 13, 2024 01:36 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2024 - 6973
Receipt Number: 20240313000109
Recorded Date/Time: March 13, 2024 01:36 PM
User: Honor C
Station: CCL45

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