

**AGENDA PLACEMENT FORM**

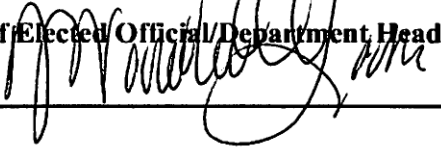
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: April 29, 2026

Meeting Date: May 11, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:  


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


**Description:**

Consideration of Variance of the Roadway Cross Section in a Proposed  
Subdivision, Sunrise Ridge, Located in Precinct 1.

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(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 BC & GH, LLC Date 4-22-26

Phone Number 479-236-0592

Email Address gghanby123@gmail.com brettc@jtsi.com

#### Property Information for Variance Request:

Property 911 address 3401 CR 1123

Subdivision name Sunrise Ridge Block 1, 2, X Lot 1-23, 1-14, 1X & McKenzie Circle

Survey Jackson County School Land Abstract 435 Acreage 90.292

Request 2 course chip seal on the interior road of the neighborhood

Reason for request The private road shown hereon (McKenzie Circle) is to be gated and privately maintained by the Home Owners' Association (H.O.A.),

as established by accompanying restrictive covenants recorded as a separate document. This road will under no condition be a county maintained road.

The road will meet all other county specs and will be able to support emergency vehicle weight and access needs.

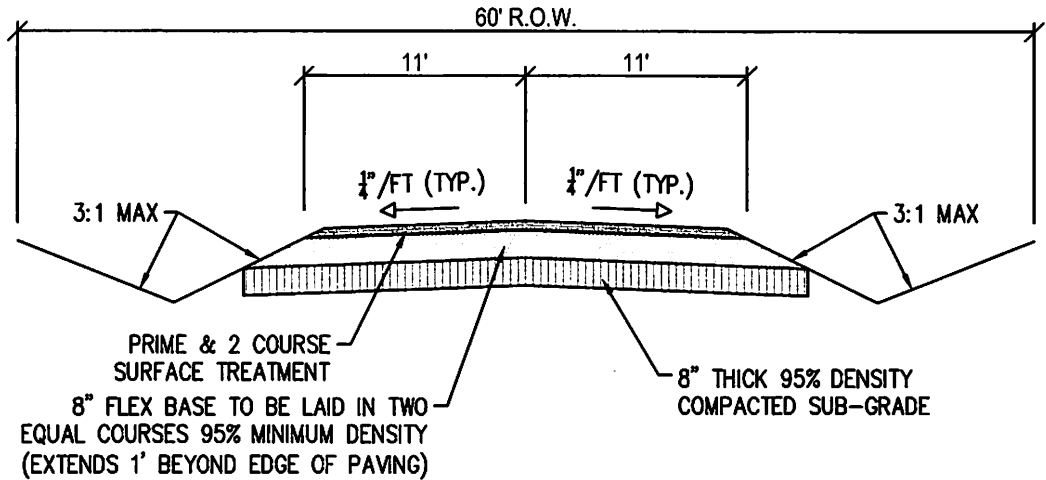
Provide the following with this request:

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






G:\Shared drives\Engineering\184\_ALEC CUILLA\2436 Sunrise Ridge 3401 CR 1123100 CAD\100 DWG\100 EXHIBIT\SECTION FOR SUNRISE RIDGE.dwg, Layout1, 4/23/2026 2:52:42 PM, Chris



## TYPICAL ROADWAY SECTION (PRIVATE) FOR SUNRISE RIDGE

N.T.S.

 <b>TEXAS SURVEYING &amp; ENGINEERING</b> INC.	
104 S WALNUT ST WEATHERFORD, TX 76086 (817) 319-9931 TEXAS REG. FIRM # 17586	
CLIENT # 184	JOB # 2436
DATE: 04/23/2026	
SUNRISE RIDGE JOHNSON COUNTY TEXAS	
PRIVATE PAVEMENT SECTION	
SHEET NO <b>1</b>	

Stewart/2357862/504/LL

**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 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

Date: August 19th, 2024

Grantor: Manuel M. Vargas and Francisco M. Vargas, each married conveying as their sole and separate property and estate

Grantor's Mailing Address: 3401 CR 1123, Godley, TX 76044

Grantee: Thomas Brett Chenevert, a single person and Grant Hanby, a single person

Grantee's Mailing Address: 11312 Club House Pkwy, Farmington, AR 72730

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of One Million Twelve Thousand Five Hundred and No/100<sup>ths</sup> Dollars (\$1,012,500.00), executed by Grantee, payable to the order of Plains Capital Bank (Lender), as therein specified, providing for acceleration of maturity and for 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 Darrell G. Adams, Trustee.

Lender, at the instance and request of the Grantee, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby transferred and assigned to said Lender, its successors and assigns, without recourse against Grantor.

Property (including any improvements):

**See Exhibit "A" attached hereto and made a part hereof for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

There is hereby reserved to Grantor, their heirs and assigns all of Grantor's interest in the oil, gas and other minerals in and under and that may be produced from the Property, by whatever method produced or extracted, however. Grantor on behalf of Grantor, Grantor's heirs, successors and assigns, waives the right of ingress and egress to and from, and the use of the surface of the Property for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

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 Vendor's Lien against and Superior Title to the Property are retained until the above-described Note and all interest thereon are fully paid according to its terms, at which time this deed shall become absolute.

Unofficial Copy

Taxes for the current year have been prorated and their payment is assumed by Grantee.

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

Unofficial Copy

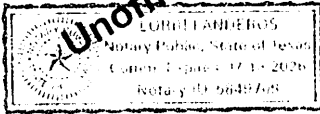
Manuel M. Vargas  
MANUEL M. VARGAS

Francisco M. Vargas  
FRANCISCO M. VARGAS

STATE OF TEXAS §  
COUNTY OF Johnson §

This instrument was acknowledged before me on the 19th day of August 2024, by Manuel M. Vargas and Francisco M. Vargas.

Unofficial Copy



Lorel Landebo  
Notary Public, State of Texas

Unofficial Copy

After Recording, Return to:  
Thomas Brett Chenevert and Greg Hanby  
11312 Club House Pkwy  
Farmington, AR 72731

Unofficial Copy

Unofficial Copy

Unofficial Copy

Unofficial Copy

**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 2357442

Being a tract or parcel of land situated in the Jackson County School Land Survey, Abstract No.435, Johnson County, Texas, being the same 90.3 acre tract conveyed to M. Vargas and F. Vargas deed recorded under County Clerks File No.2015-08641, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a point for corner in County Road No.1123, being the northeast corner of said 90.3 acre tract and the northwest corner of a 96.71 acre tract conveyed to D. Gann by deed recorded under County Clerks File No.2016-04914, Deed Records, Johnson County, Texas;

Thence South 31°29'12" East with the common line between said 90.3 acre tract and said 96.71 acre tract passing a 5/8" iron rod found for reference at 11.94 feet continuing in all a distance of 2609.01 feet to a 12" wood fence post found for corner in the north line of a 176.0 acre tract conveyed to C. Almeida by deed recorded in Volume 2113, Page 865, Deed Records, Johnson County, Texas;

Thence South 58°37'07" West with the common line between said 90.3 acre tract and said 176.0 acre tract a distance of 1658.92 feet to a 1/2" iron rod found for corner in the north line of said 176.0 acre tract, being the southwest corner of said 90.3 acre tract and the southeast corner of a 139.59 acre tract conveyed to Turtle Top Cove, by deed recorded in Volume 3782, Page 153, Deed Records, Johnson County, Texas;

Thence North 31°24'48" West with the common line between said 90.3 acre tract and said 139.59 acre tract a distance of 2344.82 feet to a 5/8" iron rod found for corner in the east line of said 139.59 acre tract, being a northwest corner of said 90.3 acre tract and the southwest corner of a 10.0 acre tract conveyed to R. Sanchez by deed recorded in Volume 2684, Page 67, Deed Records, Johnson County, Texas;

Thence North 60°10'31" East with the common line between said 90.3 acre tract and said 10.0 acre tract a distance of 1415.61 feet to a point for corner, being a inside all corner of said 90.3 acre tract and the southeast corner of said 10.0 acre tract from which a 1/2" iron pipe found for reference bears South 60°10'31" West, 5.84 feet;

Thence North 31°24'54" West with the common line between said 90.3 acre tract and said 10.0 acre tract a distance of 307.78 feet to a 1/2" iron rod set for corner in said County Road No.1123, being the northwest corner of said 90.3 acre tract and the northeast corner of said 10.0;

Thence North 59°48'27" East with said County Road No.1123 and the north line of said 90.3 acre tract a distance of 247.40 feet to the POINT OF BEGINNING and containing 90.29 acre of land, more or less, as surveyed on the ground June 19, 2024 by Tucker Surveyors.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.

File No.: 2357862

Johnson County  
April Long  
Johnson County  
Clerk

Instrument Number: 2024 - 23864

eRecording - Real Property  
Warranty Deed

Recorded On: August 21, 2024 09:11 AM

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 - 23864  
Receipt Number: 20240821000021  
Recorded Date/Time: August 21, 2024 09:11 AM  
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