

FEB 27 2017

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon

TODAY'S DATE: 2/14/17

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X February 27, 2017

SPECIFIC AGENDA WORDING: Consideration to grant a variance for a 2.384 acre tract out of the Eugene C. Kelty Survey Abstract 476, (6401 CR 204 Grandview) for a house and a shop on one new approved septic system designed to accommodate both structures located in Precinct 4.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: Ten Minutes

ACTION ITEM:

X

WORKSHOP:

(Anticipated number of minutes needed to discuss item)

CONSENT:

EXECUTIVE:

STAFF NOTICE:

COUNTY ATTORNEY: _____

ISS DEPARTMENT: _____

AUDITOR: _____

PURCHASING DEPARTMENT: _____

PERSONNEL: _____

PUBLIC WORKS: _____

BUDGET COORDINATOR: _____

OTHER: _____

*******This Section to be Completed by County Judge's Office*******

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____

Date _____

FEB 27 2017



Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. To request a variance for the purpose of:

- installing a septic system on a lot or tract of less than an acre or
- two residences / structures on one (1) septic system or
- installing a second septic system on a lot less than 2 acres

Please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Duane & Jacqueline Tinker Date 1-25-17

Contact information: Phone no. 817 948 8825

Cell no. _____ Email address _____

Property Information for Variance Request:

Property 911 address 6401 CR 204 Grandview TX 76050

Subdivision name 476 TR AE Kelly Block _____ Lot _____

Lot size: 2.384 acres Size of existing residence: 2,500 sq. ft.

Does this lot currently have a septic system? Yes No System type Conventional

ETJ: Yes - City _____ No

Is a part of the property located in a FEMA designated Floodplain? Yes No

Reason for request Replace existing ^{failed} system and hook up ~~possible~~ shop toilet to the new system

Provide the following with this request:

- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing home, buildings, existing & proposed septic system locations

F:/Platting/Variances/Septic System Variance Request App



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytx.org - (817) 556-6380 - Fax (817)556-6391

Application for 'Authorization to Construct' OSSF System

Office use only Authorization to Construct Permit # _____ Date _____
FIRM Panel # _____ Precinct _____
This is to certify that: _____ has paid a
Fee of: \$475.00 Aerobic Septic Systems \$375.00 All other Septic Systems
And has complied with the rules and regulations of this department for the construction of a private liquid
waste disposal system - address and owner listed below. Inspector approval: [Signature] Date 1.26.17
This AUTHORIZATION TO CONSTRUCT is only valid with INSPECTOR APPROVAL and is valid for 1 year from the
issue date unless revoked for non-compliance with the rules and regulations of this department

To be completed and signed by Property owner

Property Owner's Name: Duane + Jacqueline Tinker Ph. # 817-948-8825
911 site address: 1401 CR 204 Grandview TX 76050 Current mailing address: PO Box 67
Alvarado 76009
Legal Description: Metes and Bounds: Acreage: 2.38
Recorded deed: Volume _____ Page 476 Survey Eugene Kelly Abstract 476 TR 7A Kelly
 Subdivision: _____ Lot #: _____ Blk #: _____ Phase / Section #: _____

Please attach verification of legal description such as a copy of: Deed and Survey or other documentation

Type of Home / Building: New Existing Site Built Manufactured Bldg. Sq. Ft. 2500
 Single-Family # Bdrms 3 Multi-Family # Bdrms _____ Commercial # Employees _____
 Well -or- Water Co. _____

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given
for Johnson County Public Works to enter upon the above described property for the purpose of site evaluation and
investigation of an on-site sewage facility.

[Signature]
(Signature of Owner)

1-11-17
(Date)

Site Evaluator: Doyle Culp License No. 6470
Phone No: 817 297 2342 Other No.
Mailing Address: PO Box 486 City Crowley State TX Zip 76036
Installer: Bryan E Russell License No. 30384
Phone No: 817 744 202 Other No. DW# 1855
Mailing Address: PO Box 129 City Joshua State TX Zip 76058

****System must be installed according to specifications on attached design****

COPY



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305
Cleburne, Texas 76033 - (817) 556-6380 - Fax (817) 556-6391
development@johnsoncountytexas.org

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No

Designer Name: Doyle Culp License Type and No. 2949 RS
Phone No. 817-297-2342 Other or Fax No. 817-297-2100
Mailing Address: PO 986 City: Cleburne State: TX Zip: 76036

I. TYPE AND SIZE OF PIPING FROM: (Example: 4" SCH 40 PVC)

Stub out to treatment tank: 3" PVC Sch 40
Treatment tank to disposal system: 1/8" Dia FOOT

II. DAILY WASTEWATER USAGE RATE: Q = 270 ^{gpd} (gallons/day) 240 + 30gpd

Water Saving Devices: Yes No

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit

A. Tank Dimensions: 5'6" x 6' x 11'5" Liquid Depth (bottom of tank to outlet): 5'
Size proposed: 600 (gal)* Manufacturer: NV-Water / Clear Stream
Material/Model# concrete

Pretreatment Tank: Yes No NA
Pump/Lift Tank: Yes No NA

B. OTHER Yes No If yes, please attach description.

IV. DISPOSAL SYSTEM:

Disposal Type: Sprinkler
Manufacturer and Model _____
Area Proposed: 5652 sq Ft Area Required: 4218 sq Ft

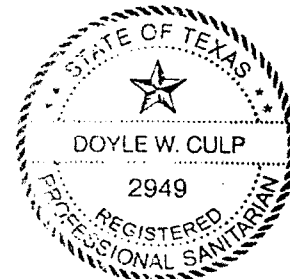
V. ADDITIONAL INFORMATION:

NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.

- A. Soil/Site Evaluation B. Planning materials (If Applicable).

DO NOT BEGIN CONSTRUCTION PRIOR TO OBTAINING AUTHORIZATION TO CONSTRUCT. UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

SIGNATURE OF INSTALLER OR DESIGNER: [Signature] DATE: 1/20/17



COPY

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 1/20/17
 Owner's Name TINKER
 Physical Address 6401 CR 204 GRANDVIEW TX
 Site Evaluator Doyle Gulp O.S. Number 4470

Proposed Excavation Depth

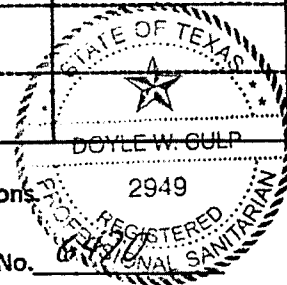
*At least two soil evaluations must be performed on the site, at opposite ends of the disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on site drawing.
 *For subsurface disposal, soil evaluations must be performed to a depth of at least 2 ft below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
 * Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number B1

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
=	1			
<u>12</u>				
=	Clay II	N/A	yes	unsuitable
<u>24</u>				
=				
<u>36</u>				
=				
<u>48</u>				
=				
<u>60</u>				

Soil Boring Number B2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
=	1			
<u>12</u>				
=	Clay II	N/A	yes	unsuitable
<u>24</u>				
=				
<u>36</u>				
=				
<u>48</u>				
=				
<u>60</u>				



I certify that the above statements are true and are based on my own field observations.

ATTESTED BY: Doyle W. Gulp
Signature

Site Evaluator No. 64470

PO 986 Crowley TX
Address

87-297-3342
Phone

The test data and other information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County

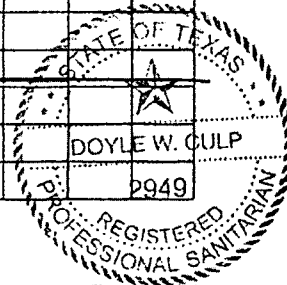
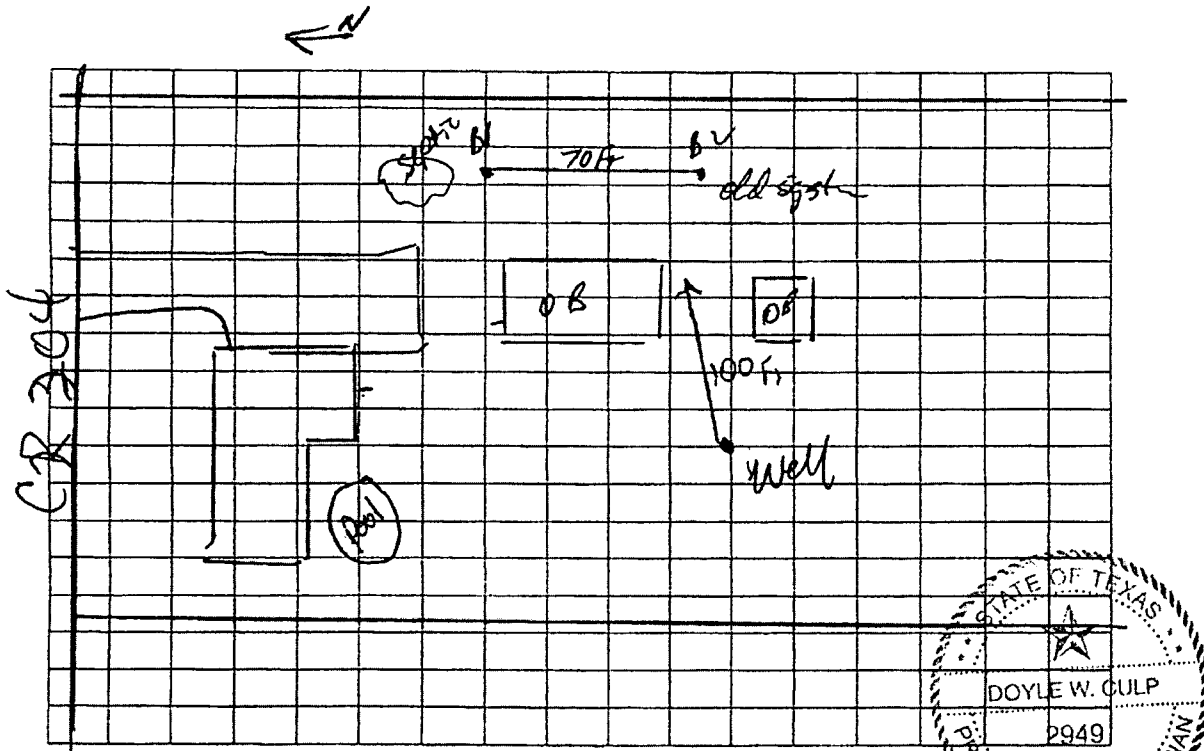
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JOHNSON COUNTY - SITE EVALUATION REPORT

Date 1/20/17
 Name TINKER Phone 817 948 8825
 Address 6401 CR 204 GRANVIEW TX
 PROPERTY LOCATION
 Lot _____ Block _____ Subdivision _____
 Street/Road Address about
 Additional Information 2 Acre

SCHMATIC OF LOT OR TRACT

Compass North, adjacent street(s), direction of slope, property lines
 Location of natural, constructed or proposed drainage ways, water impoundment areas, cut or fill banks, sharp slopes and buildings.
 Location of existing or proposed water wells.
 Location of (numbered) soil boring and dug pits (show distance of each hole from property line or other discernible point).



Presence of 100 year flood zone	Yes _____	No <u>X</u>	Firm Panel # _____
Presence of upper water shed	Yes _____	No <u>X</u>	
Presence of adjacent ponds, streams, water impoundment area	Yes _____	No <u>X</u>	
Existing or proposed water well in nearby area	Yes <u>X</u>	No _____	

ATTESTED BY: Doyle W. Gulp
 Signature _____ Site Evaluator No. 6470
Po 984 Crowley TX Address 817-397-2342 Phone

The information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County.

Revised 7/10/2012

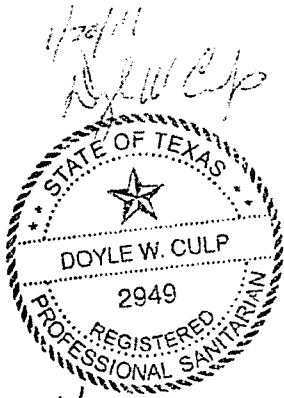
COPY

TINKER
6401 CR 204
GLANDVIEW TX

3Bem + shop
240gals + 30gals (2 People x 15gals)

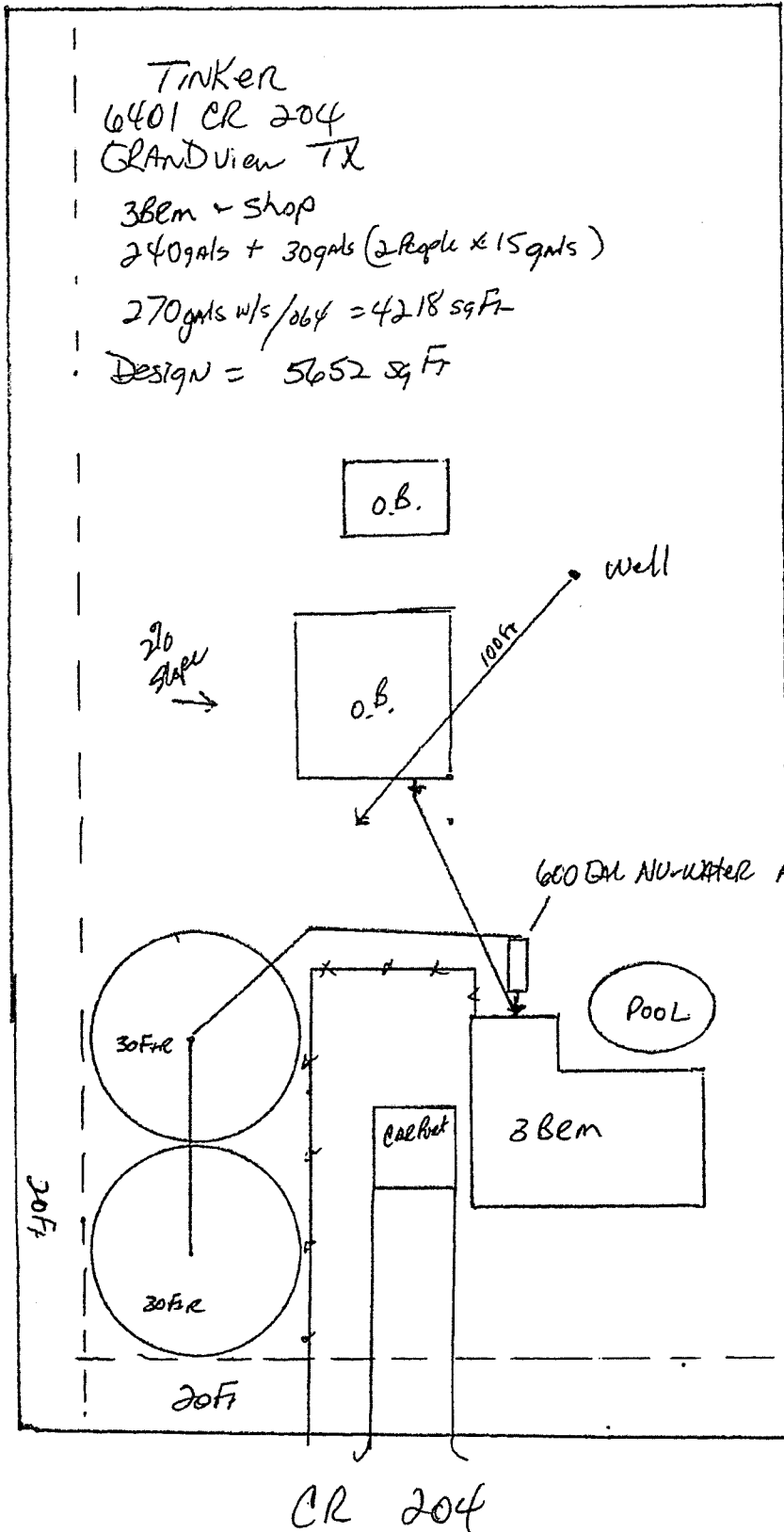
270gals w/s / 0.64 = 4218 sq Ft

Design = 5652 sq Ft



1-20-17
D.W.C.

1-20-17
D.W.C.



COPY

January 20, 2017

SPRAYFIELD DESIGN

PREPARED FOR:

NAME: Tinker
ADDRESS: 6401 County Road 204 Grandview, Texas
LEGAL: Johnson County Texas
INSTALLER: Bryan E Russell # 30384
DEVELOPMENT PERMIT: _____

DESIGN PARAMETERS:

ESTIMATED FLOW: 240 Gallon (3 BRm) Water Saving Devices
30 Gallon (Shop) 2 People x 15 Gallons W/S Devices
Total 270 Gallons
LOADING RATE: .064
AREA REQUIRED: 4218 Sq. Ft.
AREA DESIGN: 5652 Sq. Ft.

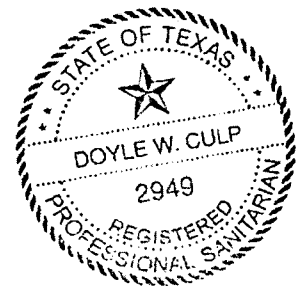
SYSTEM PARAMETERS:

PRETREATMENT TANK: 353 Gallon
AERATION TANK: 600 Gallon Nu Water Aerobic Unit
PUMP TANK: 798 Gallon
SPRINKLER AREA: 2 - 30 Ft. Radius Full Circle 2826 Sq. Ft.
Total 5652 Sq. Ft.
PUMP SPECIFICATION: 1/2 H.P.
CHLORINATOR: Yes - 285.91 (4) ANSI / NSF Approved
WATER SUPPLY: Private Well
VEGETATION COVER: Sprayfield areas to be sod in all season grasses

PREPARED BY:

Doyle Culp
PO Box 986
Crowley, Texas 76036-
(817) 297-2342

R.S. 2949



 COPY

ON-SITE EVALUATION

DESIGN CALCULATIONS

Using the formula : $\text{GPD} = \text{Total Square Feet}$
App. Rate

Required Area: $270 \text{ W/s} / .064 = 4218 \text{ Sq. Ft.}$
Designed Area: 5652 Sq. Ft.

SYSTEM LAYOUT

Discharge from the residence and shop will gravity flow via a three inch PVC pipe (1/8 inch per ft. fall minimum) to a 550-B 600 Gal Nu Water Aerobic Unit . There will be a clean out installed within 3 Ft. of the house and building and every 100 Ft. if needed.

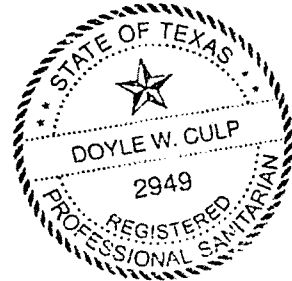
The clear effluent from the Nu Water Aerobic Unit will discharge through a chlorinator into a 798 gallon pump tank. The chlorinated effluent will pass through a 1/2 horse power pump to 30 feet radius with 2 sprinkler heads via a one inch pressure rated line. Low angle nozzle 13 degree or less shall be used to keep the spray low and reduce aerosol. All spray areas will be covered in grasses or trees, or prepared for seeding of grasses. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. (285.38)

PUMP TANK

The pump tank volume will be 798 gallon minimum. In the event of pump failure a total volume of 220 gallons will be left exceeding the 1/3 flow above the alarm. The tank shall be provided with an audio and visual high water alarm. All electrical wiring shall be in accordance with the most recent edition of the National Electrical Code. When sprinklers are used as the application method, the maximum inlet pressure shall 40 pounds per square inch.

VARIANCES

No variances are requested with any part of this system. Any changes in proposed system must be approved by the permitting authority before the installer is authorized to make change. A timer will be installed if any sprinkler is within 20 feet of property line. For night time distribution.



COPY

AFFIDAVIT TO THE PUBLIC

**County of Johnson
State of Texas**

CERTIFICATION OF OSSF

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Johnson County, Texas.

I.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II.

An OSSF according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

Abst 476 TR 7A F Kelly

The property is owned by (print owner's full name):

Duane + Jacqueline Tinker

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from JOHNSON COUNTY PUBLIC WORKS.

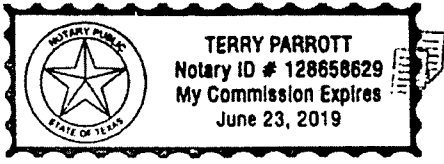
WITNESS BY HAND(S) ON THIS 12 DAY OF January, 2017

[Signature]
Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 12 DAY OF January, 2017

[Signature]

Notary Public, State of Texas
Notary's Printed Name:
My Commission Expires:



COPY

KountyWide Septic Service
5311 Burleson Oaks Drive
Burleson, TX 76028



Phone: (817) 714-4202

Date: 1/4/2017

www.kountywide.com / bryan@kountywide.com

To: *Duane*
Jackie and Dwayne Tinker
6401 CR 204
Grandview, TX 76050

Contract Period
Start Date:
End Date:

Phone: (817) 948-8825 Subdivision:
Site: 6401 CR 204, Grandview, TX 76050
County: Johnson
Installer:
Agency: Johnson County Public Works Department
Mfg/Brand: /

KountyWide Septic Service
3 visits per year - one every 4 months
Map Key: ID: 11717

AEROBIC SEPTIC SYSTEM INSPECTION AGREEMENT

SERVICE PROVIDED:

- A. An inspection visit approximately every four months for a total of three per annual period. The Report of the visit will be filed with the permitting agency.
- B. Verifying the proper operation of the audio and visual alarms, aerator/air compressor, disinfection device, chlorine level, irrigation pump, sludge levels in accessible tanks, and sprinkler heads.
- C. Routine maintenance as required to accessible components such as air compressor filters, aerator shafts, sprinkler heads that are not buried, minor adjustments (parts not included) to components, adding customer purchased chlorine or bleach. If any improper operation is observed, the owner shall be notified of the condition and the estimated cost of repairs.
- D. Customer requested service calls will be responded to within two business days and will result in a \$75 trip charge plus parts and labor (\$125 plus parts and labor for service outside normal business hours or on weekends or holidays).

PROPERTY OWNER RESPONSIBILITIES:

- E. Property owner is responsible for keeping the area around all components accessible, free of high grass and fire ants, the operation of the disinfection device and for adding chlorine between visits.
- F. Property owner will not alter without a permit, install unapproved components on or disconnect the electrical power more than 24 hours to - the aerobic septic system.
- G. Property owner will provide inspector unrestricted access, including gate or lock codes, to the septic system and components. (If the property owner requires a pre-visit phone call or an appointment, additional fees may apply. Please call KountyWide for details.)

GENERAL LIMITATIONS:

This Agreement **does not** include the cost of any BOD/TSS test, septic tank cleaning, pumping or repairs.

Owner Signature: *[Signature]* Date: 1-11-17
Phone #: 817-948-8825 Email: jacqueline.tinker@gmail.com

Maintenance Provider,
Bryan E Russell MP #1855



FWT GF#16-09703-086

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

WARRANTY DEED WITH VENDOR'S LIEN

DATE: November 23, 2016

GRANTOR: VICKI GENTRY AND BILLY CHARLES JACKSON, WIFE AND HUSBAND

GRANTOR'S MAILING ADDRESS: _____

GRANTEE: DUANE TINKER AND JACQUELINE TINKER, HUSBAND AND WIFE

GRANTEE'S MAILING ADDRESS: _____

CONSIDERATION: Ten and No/100 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 grantees of their one certain promissory note of even date herewith in the principal sum of \$301,439.00 payable to the order of American Financial Network, Inc., as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees; additionally secured by a Deed of Trust of even date herewith to Gregory S. Graham, Trustee.

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 easements, restrictions, rights-of-way, covenants, conditions, reservations, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting and enforceable against the herein described property.

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right to ingress and egress to and from the surface of the Property relating to the portion of the mineral estates owned by Grantor.

Nothing herein, however restricts or prohibits the pooling or utilization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oils, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.


Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien 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 shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to American Financial Network, Inc., its successors and assigns, the payee named in said note without recourse on grantor.

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


VICKI GENTRY

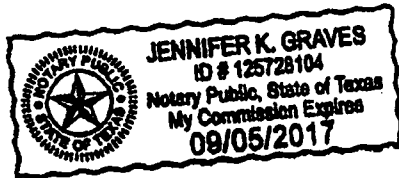

BILLY CHARLES JACKSON

STATE OF TEXAS

§
§
§

COUNTY OF Tarrant

This instrument was acknowledged before me on the 29th day of November, 2016,
by Vicki Gentry and Billy Charles Jackson, wife and husband.



Jennifer K. Graves
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Duane Tinker and Jacqueline Tinker

Exhibit "A"

BEING A 2.384 ACRE TRACT OF LAND IN THE EUGENE C. KELTY SURVEY, ABSTRACT NO. 476, JOHNSON COUNTY, TEXAS, CONVEYED TO VICKI GENTRY, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 21377, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHWEST CORNER OF SAID GENTRY TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MORGAN MEYERS, AS DESCRIBED IN DEED, RECORDED IN INSTRUMENT NO. 7107, O.P.R.J.C.T., IN COUNTY ROAD NO. 204;

THENCE, WITH THE COMMON LINE BETWEEN SAID GENTRY TRACT, AND WITH SAID MEYERS TRACT, N 60°01'51" E, AT 24.73 FEET, PASSING AN IRON ROD FOUND, IN ALL A DISTANCE OF 44.31 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING" FOR THE NORTHEAST CORNER OF SAID GENTRY TRACT, SAME BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO BRUNER TRUST, AS DESCRIBED IN A DEED RECORDED IN VOLUME 1671, PAGE 1, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GENTRY TRACT, AND WITH SAID BRUNER TRACT, S 30°18'48" E, A DISTANCE OF 230.46 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID GENTRY TRACT, FOR THE NORTHERNMOST CORNER OF A TRACT OF LAND CONVEYED TO RODNEY MORPHEW, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 19941, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GENTRY TRACT, AND WITH SAID MORPHEW TRACT S, 59°29'44" W, AT 424.46 FEET, PASSING AN IRON ROD FOUND, IN ALL A DISTANCE OF 449.24 FEET, TO THE SOUTHWEST CORNER OF SAID GENTRY TRACT;

THENCE, WITH SAID COUNTY ROAD NO. 204, N 29°06'29" W, A DISTANCE OF 234.68 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.384 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 15, 2016.

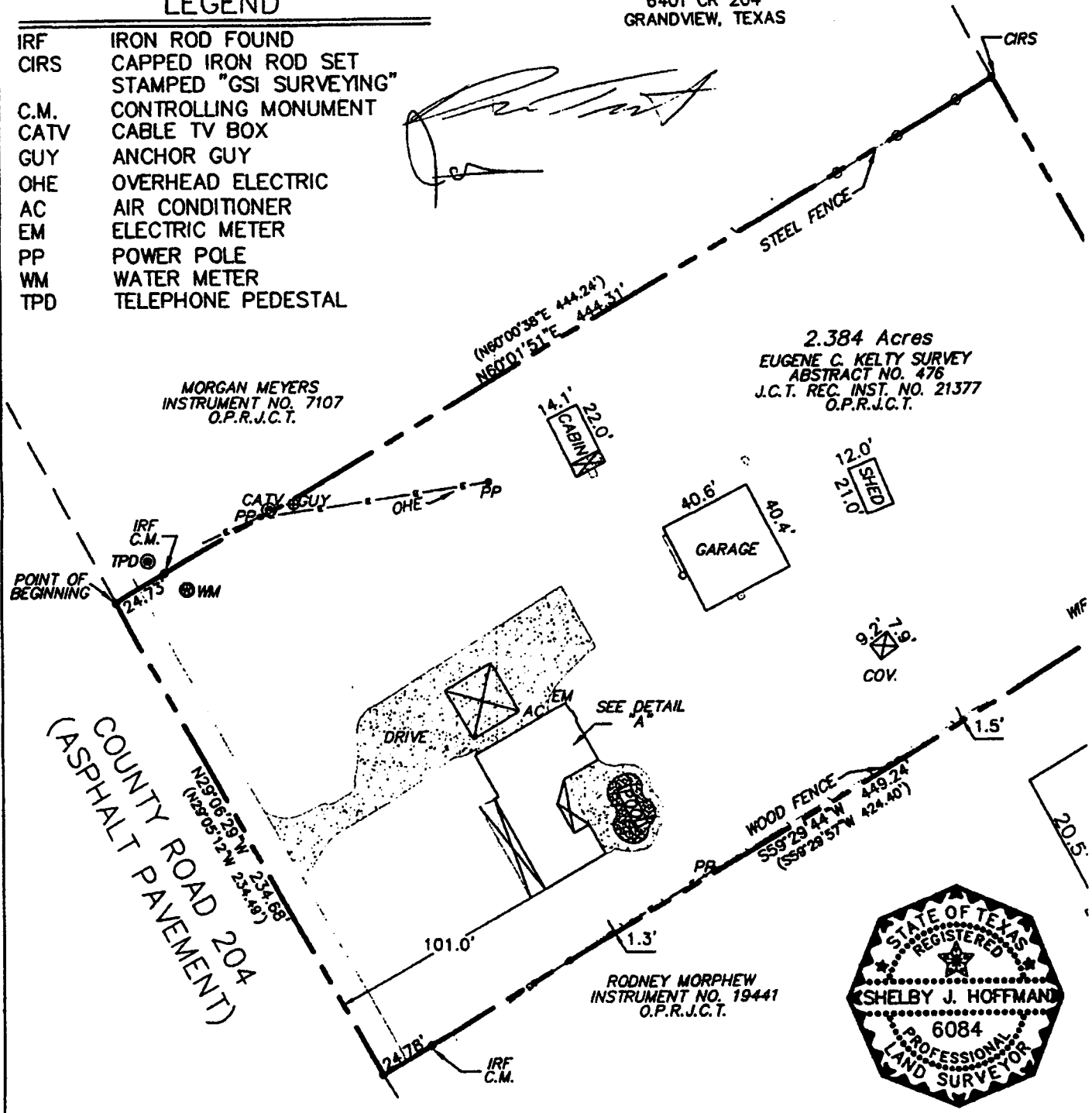


PROPERTY ADDRESS:
6401 CR 204
GRANDVIEW, TEXAS

LEGEND

- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET STAMPED "GSI SURVEYING"
- C.M. CONTROLLING MONUMENT
- CATV CABLE TV BOX
- GUY ANCHOR GUY
- OHE OVERHEAD ELECTRIC
- AC AIR CONDITIONER
- EM ELECTRIC METER
- PP POWER POLE
- WM WATER METER
- TPD TELEPHONE PEDESTAL

[Handwritten signature]



2.384 Acres
EUGENE C. KELTY SURVEY
ABSTRACT NO. 476
J.C.T. REC. INST. NO. 21377
O.P.R.J.C.T.

MORGAN MEYERS
INSTRUMENT NO. 7107
O.P.R.J.C.T.

RODNEY MORPHEW
INSTRUMENT NO. 19441
O.P.R.J.C.T.



SURVEY EXHIBIT SHOWING
A 2.384 ACRE TRACT OF LAND IN THE EUGENE C. KELTY
SURVEY, ABSTRACT NO. 476, JOHNSON COUNTY, TEXAS,
RECORDED IN INSTRUMENT NO. 21377, OFFICIAL PUBLIC
RECORDS, JOHNSON COUNTY, TEXAS

[Signature] 11/16/16
REGISTERED PROFESSIONAL L
TEXAS REGISTRATION NO. 60

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS 96).
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIDELITY NATIONAL TITLE AGENCY, GF#16-09703-086, ISSUED NOVEMBER 4, 2016.
3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
4. () DENOTES RECORD DATA.
5. THE EASEMENT RECORDED IN VOLUME 412, PAGE 51, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
6. THE EASEMENT RECORDED IN VOLUME 964, PAGE 403, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
7. THE EASEMENT RECORDED IN VOLUME 1938, PAGE 394, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
8. THE EASEMENT RECORDED IN VOLUME 2107, PAGE 910, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
9. THE EASEMENT RECORDED IN INSTRUMENT NO. 2014006950, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 14, 2016 AND SHOWS THE EXISTING CONDITIONS OBSERVED AT THE TIME OF THE SURVEY.

PROPERTY DESCRIPTION

BEING A 2.384 ACRE TRACT OF LAND IN THE EUGENE C. KELTY SURVEY, ABSTRACT NO. 476, JOHNSON COUNTY, TEXAS, CONVEYED TO VICKI GENTRY, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 21377, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

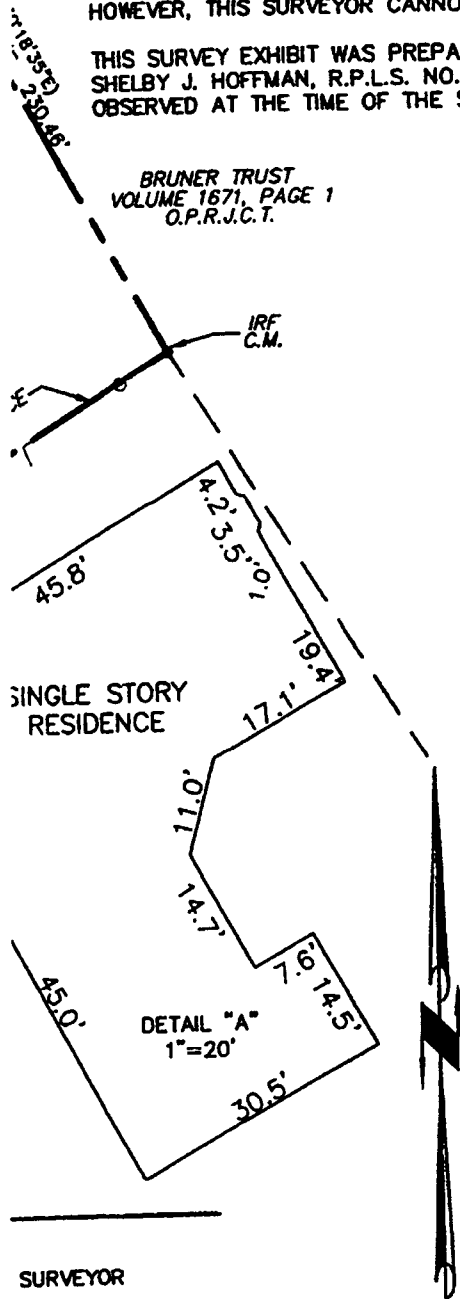
BEGINNING, AT THE NORTHWEST CORNER OF SAID GENTRY TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MORGAN MEYERS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 7107, O.P.R.J.C.T., IN COUNTY ROAD NO. 204;

THENCE, WITH THE COMMON LINE BETWEEN SAID GENTRY TRACT, AND WITH SAID MEYERS TRACT, N 60°01'51" E, AT 24.73 FEET, PASSING AN IRON ROD FOUND, IN ALL A DISTANCE OF 444.31 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF SAID GENTRY TRACT, SAME BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO BRUNER TRUST, AS DESCRIBED IN A DEED RECORDED IN VOLUME 1671, PAGE 1, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GENTRY TRACT, AND WITH SAID BRUNER TRACT, S 30°18'48" E, A DISTANCE OF 230.46 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID GENTRY TRACT, FOR THE NORTHERNMOST CORNER OF A TRACT OF LAND CONVEYED TO RODNEY MORPHEW, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 19441, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GENTRY TRACT, AND WITH SAID MORPHEW TRACT, S 59°29'44" W, AT 424.46 FEET, PASSING AN IRON ROD FOUND, IN ALL A DISTANCE OF 449.24 FEET, TO THE SOUTHWEST CORNER OF SAID GENTRY TRACT;

THENCE, WITH SAID COUNTY ROAD NO. 204, N 29°06'29" W, A DISTANCE OF 234.68 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.384 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO.6084, ON NOVEMBER 15, 2016.



GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
 OFFICE: 817-487-8916
 TBPLS FIRM NO. 10184400 SHELBY@GSISURVEY.COM

Scale: 1"=60'	Date: 11/16/2016	DWG: 2016510-SURVEY-001
Drawn: OF	Checked: SJH	Job: 2016-510

SURVEYOR

FWT GF#16-09703-086

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

WARRANTY DEED WITH VENDOR'S LIEN

DATE: November 23, 2016

GRANTOR: VICKI GENTRY AND BILLY CHARLES JACKSON, WIFE AND HUSBAND

GRANTOR'S MAILING ADDRESS: _____

GRANTEE: DUANE TINKER AND JACQUELINE TINKER, HUSBAND AND WIFE

GRANTEE'S MAILING ADDRESS: _____

CONSIDERATION: Ten and No/100 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 grantees of their one certain promissory note of even date herewith in the principal sum of \$301,439.00 payable to the order of American Financial Network, Inc., as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees; additionally secured by a Deed of Trust of even date herewith to Gregory S. Graham, Trustee.

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 easements, restrictions, rights-of-way, covenants, conditions, reservations, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting and enforceable against the herein described property.

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right to ingress and egress to and from the surface of the Property relating to the portion of the mineral estates owned by Grantor.

Nothing herein, however restricts or prohibits the pooling or utilization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oils, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien 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 shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to American Financial Network, Inc., its successors and assigns, the payee named in said note without recourse on grantor.

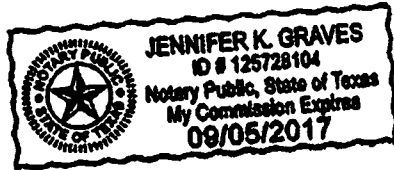
When the context requires, singular nouns and pronouns include the plural.


VICKI GENTRY


BILLY CHARLES JACKSON

STATE OF TEXAS §
COUNTY OF Johnson §
§

This instrument was acknowledged before me on the 29th day of November, 2016,
by Vicki Gentry and Billy Charles Jackson, wife and husband.



Jennifer K. Graves
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Duane Tinker and Jacqueline Tinker

Exhibit "A"

BEING A 2.384 ACRE TRACT OF LAND IN THE EUGENE C. KELTY SURVEY, ABSTRACT NO. 476, JOHNSON COUNTY, TEXAS, CONVEYED TO VICKI GENTRY, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 21377, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHWEST CORNER OF SAID GENTRY TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MORGAN MEYERS, AS DESCRIBED IN DEED, RECORDED IN INSTRUMENT NO. 7107, O.P.R.J.C.T., IN COUNTY ROAD NO. 204;

THENCE, WITH THE COMMON LINE BETWEEN SAID GENTRY TRACT, AND WITH SAID MEYERS TRACT, N 60°01'51" E, AT 24.73 FEET, PASSING AN IRON ROD FOUND, IN ALL A DISTANCE OF 44.31 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING" FOR THE NORTHEAST CORNER OF SAID GENTRY TRACT, SAME BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO BRUNER TRUST, AS DESCRIBED IN A DEED RECORDED IN VOLUME 1671, PAGE 1, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GENTRY TRACT, AND WITH SAID BRUNER TRACT, S 30°18'48" E, A DISTANCE OF 230.46 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID GENTRY TRACT, FOR THE NORTHERNMOST CORNER OF A TRACT OF LAND CONVEYED TO RODNEY MORPHEW, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 19941, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GENTRY TRACT, AND WITH SAID MORPHEW TRACT S, 59°29'44" W, AT 424.46 FEET, PASSING AN IRON ROD FOUND, IN ALL A DISTANCE OF 449.24 FEET, TO THE SOUTHWEST CORNER OF SAID GENTRY TRACT;

THENCE, WITH SAID COUNTY ROAD NO. 204, N 29°06'29" W, A DISTANCE OF 234.68 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.384 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 15, 2016.

***** Electronically Recorded Document *****

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-29098

Recorded As : ERX-WARRANTY DEED

Recorded On: November 28, 2016

Recorded At: 01:30:34 pm

Number of Pages: 5

Recording Fee: \$38.00

Parties:

Direct-

Indirect-

Receipt Number: 80105

Processed By: Angela Finney

THIS PAGE IS PART OF THE INSTRUMENT



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, COUNTY CLERK
JOHNSON COUNTY, TEXAS