

MAR 13 2017

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon

TODAY'S DATE: 03/01/17

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X

REQUESTED AGENDA DATE:

X March 13, 2017

SPECIFIC AGENDA WORDING: Consideration to grant a variance for 3433 & 3435 CR 807 Cleburne (Lot 1, Block 1, Pool's Egan Addition) for 2 buildings on one new 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 _____

Approved

Commissioners Court

MAR 13 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 Pools Land Mart Inc Date 2-28-17

Contact Information: Phone no.

Cell no. 817-690-9659 Email address lupool2@gmail.com

Property Information for Variance Request:

Property 911 address 3433 & 3435 CR 807 Cleburne TX

Subdivision name Pools Egan Addition Block Lot

Lot size: 12 acres Size of existing residence: sq. ft.

Does this lot currently have a septic system? (X) Yes () No System type aerobic

ETJ: (X) Yes - City Bartleson () No

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

Reason for request Build new buildings - both buildings on one septic

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



JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305, Cleburne, TX 76033

development@johnsoncountytexas.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 2-28-17
 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: Doyle Land Mart Ph. # 817 620 9606
 911 site address: 3433 & 7435 CR 807 Burleson, TX Current mailing address: 2816 S 335 W Burleson
 Legal Description: Metes and Bounds: Acreage: 10
 Recorded deed: Volume _____ Page _____ Survey Johnson County School Abstract 442 TR 29 C - or
 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. 1800
 Single-Family # Bdrms _____ Multi-Family # Bdrms _____ Commercial # Employees 10 to 12 max
 Well -or- Water Co. Burleson

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] _____ 2-20-17 _____
 (Signature of Owner) (Date)

.....

Site Evaluator: DOYLE CULP License No. 6470
 Phone No: 817-297-2342 Other No. _____
 Mailing Address: PO 986 City Cloutier State TX Zip 76034
 Installer: Marshall Burton License No. 8166
 Phone No: 807 538 4891 Other No. _____
 Mailing Address: 800 Conveyer Dr City Sushow State TX Zip 76058

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





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 PS
Phone No. 817-297-2342 Other or Fax No. 817-297-4007
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: 1/2" Dia FOOT

II. DAILY WASTEWATER USAGE RATE: Q= 180 (gallons/day)

Water Saving Devices: Yes No

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

A. Tank Dimensions: 6x2x4 Liquid Depth (bottom of tank to outlet): 52"
Size proposed: 500 (gal)* Manufacturer: Nu Water
Material/Model# 8550

Pretreatment Tank: Yes No Size: 420 (gal) No NA
Pump/Lift Tank: Yes No Size: 750 (gal) No NA

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

IV. DISPOSAL SYSTEM:

Disposal Type: SPrinkler
Manufacturer and Model King 9000
Area Proposed: 4239 sq ft Area Required: 2343 sq ft

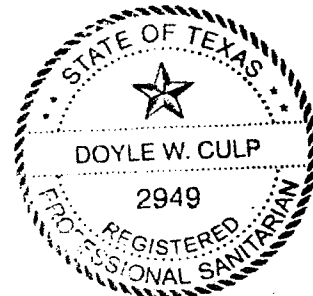
V. ADDITIONAL INFORMATION:

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: Doyle W. Culp DATE: 1-24-17



COPY

JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 1-20-17
 Owner's Name Peels Land Maint
 Physical Address 3439+3435 CR 807 Cleburne TX
 Site Evaluator Doy/E Culp O.S. Number 6470

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
12	Sandy Clay Loam III	N/A	N/A	Suitable
24				
36	Clay IV	N/A	yes	Unsuitable
48				
60				

Soil Boring Number B2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
12	Sandy Clay Loam III	N/A	N/A	Suitable
24				
36	Clay IV	N/A	yes	Unsuitable
48				
60				

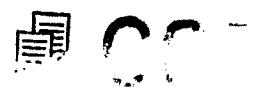
I certify that the above statements are true and are based on my own field observations.

ATTESTED BY:
 Signature Doy/E Culp
PO 980 Cleburne TX
 Address



Site Evaluator No. 6470
817-297-2342
 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



JOHNSON COUNTY - SITE EVALUATION REPORT

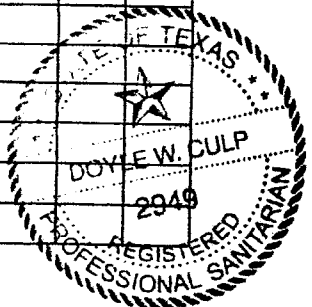
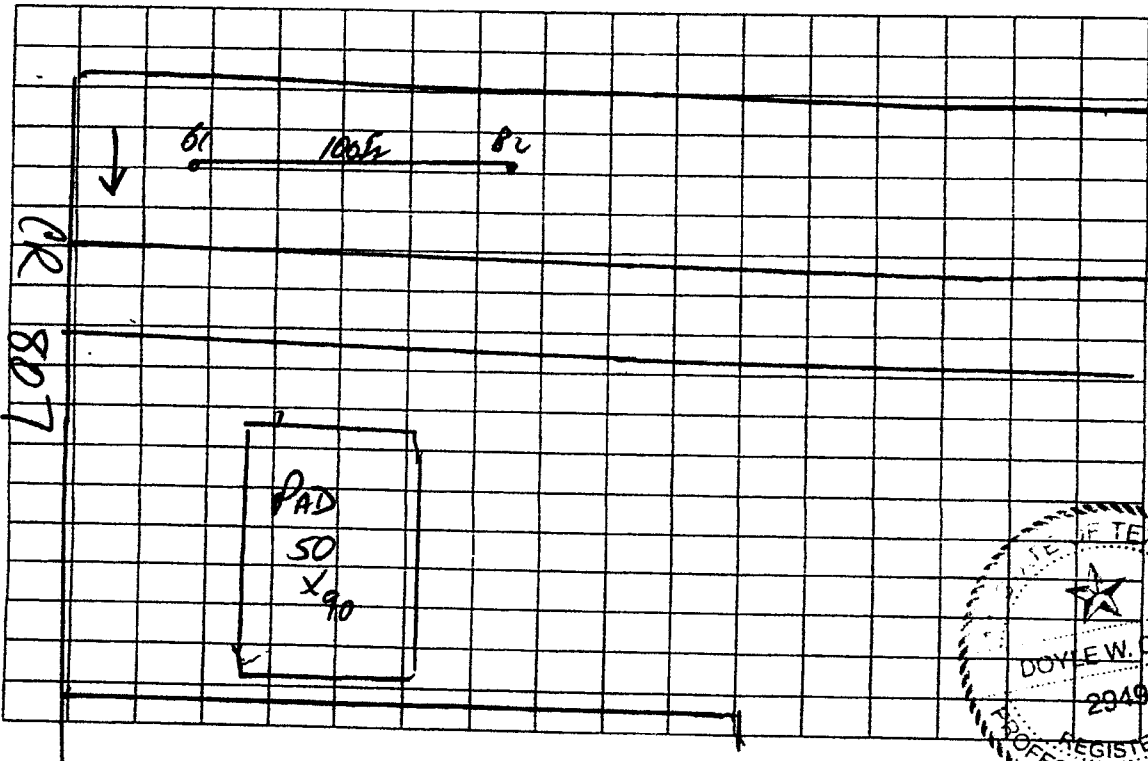
Date 1-20-117
 Name Bools Land Mgmt Phone _____
 Address 3433 & 3435 CR 807

PROPERTY LOCATION

Lot _____ Block 3435 Subdivision _____
 Street/Road Address 3433 CR 807 ELM TX
 Additional Information 50' x 2 employees x 15 gals

SCHEMATIC 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 _____	No <u>X</u>	

ATTESTED BY: Doyle W. Culp
 Signature _____
10984 County TX Address _____
 Site Evaluator No. 6470
817-297-3342 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

27435
3438 CR 807
Cleburne TX

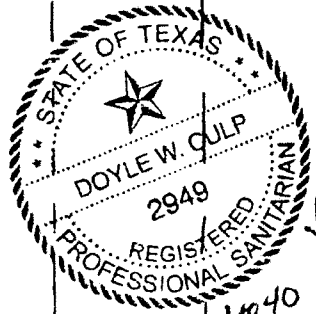
Commercial Bld

$$5 \text{ Offices} \times 2 \text{ Employee} \times 8 \text{ gals} = 80 \text{ - Gals} \times 2 \text{ Bldg} = 160 \text{ gals}$$

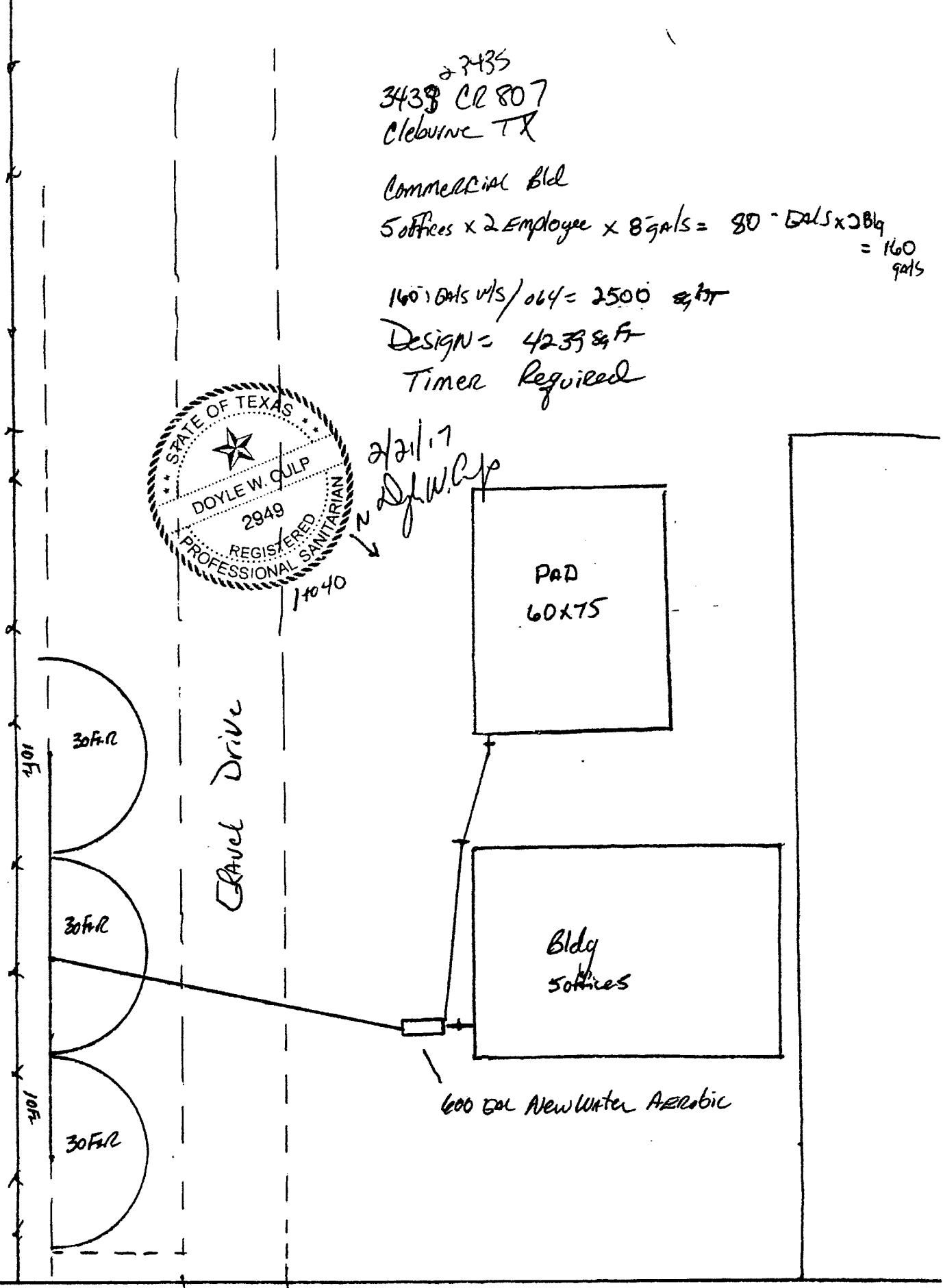
$$160 \text{ gals} \times 15 / 0.64 = 2500 \text{ sq ft}$$

$$\text{Design} = 4239 \text{ sq ft}$$

Timer Required



2/21/17
D.W.Culp



CR 807



February 22, 2017

SPRAYFIELD DESIGN

PREPARED FOR:

NAME: _____
ADDRESS: 3433 ²³⁴³⁵ County Road 807 Cleburne, Texas
LEGAL: Johnson County Texas
INSTALLER: _____ # _____
DEVELOPMENT PERMIT: _____

DESIGN PARAMETERS:

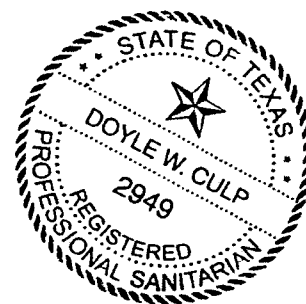
ESTIMATED FLOW: 160 Gallon (5 Office's) Water Saving Devices
5 Office's x 2 Employee's x 8 Gallons x 2 =160 Gallons
LOADING RATE: .064
AREA REQUIRED: 2500 Sq. Ft.
AREA DESIGN: 4239 Sq. Ft.

SYSTEM PARAMETERS:

PRETREATMENT TANK: 353 Gallon
AERATION TANK: 600 Gallon Nu Water Aerobic Unit
PUMP TANK: 798 Gallon
SPRINKLER AREA: 3 - 30 Ft. Radius Half Circle 1413 Sq. Ft. Each
Total 4239 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
TIMER REQUIRED

PREPARED BY:

Doyle Culp R.S. 2949
PO Box 986 Crowley, Texas 76036
(817) 297-2342



ON-SITE EVALUATION
DESIGN CALCULATIONS

Using the formula : $GPD = \text{Total Square Feet} \times \text{App. Rate}$
Required Area: $160 \text{ W/s} / .064 = 2500 \text{ Sq. Ft.}$
Designed Area: 4239 Sq. Ft.

SYSTEM LAYOUT

Discharge from the two Building's will gravity flow via a three inch PVC pipe (1/8 inch per ft. fall minimum) to a 353 pretreatment tank then to a 550-B 600 Gal Nu Water Aerobic Unit . There will be a clean out installed within 3 Ft. of each building and every 100 Ft. if needed.

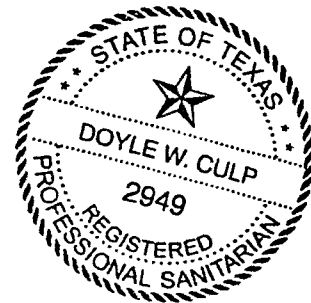
The clear effluent from the Nu Water Aerobic Unit will discharge through a chlorinator into a 798 gallon pump tank. The chlorinated effluent will pass through a 1/2 horse power pump to 30 feet radius with 3 sprinkler heads via a one inch pressure rated line. Low angle nozzle 13 degree or less shall be 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 nighttime 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):

Acct 0442 TR 29C Johnson County School Survey

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

Pool's Land Mast Larry Pool

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.

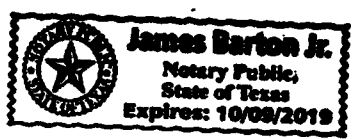
WITNESS BY HAND(S) ON THIS 20th DAY OF Feb, 2017

[Signature]
Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 20th DAY OF Feb, 2017

[Signature]

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





YOUR LAND IMPROVEMENT COMPANY

Phone 817-538-4891
www.digtexllc.com
marshall@digtexllc.com

2 YR. AEROBIC SYSTEM SERVICE AGREEMENT

1. PROVIDER AGREES TO MAKE THE REQUIRED 3 ANNUAL INSPECTIONS OF THE AEROBIC SYSTEM (ONCE EVERY FOUR MONTHS), WHICH INCLUDES A VISUAL INSPECTION OF THE AERATOR, PUMP, SWITCHES, ELECTRICAL CIRCUITS, DISTRIBUTION SYSTEM, AND SPRAY HEADS. AN EFFLUENT QUALITY INSPECTION WILL BE PERFORMED CONSISTING OF A VISUAL CHECK FOR COLOR, TURBIDITY, SCUM OVERFLOW, AND EXAMINATION FOR ODORS.
2. PROVIDER AGREES TO NOTIFY THE USER BY WRITING OR IN PERSON OF ANY ADJUSTMENTS OF THE MECHANICAL AND ELECTRICAL COMPONENT PARTS THAT MAY BE NECESSARY TO ENSURE PROPER FUNCTION. USER AGREES TO BEAR THE COST OF REPAIRS. PROVIDER WILL PROVIDE REPORTS TO THE LOCAL PERMITTING AUTHORITY EVERY 4 MONTHS.
3. USER AGREES TO MAINTAIN A CONSTANT SUPPLY OF CHLORINE TABLETS OR BLEACH AT ALL TIMES.
4. USER AGREES THAT VIOLATIONS OF THIS AGREEMENT INCLUDE FAILURE TO PROVIDE CONSTANT ELECTRICAL CURRENT TO THE SYSTEM, DISCONNECTING THE ALARM SYSTEM, RESTRICTING VENTILATION TO THE AERATOR, OVERLOADING THE SYSTEM ABOVE IT'S RATED CAPACITY OR INTRODUCING EXCESSIVE AMOUNTS OF HARMFUL MATTER, I.E. NON-BIODEGRADABLE MATERIALS, CHEMICAL SOLVENTS, GREASE, OIL, PAINT, TOBACCO, EGGSHELLS, SANITARY NAPKINS, CONDOMS, COFFEE GROUNDS, ETC., FLOODING BY EXTERNAL MEANS, DESTRUCTION OF MECHANICAL COMPONENTS BY ANTS, INSECTS, OR DAMAGE TO TANKS, RISERS, SPRAY HEADS AND PLUMBING BY EXCAVATION, TRENCHING, POURING OVER WITH CONCRETE, ROCK, AND ANY AGGREGATE MATERIALS OR TRAFFIC.
5. USER AGREES THAT THIS SERVICE DOES NOT INCLUDE PUMPING SLUDGE FROM UNIT, USER UNDERSTANDS THIS IS NOT A WARRANTY BUT INSTEAD A MAINTENANCE CONTRACT. USER HOLDS SERVICE PROVIDER HARMLESS FROM REPAIRS DUE TO INSTALLATION ERRORS.
6. ALL SERVICE RELATED CALLS WILL BE RESPONDED TO WITHIN A 72 HOUR TIME PERIOD.

USER: Boob's Land Mart
 ADDRESS: 3435 & 3435 (R807
 CITY: Burleson
 PHONE: 817 690 6909
 EMAIL: _____

SERVICE AGENT: MARSHALL BARTON TCEQ #0008160 & #MP0000077

I AGREE TO ABIDE BY THE SERVICE POLICY AS STATED ABOVE DATE: 6-20-07

Lee Boob USER Marshall Barton PROVIDER



\$42.00

FWT GF#15-07913-086

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: October 16, 2015

GRANTOR: SHEPHERD'S VALLEY COWBOY CHURCH OF THE ASSEMBLIES OF GOD, A TEXAS NON-PROFIT CORPORATION A/K/A SHEPHERD'S VALLEY COWBOY CHURCH OF THE ASSEMBLIES OF GOD A/K/A SHEPHERD'S VALLEY COWBOY CHURCH

GRANTOR'S MAILING ADDRESS: 3437 CR 807, Cleburne, Texas 76028

GRANTEE: POOL'S LAND MART, INC., A TEXAS CORPORATION

GRANTEE'S MAILING ADDRESS: 2816 S I35-W, Burleson, Texas 76028

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 \$658,400.00 payable to the order of Citizens National Bank of Texas, 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 Marvin E. Singleton, III, 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 Citizens National Bank of Texas, 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.

SHEPHERD'S VALLEY COWBOY CHURCH OF THE ASSEMBLIES OF GOD, A TEXAS NON-PROFIT CORPORATION A/K/A SHEPHERD'S VALLEY COWBOY CHURCH OF THE ASSEMBLIES OF GOD A/K/A SHEPHERD'S VALLEY COWBOY CHURCH

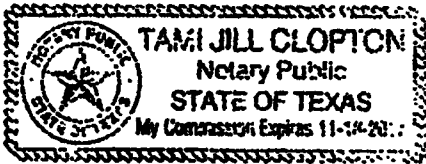
By: 
RUSS WEAVER, PASTOR

By: 
GINGER SILVERMAN, SECRETARY

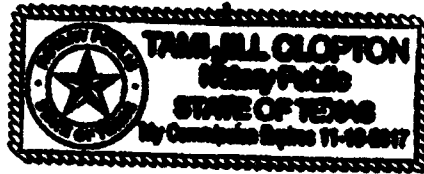
STATE OF TEXAS

COUNTY OF Johnson

This instrument was acknowledged before me on the 16th day of Oct., 2015, by Russ Weaver, Pastor of Shepherd's Valley Cowboy Church of the Assemblies of God, a Texas non-profit corporation a/k/a Shepherd's Valley Cowboy Church of the Assemblies of God a/k/a Shepherd's Valley Cowboy Church, on behalf of said entity.



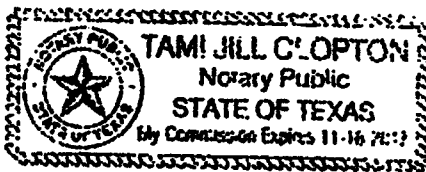
Tami Jill Clopton
Notary Public, State of Texas



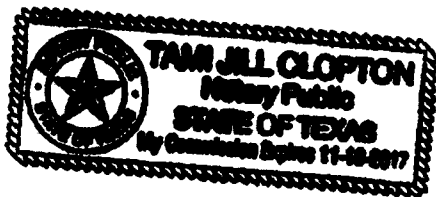
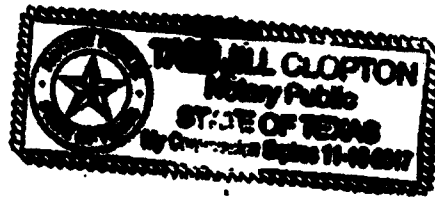
STATE OF TEXAS

COUNTY OF Johnson

This instrument was acknowledged before me on the 16th day of Oct., 2015, by Ginger Silverman, Pastor of Shepherd's Valley Cowboy Church of the Assemblies of God, a Texas non-profit corporation a/k/a Shepherd's Valley Cowboy Church of the Assemblies of God a/k/a Shepherd's Valley Cowboy Church, on behalf of said entity.



Tami Jill Clopton
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Pool's Land Mart, Inc.
2816 S B5-W
Burleson, Texas 76028

EXHIBIT "A"**TRACT 1:**

Being a 9.750 acre tract of land out of the Johnson County School Land Survey No. 4, Abstract No. 442 in Johnson County, Texas, and being the same tract of land as described in a deed to Shepherds Valley Cowboy Church as recorded in Volume 3675, Page 104 of the Deed Records of Johnson County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found for the southwest corner of the herein described tract of land, being in the southeasterly right-of-way line of Farm to Market Highway No. 2280, being the common north corner of a called 5.011 acre tract of land as described in a deed to Lloyd and Cathy Labombard as recorded in instrument No. 2011-27227 of the said deed records;

THENCE North 55 deg. 35 min. 37 sec. East along this common line of this tract and the said Farm to Market Highway 2280 a distance of 803.41 feet to a point in the common line of a 3.00 acre tract of land as described in a deed to the Shepherds Valley Cowboy Church as recorded in Volume 3675, Page 104 of the said deed records;

THENCE along the common line of this tract and the said 3.00 acre Shepherds Valley Cowboy Church tract the following courses and distances;

South 34 deg. 07 min. 48 sec. East a distance of 333.26 feet to a fence post for corner;

North 55 deg. 42 min. 03 sec. East a distance of 414.89 feet to a 1/2 inch iron rod found for corner;

North 41 deg. 47 min. 16 sec. West a distance of 335.02 feet to a 1/2 inch iron rod found in the said Farm to Market Highway 2280 right-of-way;

THENCE North 58 deg. 04 min. 15 sec. East along said right-of-way a distance of 93.59 feet to a point in the southwesterly right-of-way line of County Road 807;

THENCE South 33 deg. 16 min. 29 sec. East along the said County Road 807 right-of-way a distance of 443.46 feet to a point in the north line of a called 9.234 acre tract of land as described in a deed to Croft L.K. Inc., as recorded in Volume 2128, Page 693 of the said deed records;

THENCE South 56 deg. 55 min. 06 sec. West, along the common line of this tract and the said Croft tract a distance of 1291.14 feet to a 1/2 inch iron rod found for the common corner of the said Labombard tract;

THENCE North 29 deg. 59 min. 20 sec. West along the common line of this tract and the said Labombard tract a distance of 420.61 feet to the POINT OF BEGINNING and

containing 9.750 acres of land more or less.

TRACT 2:

Being a 3.00 acre tract of land out of the Johnson County School Land Survey No. 4, Abstract No. 442 in Johnson County, Texas and being the same tract of land as described in a deed to the Sepherds Valley Cowboy Church as recorded in Volume 3675, Page 104 of the Deed Records of Johnson County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the northernmost corner of the herein described tract in the southeasterly right-of-way line of Farm to Market Highway 2280, being a common corner of the 9.750 acre tract of land as described in a deed to the Shepherds Valley Cowboy Church as recorded in Volume 3675, Page 104 of the said deed records;

THENCE along the common lines of this tract and the said 9.750 acre Shepherds Valley Cowboy Church tract the following courses and distances;

South 41 deg. 47 min. 16 sec. East a distance of 335.02 feet to a 1/2 inch iron rod;

South 55 deg. 42 min. 03 sec. West a distance of 414.89 feet to a fence post;

North 34 deg. 07 min. 48 sec. West a distance of 333.26 feet to a point in the southerly right-of-way line of Farm to market Highway 2280;

THENCE North 55 deg. 52 min. 14 sec. East along the said right-of-way a distance of 370.25 feet to the **POINT OF BEGINNING** and containing 3.00 acres of land more or less.

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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2015-23916

Recorded As : ERX-WARRANTY DEED

Recorded On: October 21, 2015

Recorded At: 12:35:25 pm

Number of Pages: 6

Recording Fee: \$42.00

Parties:

Direct-

Indirect-

Receipt Number: 45184

Processed By: Linda Bailey

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