

Johnson County
Becky Ivey
County Clerk
Cleburne 76033

COPY



70 2017 00025663

Instrument Number: 2017-25663

As
Affidavit

Recorded On: October 16, 2017

Parties:

To

Billable Pages: 3

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

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

Affidavit	34.00
Total Recording:	34.00

***** DO NOT REMOVE. 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: 2017-25663

Receipt Number: 110110

Recorded Date/Time: October 16, 2017 10:52:00A

User / Station: L Shuler - CCL83

Record and Return To:

A C BENNETT

P O BOX 1625

ENV

BURLESON TX 76097



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

AFFIDAVIT TO THE PUBLIC

STATE OF TEXAS

§
§
§

COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS

Whereas, Hector Estrada, Efren Estrada, Jose Angel Perez, Elmer Zuriel Hernandez, Elmer Miguel Hernandez Lopez, and Juan Chairez Hernandez are named as Grantees in a Warranty Deed With Vendor's Lien (hereinafter referred to as the "Warranty Deed") dated August 29, 2015 filed in the Deed Records of Johnson County, Texas and recorded as Instrument Number 2015-20319; and

Whereas, the Grantor in the Warranty Deed conveyed an undivided interest of the ten acre tract described in the Warranty Deed to each Grantee named in the Warranty Deed; and

Whereas, the Grantees have been issued a development permit and an on-site sewage permit on the ten acre tract by the Johnson County Public Works Department for residences whose addresses are 4320 Sunshine Lane, Alvarado Texas 76009 and 4332 Sunshine Lane, Alvarado, Texas 76009; and *John M. Ross Abstract 747*

Whereas, the Grantees are requesting additional development permits for residences on the ten acre tract whose addresses are 4324 Sunshine Lane, Alvarado, Texas 76009, 4328 Sunshine Lane, Alvarado, Texas 76009, and 4336 Sunshine Lane, Alvarado, Texas 76009; and

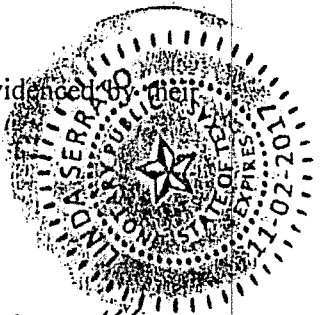
Whereas, the ten acre tract can accommodate additional residences on said tract and comply with Johnson County's on-site sewage regulations; and

Whereas, the ten acre tract is not subject to a partition or division into additional lots or tracts of land as said partition or division of the ten acre tract will not comply with or meet the requirements of the Subdivision Rules and Regulations of Johnson County, Texas.

NOW THEREFORE, each of the above named owners of an undivided interest in the ten acre tract filed as Instrument Number 2015-20319 hereby understands and agrees that the ten acre tract is not subject to being partitioned or divided and that a partition or division of the ten acre tract would not comply with or meet the requirements of the Subdivision Rules and Regulations of Johnson County, Texas. Each of the above named owners understands and agrees that the Public Works Department of Johnson County may issue development permits for residences listed on the ten acre tract and may issue on-site sewage permits for each listed residence provided each on-site sewage system meets the requirements of the Johnson County Public Works Department. The issuing of development permits and on-site sewage permits on the ten acre tract by the Johnson County Public Works Department is conditioned upon, and subject to, the understanding and agreement of the owners of the ten acre tract that the ten acre tract will not be partitioned or divided into additional lots or tracts of land. Each owner further

states that the facts contained in this document are true and correct and is evidenced by their signature below.

Hector Estrada
Hector Estrada



SWORN TO AND SUBSCRIBED before the undersigned Notary Public on this the 14 day of Oct, 20 17.

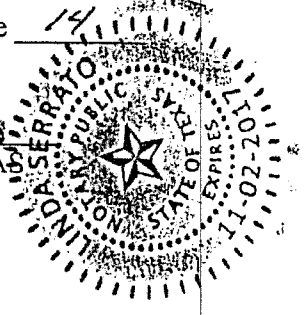
Linda Serrato
NOTARY PUBLIC, STATE OF TEXAS



Efren Estrada
Efren Estrada

SWORN TO AND SUBSCRIBED before the undersigned Notary Public on this the 14 day of Oct, 20 17.

Linda Serrato
NOTARY PUBLIC, STATE OF TEXAS



Jose Angel Perez
Jose Angel Perez

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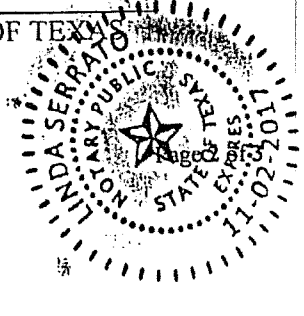
Linda Serrato
NOTARY PUBLIC, STATE OF TEXAS



Elmer Zuriel Hernandez
Elmer Zuriel Hernandez

SWORN TO AND SUBSCRIBED before the undersigned Notary Public on this the 14 day of Oct, 20 17.

Linda Serrato
NOTARY PUBLIC, STATE OF TEXAS



AFFIDAVIT TO THE PUBLIC

Elmer Miguel Hernandez Lopez
Elmer Miguel Hernandez Lopez

SWORN TO AND SUBSCRIBED before the undersigned Notary Public on this the 14
day of OCT, 20 17.

Linda Serrato
NOTARY PUBLIC, STATE OF TEXAS



Juan Chairez Hernandez
Juan Chairez Hernandez

SWORN TO AND SUBSCRIBED before the undersigned Notary Public on this the 14
day of OCT, 20 17.

Linda Serrato
NOTARY PUBLIC, STATE OF TEXAS

