





## Johnson County Public Works Department

David Disheroon / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

### VARIANCE REQUEST

Owner Edgar & Jolynn Brumbalow Date 12-5-17  
represented by: Darla Dudley - RE/MAX Heartland  
Phone # 817-517-3917

Email Address darladudley@outlook.com

#### Property Information for Variance Request:

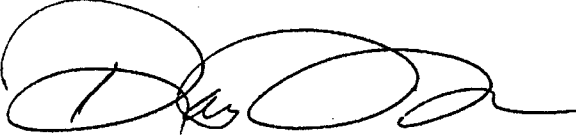
Property 911 address 9657 FM 2258, Grandview, TX. 76050

Subdivision name Jolynn Block 1 Lot 2

Survey P. Sessions Abstract 766 Acreage 2

Reason for request platting 2 lots and because  
drive way easement was widened it made  
one lot <sup>17.34 feet</sup> short of the 150' foot requirement.

Please attach copy of property survey.

  
Darla Dudley

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND SITUATED IN THE P. SEASONS SURVEY, ABSTRACT NO. 764, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO EDGAR BRUNBLOW & WIFE, JO LYNN BRUNBLOW IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30544, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AND AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTLY CORNER OF SAID BRUNBLOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30544;  
 THENCE S 20°07'35" E ALONG THE NORTHEASTLY LINE OF SAID BRUNBLOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30544, A DISTANCE OF 272.60 FEET TO AN IRON ROD FOUND WITH A CAP STAMPED "WPLS 5544" IN THE NORTHEASTLY RIGHT-OF-WAY LINE OF E.A. 2150 (VARIABLE R-O-W) AT THE EASTERLY CORNER OF SAID BRUNBLOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30544;  
 THENCE S 60°10'15" W ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE AND THE SOUTHWESTERLY LINE OF SAID BRUNBLOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30544, A DISTANCE OF 208.54 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY CORNER OF SAID BRUNBLOW TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30544;  
 THENCE N 41°23'57" W, A DISTANCE OF 192.85 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "WPLS 5544";  
 THENCE N 50°40'33" W, A DISTANCE OF 117.88 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "WPLS 5544";  
 THENCE N 60°19'55" E, A DISTANCE OF 350.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.100 ACRES FEET OF LAND, MORE OR LESS.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**  
 THAT I, EDGAR & JO LYNN BRUNBLOW, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1 & 2, BLACK 1, JO LYNN ACRES, IN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DELEGATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.  
 WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

EDGAR BRUNBLOW  
 JO LYNN BRUNBLOW  
 STATE OF TEXAS  
 COUNTY OF JOHNSON  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY JO LYNN BRUNBLOW, PERSON TO ME OR PROVIDED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC, STATE OF TEXAS  
 STATE OF TEXAS  
 COUNTY OF JOHNSON  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY EDGAR BRUNBLOW, KNOWN TO ME OR PROVIDED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

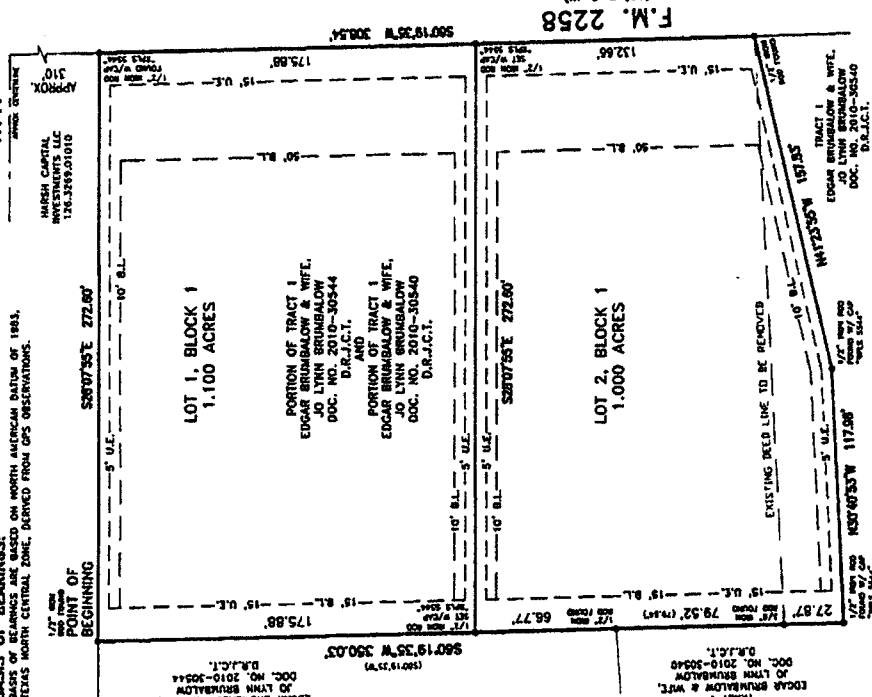


**SURVEYOR'S CERTIFICATE:**  
 I, MATT POWELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PERSONALLY EXAMINED THE ABOVE DESCRIBED TRACT OF LAND AND THE INSTRUMENTS REFERENCE TO THE SAME AND HAVE DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, THAT THE INSTRUMENTS SET OUT ABOVE, ARE CORRECTLY AND TRULY REFLECTIVE OF THE ACTUAL SITUATION ON THE GROUND.  
 MATT POWELL  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 COMMISSION NO. 12707/17  
 DATED: 12/07/17

FINAL PLAT OF  
 LOT 1 AND LOT 2  
 BLOCK 1  
**JOLYNN ACRES**  
 JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE P. SEASONS SURVEY, ABSTRACT NO. 764, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO EDGAR BRUNBLOW & WIFE, JO LYNN BRUNBLOW IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30544, DEED RECORDS, JOHNSON COUNTY, TEXAS, (D.R.J.C.T.) AND A PORTION OF THAT TRACT OF LAND CONVEYED TO EDGAR BRUNBLOW & WIFE, JO LYNN BRUNBLOW IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-30544, D.R.J.C.T.

**FLOOD ZONE NOTE:**  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, TEXAS, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).  
**BASIS OF BEARINGS:**  
 BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.



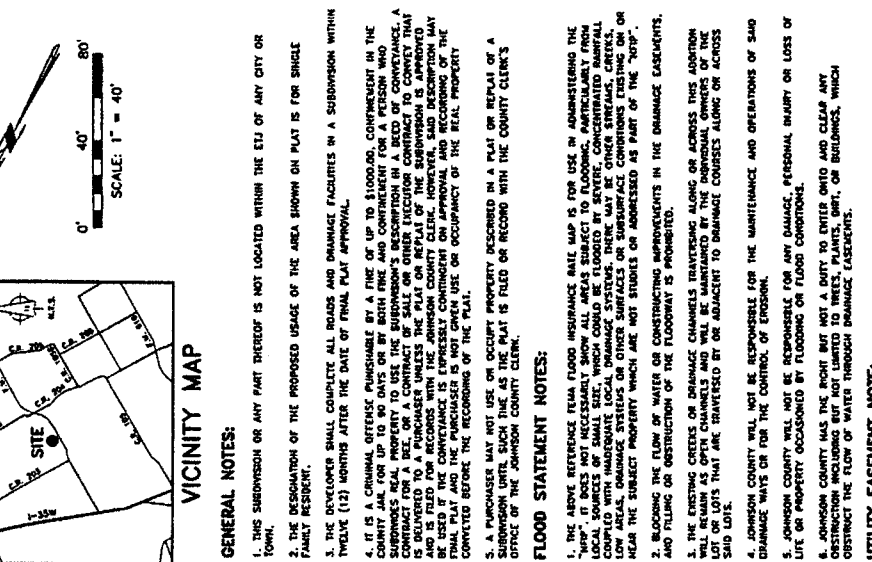
APPROVED:  
 COMMISSIONER'S COURT OF JOHNSON COUNTY  
 THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
 BY: \_\_\_\_\_  
 COUNTY CLERK

**UTILITY PROVIDERS:**  
 WATER: JOHNSON COUNTY SPECIAL UTILITY DISTRICT  
 817-760-3300  
 ELECTRIC: UNITED COOPERATIVE SERVICES  
 SEWER: PRIVATE ON-SITE SEWER SYSTEMS  
**LEGEND:**  
 B.L. BRUNBLOW LINE  
 U.L. UTILITY EASEMENT

PLAY FILED \_\_\_\_\_ 2017  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OFW \_\_\_\_\_  
 JOHNSON COUNTY PLAT RECORDS

BY: \_\_\_\_\_  
 COUNTY CLERK

**FLOOD ZONE NOTE:**  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, TEXAS, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).  
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 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OFW \_\_\_\_\_  
 JOHNSON COUNTY PLAT RECORDS

BY: \_\_\_\_\_  
 COUNTY CLERK

**GENERAL NOTES:**  
 1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.  
 2. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENT.  
 3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.  
 4. IF IN A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100.00, CONVICTION IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO CONTRACTS FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT PERSON SHALL BE DEEMED TO HAVE ACCEPTED THE TERMS OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK'S OFFICE. THE CONTRACTOR MAY BE USED IF THE CONTRACTOR IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.  
 5. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED OR RECORDED WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

**FLOOD STATEMENT NOTES:**  
 1. THE ABOVE REFERENCE FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "BEP" IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL OR OTHER LOCAL SOURCES OF FLOODING. THESE AREAS ARE NOT SHOWN ON THE MAP AND ARE NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ASSESSED AS PART OF THE "BEP".  
 2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING OBSTACLES IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.  
 3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADJACENT LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.  
 4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.  
 5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRING BY FLOODING OR FLOOD CONDITIONS.  
 6. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.  
**UTILITY EASEMENT NOTE:**  
 1. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR OBSTRUCTIONS TO THE UTILITY EASEMENT OR TO THE UTILITY LINES, TRENCHES, OR CONDUITS MAINTAINED OR OPERATED BY ITS RESPECTIVE UTILITIES IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF MAINTAINING OR OPERATING SAID UTILITY LINES, TRENCHES, OR CONDUITS, WITHOUT INFRINGING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**OWNER:**  
 EDGAR & JO LYNN BRUNBLOW  
 1000 W. 10TH ST.  
 GRANDPRAIRIE, TX 76050  
 817-541-8461

**SURVEYOR:**  
  
 DFW Geodesy  
 1000 W. 10TH ST.  
 GRANDPRAIRIE, TX 76050  
 817-541-8461

**PRIVATE SEWAGE FACILITY NOTES:**  
 1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THROUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.  
 2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELY ON THE OWNER OF THE PROPERTY FROM CONSULTING WITH COUNTY, CITY, OR TOWN ENGINEERS OR ARCHITECTS FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE FACILITY. THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE FACILITY. THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE FACILITY. THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE FACILITY.  
 3. A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM INSTALLED IN SUITABLE SOIL CAN MAINTAIN THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

0618-DB NATC/pb

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

Date: October 18, 2010

Grantor: RANDY RODEN and JAIME RODEN, husband and wife

Grantor's Mailing Address: P. O. BOX 91, GRANDVIEW, TEXAS 76050

Grantee: EDGAR BRUMBALOW and JO LYNN BRUMBALOW, husband and wife

Grantee's Mailing Address: P. O. BOX 230, GRANDVIEW, TEXAS 76050

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT 1:

BEING A 2.0 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THE PAMELA SESSIONS SURVEY, ABSTRACT NO. 766, JOHNSON COUNTY, TEXAS, BEING THAT TRACT CONVEYED BY DEED TO J. W. CAMPBELL AS RECORDED IN VOLUME 891, PAGE 93, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2:

BEING A 1.670 ACRE, MORE OR LESS, TRACT OF LAND BEING A PART OF A CALLED 71.520 ACRE TRACT OF LAND LOCATED IN THE PAMELA SESSIONS SURVEY, ABSTRACT NO. 766, JOHNSON COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED IN VOLUME 929, PAGE 701, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**Reservations from Conveyance:** This conveyance is made subject to and there is excepted herefrom, all oil, gas and other minerals and royalties previously reserved or conveyed to others and Grantor hereby excepts and reserves unto Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all remaining oil, gas, and other minerals that GRANTOR currently owns at the time of this conveyance, located 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 of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor, except for any existing surface rights as may be provided in instruments currently of record.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, 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.

**Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to all easements, mineral reservations and interest, conditions, covenants and restrictive covenants as the same appear of record in the Office of the County Clerk of the County in which the above described real property is situated, and also, any apparent easements, whether visible or not, rights-of-way and prescriptive rights, whether of record or not, to the extent that the same apply to the real property described herein.

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.

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

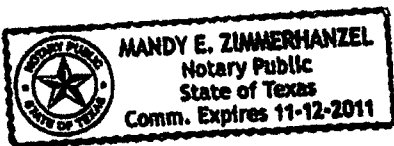
  
\_\_\_\_\_  
RANDY RODEN

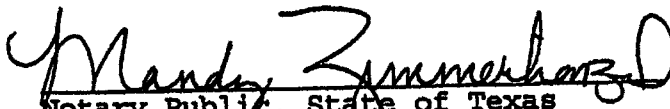
  
\_\_\_\_\_  
JAIME RODEN

STATE OF TEXAS )

COUNTY OF JOHNSON )

This instrument was acknowledged before me on October 19  
\_\_\_\_\_, 2010, by RANDY RODEN.

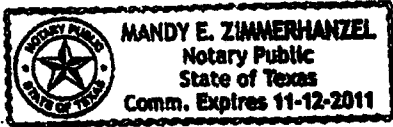


  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires:

STATE OF TEXAS )

COUNTY OF JOHNSON )

This instrument was acknowledged before me on October 19  
\_\_\_\_\_, 2010, by JAIME RODEN.



Mandy Zimmerhanzel  
Notary Public, State of Texas  
My commission expires:

PREPARED IN THE OFFICE OF:

BELLINGER & ASSOCIATES  
10000 N. Central Expressway  
Suite 900  
Dallas, TX 75231

AFTER RECORDING RETURN TO GRANTEE:

EDGAR BRUMBALOW  
P. O. BOX 230  
GRANDVIEW, TEXAS 76050

**TRACT 1:**

Being that certain 2.0 acre tract or parcel out of the PAMELA SESSIONS SURVEY, Abstract. No. 766, Johnson County, Texas, being that tract conveyed by deed to J. W. Campbell as recorded in Volume 891, Page 93, Deed Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a steel rod found in place in the North right-of-way line of Farm Market Road No. 2258, for a corner, said corner being the Southwest corner of said Campbell 2.0 acre tract;

THENCE North 27 degrees 44 minutes 30 seconds West 270.0 feet with the West line of said 2.0 acre tract to a steel rod found in place, for a corner;

THENCE North 60 degrees 43 minutes East 322.8 feet with the North line of said 2.0 acre tract to a steel rod found in place, for a corner;

THENCE South 27 degrees 44 minutes 30 seconds East 270.0 feet with the East line of said 2.0 acre tract to a steel rod found in place to a fence line and the North line of said road, for a corner;

THENCE South 60 degrees 43 minutes West 322.8 feet with a fence line, the North line of said road and the South line of said 2.0 acre tract to the Place of BEGINNING, containing 2.0 acres of land.

**TRACT 2:**

BEING A PART OF A CALLED 71.520 ACRE TRACT OF LAND LOCATED IN THE PAMELA SESSIONS SURVEY, ABSTRACT NO. 766, JOHNSON COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED IN VOLUME 929, PAGE 701, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" CAPPED IRON ROD SET STAMPED "DUMAS SURVEYING" IN THE NORTHWEST LINE OF A CALLED 2.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2648, PAGE 459, O.P.R.J.C.T., FROM WHICH A 3/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID 2.0 ACRE TRACT, BEARS S 60°19'35" W, A DISTANCE OF 79.84 FEET;

THENCE, CROSSING SAID 71.520 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 32°11'04" W, AT A DISTANCE OF 175.81 FEET PASSING A 2" STEEL POST FOUND AT THE MOST EASTERLY CORNER OF A CALLED 0.50 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4512, PAGE 118, O.P.R.J.C.T., AT 269.23 FEET PASSING A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID 0.50 ACRE TRACT, IN ALL A DISTANCE OF 312.02 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "DUMAS SURVEYING";
2. N 65°44'11" E, A DISTANCE OF 244.36 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "DUMAS SURVEYING";
3. S 32°12'29" E, A DISTANCE OF 288.96 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "DUMAS SURVEYING" FOR THE MOST NORTHERLY CORNER OF SAID 2.0 ACRE TRACT;

THENCE, WITH THE NORTHWEST LINE OF SAID 2.0 ACRE TRACT, S 60°19'35" W, A DISTANCE OF 242.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.670 ACRES OF LAND




**Grantees' Acceptance of Deed**

EDGAR BRUMBALOW and JO LYNN BRUMBALOW, husband and wife, Grantees, accept the attached deed and consent to its form and substance. Grantees acknowledge that the terms of the deed conform with Grantees' intent and that they will control in the event of any conflict with the contract Grantees signed regarding the Property described in the deed.

  
EDGAR BRUMBALOW

Date: 10/19/10

  
JO LYNN BRUMBALOW

Date: 10/19/10

GF # [REDACTED] 0618

### AGREEMENT REGARDING MINERAL RIGHTS

It is hereby understood between the Seller and Buyer (hereinafter referred to as the "Parties") that the Seller will retain the following mineral rights:

All oil, gas and other minerals owned by Seller. Seller waives Seller's surface rights, subject to rights of others (if any) under existing leases

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It is understood by the Parties that all mineral rights not mentioned above are hereby conveyed to the buyer.

This agreement is separate and apart from any other document pertaining to this transaction.

The Parties hold North American Title Company harmless for any issues regarding the disposition of the mineral rights in the herein transaction.

SELLER:

Randy Roden  
Randy Roden  
Jaima Roden  
Jaima Roden

BORROWER/PURCHASER:

Edgar Brumbalow  
Edgar Brumbalow  
Jo Lynn Brumbalow  
Jo Lynn Brumbalow

