

filed May 17, 2016, Instrument Number 2016-11259; and (4) August 13, 2016, Kirby A. Kasten to Jose Gerardo de Leon-Lopez and San Juanita Rosales-Sandoval, 1.500 acres of land, more or less, as described in Warranty Deed, filed November 23, 2016, Instrument Number 2016-28949, which were conveyances of portions of a previously platted lot, being Lot 1, Block B, the Homesteads, Phase V, an addition to Johnson County, Texas.”

Said motion was approved by a vote of the Commissioners Court on the 27th day of April, 2020.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

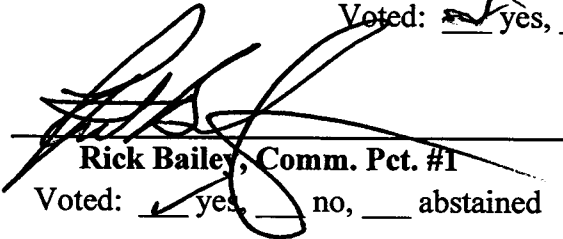
The Commissioners Court of Johnson County, Texas does hereby enter this order ratifying the conveyances of portions of a previously platted lot, being Lot 1, Block B, The Homesteads, Phase V, an addition to Johnson County, Texas, Precinct #3 by metes and bounds description pursuant to Section 232.010 of the Local Government Code with said conveyances being: (1) January 16, 2006, Kirby A. Kasten to Ester Flores 1.000 acres of land, more or less, as described in Warranty Deed, filed March 21, 2006, Volume 3758, Page 809; (2) October 1, 2016, Kirby A. Kasten to Maria R. Rosales 1.000 acres of land, more or less, as described in Warranty Deed, filed March 6, 2007, Volume 4036, Page 0099; (3) May 2, 2016, Kirby A. Kasten to Ester Flores 1.067 acres of land, more or less, as described in Warranty Deed, filed May 17, 2016, Instrument Number 2016-11259; and (4) August 13, 2016, Kirby A. Kasten to Jose Gerardo de Leon-Lopez and San Juanita Rosales-Sandoval, 1.500 acres of land, more or less, as described in Warranty Deed, filed November 23, 2016, Instrument Number 2016-28949.

WITNESS OUR HAND THIS, THE 27th DAY OF APRIL 2020.




Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained




Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained




Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



Jerry D. Stringer, Comm. Pct. #3

Voted: ___ yes, ___ no, ___ abstained



Larry Wobley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST: 

Becky Ivey, County Clerk



APR 27 2020

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 04/15/2020

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 04/27/2020

SPECIFIC AGENDA WORDING: Consideration of Order No. 2020-27, Commissioners Court ratifying the conveyances of portions of a previously platted lot, being Lot 1, Block B, The Homesteads, Phase V, an addition to Johnson County, Texas, by metes and bounds description pursuant to Section 232.010 of the Local Government Code, in Precinct 3-Public Works Department

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

| | |
|--|----------------------------------|
| TIME: 10 minutes | ACTION ITEM: <u> X </u> |
| | WORKSHOP _____ |
| (Anticipated number of minutes needed to discuss item) | CONSENT: _____ |
| | EXECUTIVE: _____ |

STAFF NOTICE:

| | |
|--------------------------------------|-------------------------------------|
| COUNTY ATTORNEY: <u> X </u> | IT DEPARTMENT: _____ |
| AUDITOR: _____ | PURCHASING DEPARTMENT: _____ |
| PERSONNEL: _____ | PUBLIC WORKS: <u> X </u> |
| 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 _____

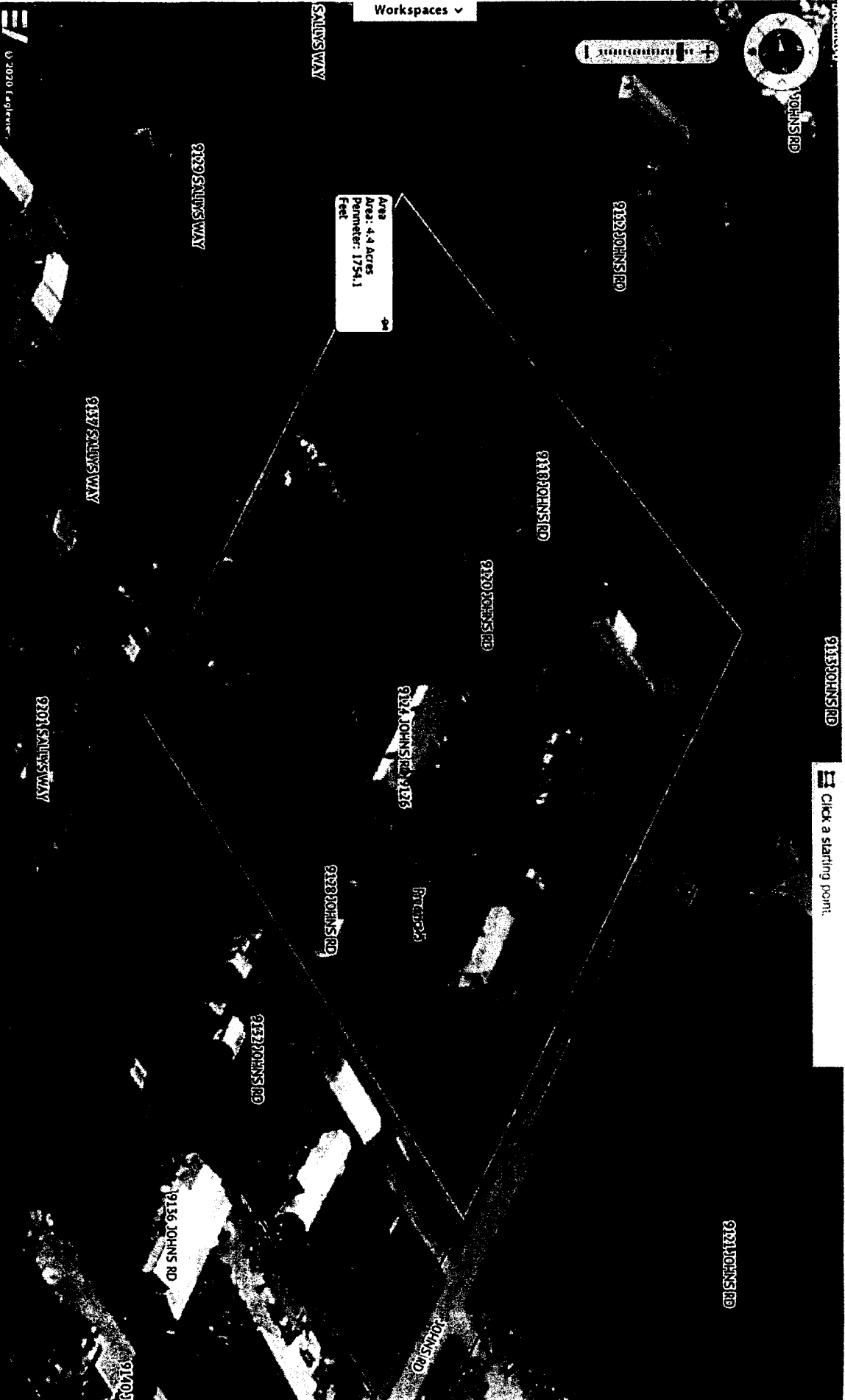
9183 JOHNS RD

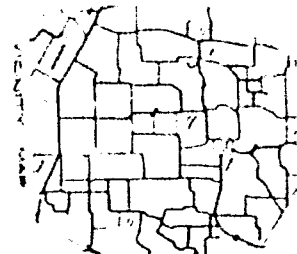
Click a starting point.



Workspaces

Area:
4.4 Acres
Perimeter: 1754.1
Feet



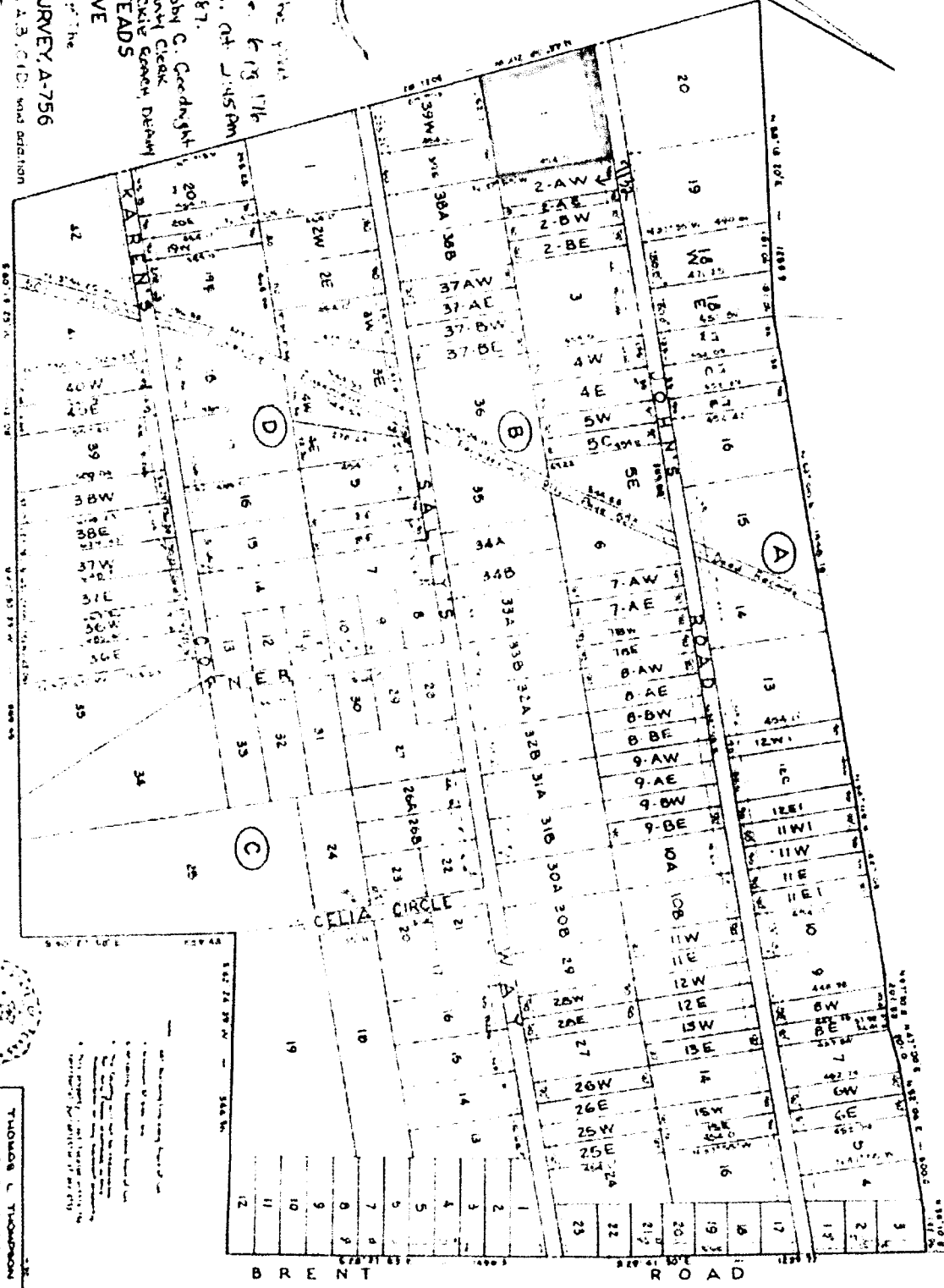


NORTH

James W. Smith
 Surveyor
 1571 Highway 101, Suite 101
 San Antonio, Texas 78203
 Phone: (512) 343-1111

Recorded in the 1987
 Records, Volume 619 176
 of Johnson Co., at Austin
 on May 1, 1987.
 Robby C. Goodnight
 County Clerk
 Of: JACQUE GREEN, Deftm
 Being a Division of Part of Block A-3, A-1, D, and Addition
 Johnson County, Texas

**ELIZABETH SMITH SURVEY A-756
 PHASE FIVE
 THE HOMESTEADS**



Identify this part of the
 survey by the name of the
 owner, and the acreage
 of each part, and the
 name of the surveyor,
 by recording the same
 in the public records.



THOMAS L. THOMPSON
 REGISTERED PUBLIC SURVEYOR
 1400 W. QUINN BLVD. SUITE 204
 SHELBYVILLE, TEXAS
 PH: 817/331-3114
 DATE: August 1, 1987

9124 JOHNS RD

WARRANTY DEED

DATE: August 13, 2016

Grantor: EZEGUIAS RAMIREZ

Grantor's Mailing Address (including county):

118 CR- 4879
Newark, Wise County, Texas 76071

Grantee: Jose Gerardo de Leon-Lopez & San Juanita Rosales-Sandoval

LOT 1C, BLK B

Grantee's Mailing Address (including County):

9124 Johns Road
Alvarado, Johnson County, Texas 76009-7738

Consideration:

Property (including any improvements):

Complete legal description attached hereto, made a part hereof and marked as Exhibit "A" for all purpose:

Exceptions as to conveyance and warranty:

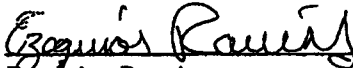
This conveyance is made subject to all easements, restrictions, reservations and/or zoning ordinances if any affecting the herein conveyed property, and Grantee herein accepts said property "AS IS" and with the understanding that there are no express or implied warranties except for limited warranties of title.

Grantor, for the consideration, receipt of which is acknowledged, 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 way belonging to have and to hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor hereby 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 whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

NOTICE OF CONFIDENTIALLY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS

INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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

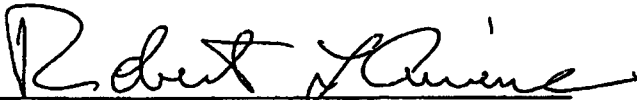

Ezequias Ramirez

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF

This instrument was acknowledged before me on the 13th day of August, 2016 by Ezequias Ramirez.


Notary Public, State of Texas

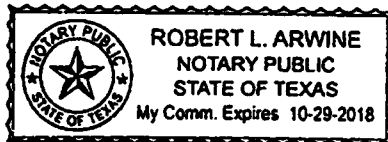


EXHIBIT "A"
LEGAL DESCRIPTION

for a
1.500 Acre tract out of Lot 1, Block B
THE HOMESTEADS, Phase V
Johnson County, Texas

Being all that certain tract, parcel, or lot of land out of Lot 1, Block B, THE HOMESTEADS, Phase V, an addition to Johnson County, Texas according to the plat thereof recorded in Volume 6, Page 176, Plat Records of Johnson County, Texas and a portion of that Lot described by deed recorded in Volume 941, Page 44, Deed Records of Johnson County, Texas, and more particularly described as follows:

BEGINNING at a five-eighths inch iron rod set for corner that is 223.1 feet N 52° 05' E, from the common west corner of Lot 1, Block B, THE HOMESTEADS, Phase V with the north corner of Lot 45, Block I, THE HOMESTEADS, Phase Nine, Section One, an addition to Johnson County, Texas according to the plat thereof recorded in Volume 6, Page 166 Plat Records of Johnson County, Texas, and further being in the southeast right-of-way line of Johns Road;

THENCE: with the said southeast line of Johns Road, N52° 05' E, a distance of 139.8 feet to a five-eighths inch iron rod set for a corner;

THENCE: leaving the said southeast right-of-way of Johns Road, S 38° 56' E, a distance of 454.2 feet to a five-eighths inch iron rod set in the northwest line of Lot 39, Block B;

THENCE: with the common line of Lot 39, Block B, S52° 05' W; passing a one-half inch iron rod at 69.0 feet, 0.2 feet left; in all a distance of 147.9 feet to a five-eighths inch iron rod set for corner;

THENCE: N37° 55' W, a distance of 454.2 feet to the place of beginning and containing 1.500 acres of land more or less as surveyed by John Nall Jr rpls # 1970 during the month of July 2005, All corners set or found are capped.

PROVIDING A TEMPORARY MAINTENANCE EASEMENT:

COMMENCING at a five-eighths inch iron rod set for corner that is 223.1 feet N 52° 05' E, from the common west corner of Lot 1, Block B, THE HOMESTEADS, Phase V with the north corner of Lot 45, Block I, THE HOMESTEADS, Phase Nine, Section One, an addition to Johnson County, Texas according to the plat thereof recorded in Volume 6, Page 166 Plat Records of Johnson County, Texas, and further being in the southeast right-of-way line of Johns Road;

THENCE: leaving the said right-of-way line, S 37° 55' E, 75 feet to the place of beginning;

THENCE: N52° 05' E, 23 feet;

THENCE: S 37° 55' E, 31 feet;

THENCE: S52° 05' W, 23 feet;

THENCE: N37° 55' W, 31 feet.

Johnson County
Becky Ivey
County Clerk
Cleburne 76033



70 2016 00028949

Instrument Number: 2016-28949

As

Recorded On: November 23, 2016

Warranty Deed

Parties:

To

Billable Pages: 3

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

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

| | |
|------------------|-------|
| Warranty Deed | 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: 2016-28949

Receipt Number: 79950

Recorded Date/Time: November 23, 2016 11:50:05A

User / Station: L Shuler - CCL83

Record and Return To:

CARLOS ROSALES

2001 WAHOO DR

ENV

MANSFIELD TX 76063



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

009931

WARRANTY DEED

PK 4036PG0099

Date: October 1, 2006

Grantor: KIRBY A. KASTEN

Grantor's Mailing Address (including county):

P. O. Box 122074
Arlington, Tarrant County, Texas 76012

Grantee: MARIA R. ROSALES

9120 JOHNS RD, LOT 1B,
NO PERMIT B42B

Grantee's Mailing Address (including County):

101 N. 4th Avenue.
Mansfield, Johnson County, Texas 76063

Consideration:

Ten Dollars and other good and valuable consideration in hand paid by Grantee;

Property (including any improvements):

Complete legal description attached hereto, made a part hereof and marked as Exhibit "A" for all purposes:

Exceptions as to conveyance and warranty:

This conveyance is made subject to all easements, restrictions, reservations and/or zoning ordinances if any affecting the herein conveyed property, and Grantee herein accepts said property "AS IS" and with the understanding that there are no express or implied warranties except for limited warranties of title set forth in this deed.

Grantor, for the consideration, receipt of which is acknowledged, 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 way belonging to have and to hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor hereby 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 whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

**NOTICE OF CONFIDENTIAL RIGHTS: IF YOU ARE A NATURAL PERSON,
YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS**

INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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

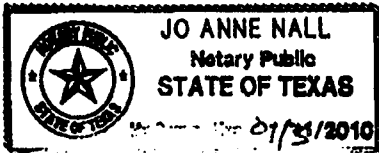

KIRBY A. KASTEN

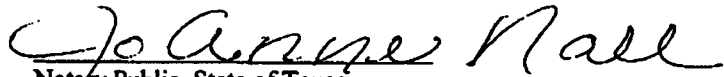
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 6th day of February, 2007 by Kirby A. Kasten.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

EXHIBIT "A"
LEGAL DESCRIPTION
for a
1.000 Acre tract out of Lot 1, Block B
THE HOMESTEADS, Phase V
Johnson County, Texas

Being all that certain tract, parcel, or lot of land out of Lot 1, Block B, THE HOMESTEADS, Phase V, an addition to Johnson County, according to the plat thereof recorded in Volume 6, Page 176, Plat Records of Johnson County, Texas and a portion of that Lot described by deed recorded in Volume 941, Page 44, Deed Records of Johnson County, Texas, and more particularly described as follows:

BEGINNING at a five-eighths inch iron rod set for corner that is 123.1 feet N 52° 05' E, from the common west corner of Lot 1, Block B, **THE HOMESTEADS, Phase V** with the north corner of Lot 45, Block I, **THE HOMESTEADS, Phase Nine, Section One**, an addition to Johnson County, Texas according to the plat thereof recorded in Volume 6, Page 166 Plat Records of Johnson County, Texas, and further being in the southeast right-of-way line of Johns Road;

THENCE: with the said southeast line of Johns Road, N52 ° 05' E, a distance of 100.0 feet to a five-eighths inch iron rod set for a corner;

THENCE: leaving the said southeast right-of-way of Johns Road, S 37 ° 55' E, a distance of 454.2 feet to a five-eighths inch iron rod set in the northwest line of Lot 39, Block B;

THENCE: with the common line of Lot 39, Block B, S52° 05' W, a distance of 91.8 feet to a five-eighths inch iron rod set for corner;

THENCE: N38°56" W, a distance of 454.2 feet to the place of beginning and containing 1.000 acres of land more or less as surveyed by John Nall Jr rpls # 1970 during the month of July 2005, All corners set or found are capped.

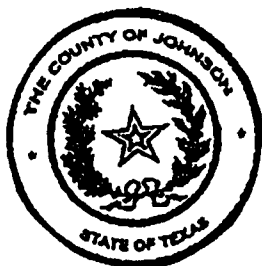
WARNING --- THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 9:55 AM PM

MAR 06 2007

County Clerk Johnson County
By mc Deputy

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



STATE OF TEXAS
COUNTY OF JOHNSON

that I hereby certify this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown heron.


CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

010707

BA 758 PG 0809

WARRANTY DEED

Date: January 16, 2006

Grantor: KIRBY A. KASTEN

Grantor's Mailing Address (including county):

P. O. Box 122074
Arlington, Tarrant County, Texas 76012

Grantee: ESTHER FLORES

LOT 1A BLK B

Grantee's Mailing Address (including County):

9128 Johns Road
Alvarado, Johnson County, Texas 76009-7738

PERMIT D06146 5/14/2001
no documentation

Consideration:

Ten Dollars and other good and valuable consideration in hand paid by Grantee;

Property (including any improvements):

Complete legal description attached hereto, made a part hereof and marked as Exhibit "A" for all purposes:

Exceptions as to conveyance and warranty:

This conveyance is made subject to all easements, restrictions, reservations and/or zoning ordinances if any affecting the herein conveyed property, and Grantee herein accepts said property "AS IS" and with the understanding that there are no express or implied warranties except for limited warranties of title set forth in this deed.


Grantor, for the consideration, receipt of which is acknowledged, 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 way belonging to have and to hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor hereby 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 whomsoever lawfully claiming or to claim the same or any part thereof.

BK 3758PG0810

except as to the reservations from and exceptions to conveyance and warranty.

NOTICE OF CONFIDENTIALLY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Executed this 16 day of January, 2006.


KIRBY A. KASTEN

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 16 day of January, 2006 by Kirby A. Kasten.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Kirby Kasten
P.O. Box 122074
Arlington, Texas 76012

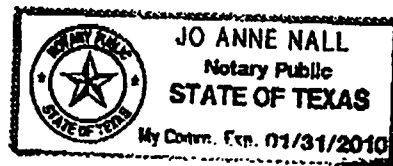


EXHIBIT A 758 PG 0811

LEGAL DESCRIPTION

for a

**1.000 Acre tract out of Lot 1, Block B
THE HOMESTEADS, Phase V
Johnson County, Texas**

Being all that certain tract, parcel, or lot of land out of Lot 1, Block B, THE HOMESTEADS, Phase V, an addition to Johnson County, Texas according to the plat thereof recorded in Volume 6, Page 176, Plat Records of Johnson County, Texas and a portion of that Lot described by deed recorded in Volume 941, Page 44, Deed Records of Johnson County, Texas, and more particularly described as follows:

BEGINNING at a five-eighths inch iron rod set for corner that is 362.9 feet N 52° 05' E, from the common west corner of Lot 1, Block B, THE HOMESTEADS, Phase V with the north corner of Lot 45, Block I, THE HOMESTEADS, Phase Nine, Section One, an addition to Johnson County, Texas according to the plat thereof recorded in Volume 6, Page 166 Plat Records of Johnson County, Texas, and further being in the southeast right-of-way line of Johns Road;

THENCE: with the said southeast line of Johns Road, N52° 05' E, a distance of 100.0 feet to a five-eighths inch iron rod set for a corner at the north corner of Lot 1, Block B, and the west corner of Lot 2, Block B;

THENCE: with the said common lot line, and leaving the southeast right-of-way of Johns Road, S 37° 55' E, a distance of 454.2 feet to a five-eighths inch iron rod set for the common corner of Lots 1, 2, 38, 39, Block B;

THENCE: with the common line of Lot 39, Block B, S52° 05' W, a distance of 91.9 feet to a five-eighths inch iron rod set for corner;

THENCE: N38° 56" W, a distance of 454.2 feet to the place of beginning and containing 1.000 acres of land more or less as surveyed by John Hall Jr rpls # 1970 during the month of July 2005, All corners set or found are capped.

OK 758PG0812

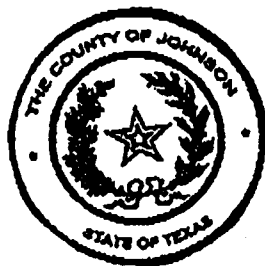
WARNING -- THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 2:28 AM PM

MAR 27 2006

County Clerk Johnson County
By KE Deputy

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



STATE OF TEXAS
COUNTY OF JOHNSON

that I hereby certify this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown heron.


CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

Warranty Deed

Date: April ____, 2016

Grantor: Kirby A. Kasten

Grantor's Mailing Address:

2103 Wilson Road
Arlington, Texas 76011
Tarrant County, Texas

Grantee: Esther Flores

9118 JOHNS RD, LOT 1 BLK B

Grantee's Mailing Address:

PERMIT D14821 6/3/2013?

9128 Johns Road
Alvarado, Texas 76009-7738
Johnson County, Texas

WARRANTY DEED ON
PERMIT WAS PULLED
FOR WRONG PROP
DEED IS FOR 2006

Consideration:

Ten Dollars and other good and valuable consideration in hand paid by Grantee;

Property (including any improvements):

Complete legal description attached hereto, made a part hereof and marked as Exhibit "A" for all purposes:

Reservations from Conveyance:

None

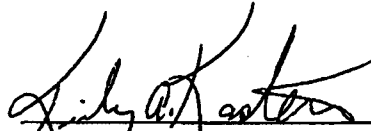
Exceptions to Conveyance and Warranty:

This conveyance is made subject to all easements, restrictions, reservations and/or zoning ordinances if any affecting the herein conveyed property, and Grantee herein accepts said property "AS IS" and with the understanding that there are no express or implied warranties except for limited warranties of title set forth in this deed.

Grantor, for the consideration, receipt of which is acknowledged, 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 way belonging to have and to hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor hereby 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 whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS; YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Executed this ____ day of April, 2016.

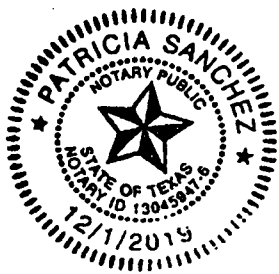


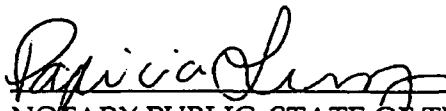
Kirby A. Kasten

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on May 2nd
2016, by Kirby A. Kasten.





NOTARY PUBLIC, STATE OF TEXAS
Texas Notary ID Number 13045947-0

PREPARED IN THE OFFICE OF:

DAVIS LAW, P.C.
190 North Ridgeway Drive
Suite 102
Cleburne, Texas 76033
817/556-3456
FAX # 817/423-7348

AFTER RECORDING RETURN TO:

Esther Flores
9128 Johns Road
Alvarado, Texas 76009

EXHIBIT A

9118 Johns Road, Alvarado, Johnson County, Texas

LEGAL DESCRIPTION

for a

**1.067 Acre tract out of Lot 1, Block B
THE HOMESTEADS, Phase V
Johnson County, Texas**

Being all that certain tract, parcel, or lot of land out of Lot 1, Block B, THE HOMESTEADS, Phase V, an addition to Johnson County, Texas according to the plat thereof recorded in Volume 6, Page 176, Plat Records of Johnson County, Texas and a portion of that Lot described by deed recorded in Volume 941, Page 44, Deed Records of Johnson County, Texas, and more particularly described as follows:

BEGINNING *at a five-eighths inch iron rod found for the common west corner of Lot 1, Block B, THE HOMESTEADS, Phase V with the north corner of Lot 45, Block I, THE HOMESTEADS, Phase Nine, Section One, an addition to Johnson County, Texas according to the plat thereof recorded in Volume 6, Page 166 Plat Records of Johnson County, Texas, and further being in the southeast right-of-way line of Johns Road;*

THENCE: *with the said southeast line of Johns Road, N52 °05' E, a distance of 123.1 feet to a five-eighths inch iron rod set for a corner;*

THENCE: *leaving the said southeast right-of-way of Johns Road, S 38 °56' E, a distance of 454.2 feet to a five-eighths inch iron rod set in the northwest line of Lot 39, Block B;*

THENCE: *with the common line of Lot 39, Block B, S52 °05' W, a distance of 81.7 feet to a five-eighths inch iron rod set for the common corner of Lots 1 and 39, Block B, and Lots 44 and 45, Block I;*

THENCE: *with the common addition line and the said lot lines of Lot 1, Block B, and Lot 45, Block I, N44 °08" W, a distance of 456.8 feet to the place of beginning and containing 1.067 acres of land more or less as surveyed by John Nall Jr rpls # 1970 during the month of July 2005, All corners set or found are capped.*

Johnson County
Becky Ivey
County Clerk
Cleburne 76033



70 2016 00011259

Instrument Number: 2016-11259

As

Recorded On: May 17, 2016

Warranty Deed

Parties:

To

Billable Pages: 4

Number of Pages: 5

Comment:

(Parties listed above are for Clerks reference only)

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

| | |
|------------------|-------|
| Warranty Deed | 38.00 |
| Total Recording: | 38.00 |

***** 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: 2016-11259

Receipt Number: 62625

Recorded Date/Time: May 17, 2016 09:21:18A

Record and Return To:

ESTHER FLORES

9128 JOHNS RD

ALVARADO TX 76009-7738

User / Station: C Woolsey - CCL80



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