



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

Johnson County Subdivision Rules and Regulations outline what is acceptable under the adopted guidelines. To request a variance for a deviation or exception to that for a lot or tract (ex: road frontage, etc.) please provide the following information. Variance fee is \$100 per request. This request will be presented to the Commissioner's Court for their decision.

Owner Morgan Acres, LLC Date 10-29-21

Phone # 817-240-7370

Email Address katie@bbctexas.com

Property Information for Variance Request:

Property 911 address N/A

Subdivision name Hundred Acre Wood Block _____ Lot _____

Survey J. Geiger Abstract 306 Acreage +/-68

Reason for request _____

~~Variance is being requested to the maximum length of a cul-de-sac. The request is asking for an additional 130.08' of length to serve 5 large building lots. Proposed cul-de-sac will have a length of 730.08'~~

Provide the following with this request:

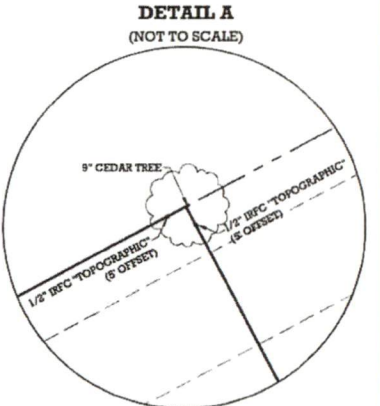
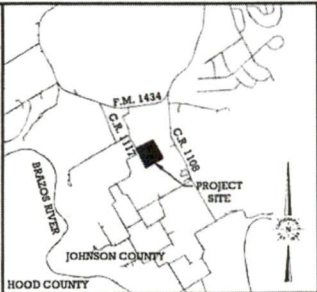
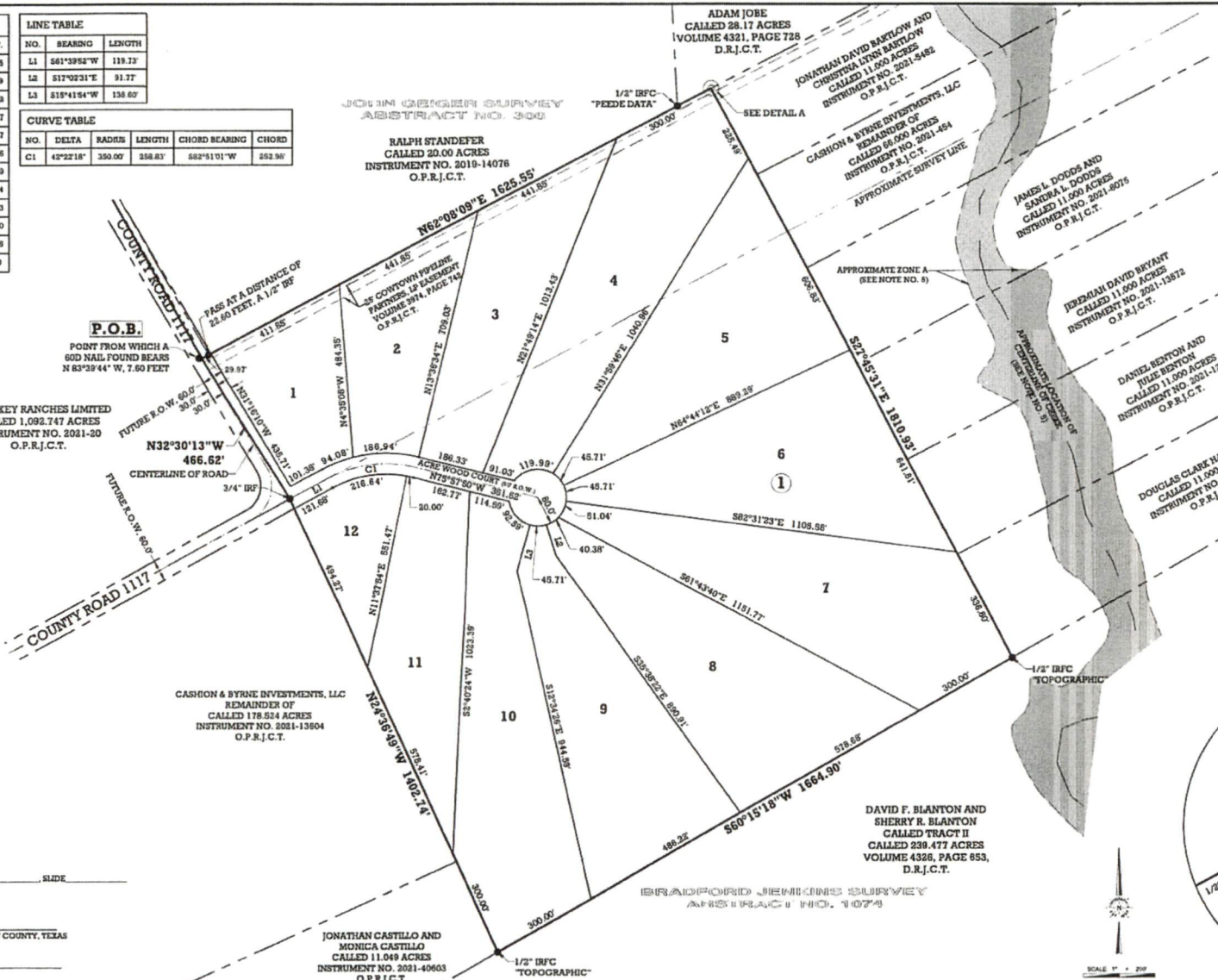
- Copy of your plat if property has been platted
- Copy of property deed
- Survey or drawing showing existing structures

LOT NO.	ACRES	SQ. FT.
1	3.054	133,048
2	3.668	160,829
3	4.842	210,913
4	7.031	306,257
5	6.703	291,367
6	7.092	306,928
7	7.813	331,609
8	7.835	318,164
9	6.360	278,183
10	6.828	297,420
11	4.273	189,099
12	2.008	87,460

LINE NO.	BEARING	LENGTH
L1	S61°39'52"W	119.73
L2	S17°02'31"E	91.77
L3	S15°41'54"W	136.67

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	42°22'18"	350.00	258.81	S82°51'01"W	252.96

PLAT RECORDED IN:
 INSTRUMENT NO. _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____



LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
——— SUBJECT PROPERTY LINE - - - ADJOINER LINE - - - EASEMENT ● MONUMENT FOUND (AS NOTED) * 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" (1) BLOCK DESIGNATION	O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.D.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING IRF = IRON ROD FOUND IRFC = IRON ROD FOUND WITH CAP (AS NOTED)	MORGAN ACRES, LLC PO BOX 1476 GLENBURNE, TX 78603 CONTACT: KATIE SIMMERMAN-MORGAN (882) 499-2227 SURVEYOR LOYALTY INNOVATION LEGACY 1400 EVERMAN PARWAY, SUITE 146-FT WORTH, TEXAS 76146 TELEPHONE (817) 744-7512 - FAX (817) 744-7548 TEXAS FIRM REGISTRATION NO. 1606004 WWW.TOPOGRAPHIC.COM	LOT 1-12, BLOCK 1 100 ACRE WOOD ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS 68.365 ACRES LOCATED IN THE JOHN GEIGER SURVEY, ABSTRACT NO. 306 BRADFORD JENKINS SURVEY, ABSTRACT NO. 1074 FILE: FP_BBC_GOATNECK_20211110 REVISION DRAFT: FCN CHECK: SED SHEET: 1 OF 2 DATE: 11/10/2021 0

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS MORGAN ACRES, LLC IS THE OWNER OF A TRACT OF LAND IN THE BRADFORD JENKINS SURVEY, ABSTRACT NO. 1074 AND THE JOHN GEIGER SURVEY, ABSTRACT NO. 306, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 68.368 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MORGAN ACRES, LLC AS RECORDED IN INSTRUMENT NO. 2021-3482 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 68.368 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 1,082.747 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-20, O.P.R.J.C.T. SAME BEING IN COUNTY ROAD 1117 FROM WHICH A 60' HALL FOUND BEARS NORTH 83°39'44" WEST, A DISTANCE OF 7.60 FEET;

THENCE NORTH 82°08'09" EAST, WITH THE NORTH LINE OF SAID 68.368 ACRE TRACT, PASSING AT A DISTANCE OF 22.80 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 20.00 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-14078, CONTINUING WITH THE SOUTH LINE OF SAID 20.00 ACRE TRACT, TO AND WITH THE SOUTH LINE OF A CALLED 48.17 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 4811, PAGE 728 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), PASSING AT A DISTANCE OF 1820.68 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND (FOR REFERENCE) AND CONTINUING FOR A TOTAL DISTANCE OF 1823.88 FEET TO A 6" CEDAR TREE FOR THE NORTHEAST CORNER OF SAID 68.368 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-8482, O.P.R.J.C.T.;

THENCE SOUTH 37°45'31" EAST, WITH THE EAST LINE OF SAID 68.368 ACRE TRACT AND THE WEST LINE OF THE SAID 11,000 ACRE TRACT (INSTRUMENT NO. 2021-8482), PASSING AT A DISTANCE OF 8.00 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND (FOR REFERENCE), CONTINUING WITH SAID WEST LINE OF 11,000 ACRE TRACT (INSTRUMENT NO. 2021-8482), TO AND WITH THE WEST LINE OF THE REMAINDER OF A CALLED 68.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-484, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-8078, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-13972, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-12188, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11,000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-18488, O.P.R.J.C.T., FOR A TOTAL DISTANCE OF 1810.93 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID 68.368 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 11,000 ACRE TRACT (INSTRUMENT NO. 2021-18488), SAME BEING ON THE NORTH LINE OF A CALLED 239.477 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN VOLUME 4328, PAGE 683, D.R.J.C.T.;

THENCE SOUTH 80°18'18" WEST, WITH SAID SOUTH LINE OF 68.368 ACRE TRACT AND SAID NORTH LINE OF 239.477 ACRE TRACT, A DISTANCE OF 1804.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID 68.368 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 11,049 ACRE TRACT DESCRIBED IN A DEED TO JONATHAN CASTILLO AND MONICA CASTILLO, AS RECORDED IN INSTRUMENT NO. 2021-40903, O.P.R.J.C.T.;

THENCE NORTH 24°36'49" WEST, WITH THE WEST LINE OF SAID 68.368 ACRE TRACT, A DISTANCE OF 1402.74 FEET TO A 3/4" IRON ROD FOUND FOR AN ANGLE POINT ON SAID WEST LINE OF 68.368 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1,082.747 ACRE TRACT, ALSO LOCATED IN A BEND OF COUNTY ROAD 1117;

THENCE NORTH 33°30'13" WEST, WITH THE WEST LINE OF SAID 68.368 ACRE TRACT AND SAID EAST LINE OF 1,082.747 ACRE TRACT, GENERALLY ALONG COUNTY ROAD 1117, A DISTANCE OF 466.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 68.368 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT _____, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-12, BLOCK 1, 180 ACRE WOOD ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 14, 2021.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FORREST C. NANCE, R.P.L.S. NO. 6809

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
1. ALL READINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ALLEGEDS AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00018.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISUAL EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, DUNN COUNTY, TEXAS.
6. ACCORDING TO THE FEMA FIRM MAP NUMBER 48511C0402, REVISED DECEMBER 4, 2019, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X"
6. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.

PLAT NOTES

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
1. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

PRIVATE SEWAGE FACILITY

1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH 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 RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSATISFACTORY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, DETAILED IN SEPARATE SOBS, CAN MAINTAIN IF THE AMOUNT OF WATER THAT IS RECORDED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY AT A SATISFACTORY MANNER.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMBINATION PANEL NO. 4851C-0400-J, EFFECTIVE DATE DECEMBER 4, 2019, THIS PROPERTY IS LOCATED IN ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "TWP". 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 COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "TWP".
2. LOCATING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOWWAY IS PROHIBITED.
3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED 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 OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
6. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

RIGHTS OF DEVELOPER/PROPERTY OWNER

1. THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
2. THE APPROVAL AND FILING OF THIS PLAN BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR DISPOSE, DISPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAN DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS ATTESTED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAN.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAN TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE SUBJECT OF THIS PLAN DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAN OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

UTILITY EASEMENT

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 GROWTH, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAN, 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 CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ACCORDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

RIGHT OF WAY DEDICATION
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT
15' FROM LOT LINE IN FRONT
15' FROM LOT LINE IN BACK
5' FROM LOT LINE ON THE SIDES

BUILDING LINES
60' FROM LOT LINE (STATE HWY & F.M.)
35' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)
15' FROM LOT LINE ON REAR
15' FROM LOT LINE ON SIDES

WATER
PRIVATE INDIVIDUAL WELL SYSTEM

SEPTIC
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC
UNITED COOPERATIVE SERVICES 417-782-8318

FILING A PLAN

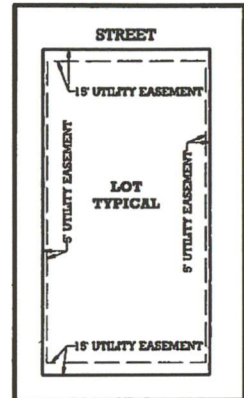
1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT BY THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAN OR REPLY OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONDITIONED ON APPROVAL AND RECORDING OF THE FINAL PLAN AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAN.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAN OR REPLY OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAN IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAN IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

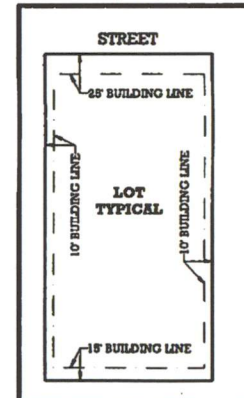
THE APPROVAL AND FILING OF A PLAN WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAN SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE RECORDS OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

PLAN RECORDED BY: _____
INSTRUMENT NO. _____ CLERK _____
DATE: _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

TYPICAL LOT DETAIL EASEMENTS (N.T.S)



TYPICAL LOT DETAIL BUILDING LINES (N.T.S)



APPROVED BY JOHNSON COUNTY COMMISSIONERS
COURT ON THE _____ DAY OF _____, 2021.

COUNTY JUDGE _____

OWNER MORGAN ACRES, LLC PO BOX 1476 GLEBURNE, TX 76033 CONTACT: KATIE SIMMERMAN-MORGAN (882) 458-2327		FINAL PLAT LOT 1-12, BLOCK 1 100 ACRE WOOD ADDITION AN ADDITION TO JOHNSON COUNTY, TEXAS 68.368 ACRES LOCATED IN THE JOHN GEIGER SURVEY, ABSTRACT NO. 306 BRADFORD JENKINS SURVEY, ABSTRACT NO. 1074	
SURVEYOR 1402 EVERMAN PARKWAY, DR. 148 • FT. WORTH, TEXAS 76104 IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE. WWW.TOPOGRAPHIC.COM		FILE: FP_BBC_GOATNECK_20211110	REVISION
DRAFT: FCN	CHECK: SED	0	
SHEET: 2 OF 2	DATE: 11/10/2021		

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 32597

eRecording - Real Property
Warranty Deed

Recorded On: August 31, 2021 10:42 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 32597
Receipt Number: 20210831000092
Recorded Date/Time: August 31, 2021 10:42 AM
User: Leslie S
Station: ccl83

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey

GENERAL WARRANTY DEED

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.

Date: August 31, 2021

Grantor: **Cashion & Byrne Investments, LLC**
Grantor's Mailing Address: 406 Valley View Court, Rio Vista, TX 76093

Grantee: **Morgan Acres LLC**
Grantee's Mailing Address: PO Box 1474, Cleburne TX 76033

Consideration:
TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

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 restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

There is hereby reserved unto Grantor, their heirs and assigns all of Grantor's interest in the oil, gas and other minerals in and under and that may be produced from the Property, by whatever method produced or extracted, however, Grantor on behalf of Grantor, Grantor's heirs, successors and assigns, waives the right of ingress and egress to and from, and the use of the surface of the Property for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

In addition, the Property is conveyed subject to the following restrictive covenants, which shall be covenants running with the Property, and which shall be binding upon, and shall be for the benefit of, Grantor, Grantee and their respective successors and assigns:

1. Site Built Homes only.
2. No Junkyards

Grantor, Grantee and their respective successors and assigns shall have the right to enforce, by any proceeding at law or in equity, all restrictions now or hereafter. Failure to enforce any restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The substantially prevailing party in a suit to interpret or enforce these deed restrictions shall be entitled to recover their reasonable and necessary attorney's fees.

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, 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.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

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

Cashion & Byrne Investments, LLC

By: [Signature]
Tony Cashion, Managing Member

STATE OF TEXAS §
COUNTY OF Johnson §

This instrument was acknowledged before me on the 31 day of August, 2021, by Tony Cashion, Managing Member of Cashion & Byrne Investments, LLC, on its behalf.



[Signature]
Notary Public, State of Texas

After Recording, Return to:
Morgan Acres LLC

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1375823

BEING A TRACT OF LAND SITUATED IN THE BRADFORD JENKINS SURVEY, ABSTRACT NO. 1074 AND THE JOHN GEIGER SURVEY, ABSTRACT NO. 306, JOHNSON COUNTY, TEXAS AND BEING A PART OF A CALLED 178.524 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-13604 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID 178.524 ACRE TRACT AND BEING ON THE EAST LINE OF A CALLED 1,092.747 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-20, O.P.R.J.C.T. SAME BEING IN COUNTY ROAD 1117 FROM WHICH A 60D NAIL FOUND BEARS N 83°39'44" W, A DISTANCE OF 7.60 FEET;

THENCE N 62°08'09" E, WITH THE NORTH LINE OF SAID 178.524 ACRE TRACT, PASSING AT A DISTANCE OF 22.60 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 20.00 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-14076, CONTINUING WITH THE SOUTH LINE OF SAID 20.00 ACRE TRACT, TO AND WITH THE SOUTH LINE OF A CALLED 28.17 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 4321, PAGE 728 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), PASSING AT A DISTANCE OF 1620.55 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND (FOR REFERENCE) AND CONTINUING FOR A TOTAL DISTANCE OF 1625.55 FEET TO A 9" CEDAR TREE FOR THE NORTHWEST CORNER OF A CALLED 11.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-5482, O.P.R.J.C.T.;

THENCE S 27°45'31" E, WITH THE WEST LINE OF THE SAID 11.000 ACRE TRACT (INSTRUMENT NO. 2021-5482), PASSING AT A DISTANCE OF 5.00 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND (FOR REFERENCE), CONTINUING WITH SAID WEST LINE OF 11.000 ACRE TRACT (INSTRUMENT NO. 2021-5482), TO AND WITH THE WEST LINE OF THE REMAINDER OF A CALLED 66.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-454, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-8075, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-13572, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-12186, O.P.R.J.C.T., TO AND WITH THE WEST LINE OF A CALLED 11.000 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-15488, O.P.R.J.C.T., FOR A TOTAL DISTANCE OF 1810.93 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID 11.000 ACRE TRACT (INSTRUMENT NO. 2021-15488) AND BEING ON THE SOUTH LINE OF SAID 178.524 ACRE TRACT, SAME BEING ON THE NORTH LINE OF CALLED 239.477 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN VOLUME 4326, PAGE 653, D.R.J.C.T.;

THENCE S 60°15'18" W, WITH SAID SOUTH LINE OF 178.524 ACRE TRACT AND SAID NORTH LINE OF 239.477 ACRE TRACT, A DISTANCE OF 1664.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

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THENCE N 24°36'49" W, OVER AND ACROSS SAID 178.524 ACRE TRACT, A DISTANCE OF 1402.74 FEET TO A 3/4" IRON ROD FOUND FOR AN ELL CORNER OF SAID 178.524 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF SAID 1,092.747 ACRE TRACT, ALSO LOCATED IN A BEND OF COUNTY ROAD 1117;

THENCE N 32°30'13" W, WITH THE NORTHERNMOST WEST LINE OF SAID 178.524 ACRE TRACT AND SAID EAST LINE OF 1,092.747 ACRE TRACT, GENERALLY ALONG COUNTY ROAD 1117, A DISTANCE OF 466.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 68.365 ACRES OF LAND.