

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Josh Green TODAY'S DATE: 2/01/2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 02/14/2022

SPECIFIC AGENDA WORDING:

Consideration for Josh Green, Public Works Special Projects Manager to Update the City of Cleburne's Rezoning Application for 201 and 205 West Harrell St by Changing the Zoning from C2 to C1

authorization for Josh Green to initial application

COMMISSIONERS COURT

FEB 14 2022

Approved

PERSON(S) TO PRESENT ITEM:

Josh Green

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 5:00

(Anticipated number of minutes needed to discuss item)

ACTION ITEM: ✓

WORKSHOP:

CONSENT:

EXECUTIVE:

STAFF NOTICE:

COUNTY ATTORNEY:

AUDITOR:

PERSONNEL:

BUDGET COORDINATOR:

IT DEPARTMENT:

PURCHASING DEPARTMENT:

PUBLIC WORKS:

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:

beverage

City of Cleburne
Community Development Department

Zoning / Specific Use Permit
Application
Packet





COMMUNITY DEVELOPMENT APPLICATION

City of Clebune
10 N. Robinson St.
Clebune, TX 76033
817-645-0947

APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Straight Zoning Change | <input type="checkbox"/> SUP - Parking Reduction | <input type="checkbox"/> Minor Plat/Minor Replat | <input type="checkbox"/> Zoning Variance (ZBA) |
| <input type="checkbox"/> Planned Development (PD) | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Amending Plat | <input type="checkbox"/> Interpretation Appeal (ZBA) |
| <input type="checkbox"/> PD Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Site Plan/Landscape Plan | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Specific Use Permit (SUP) | <input type="checkbox"/> Replat | <input type="checkbox"/> Voluntary Annexation | <input type="checkbox"/> Other: _____ |

PROPERTY INFORMATION

Project Name: Johnson County Maintenance Shop

Project Address (Location): 201/205 West Harrell Street

Legal Description (Lot & Block): Lots 1A, 2, 34, 6 Block 496 Original Town of Clebune

Proposed Number of Lots: _____ Gross Acres: 1.82 Land Use District: SF4/MF

Existing Zoning: SF4/MF Proposed Zoning: General Business C2

Existing Use: vacant Proposed Use: workshop for Johnson County

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

Applicant: Josh Green Company: Johnson County Public Works

Address: 1 North Mill Street, Suite 304 Tel: 817-556-6992

City: Clebune State: TX ZIP: 76033 Email: jgreen@johnsoncountytexas.org

Applicant's Status: (check one) Owner Representative Tenant Prospective Buyer

Property Owner: Johnson County Company: local government

Address: 2 N Main St Tel: 817-556-6360

City: Clebune State: TX ZIP: 76033 Email: rogerh@johnsoncountytexas.org

Required Signatures	For Departmental Use Only
APPLICANT: NAME OF APPLICANT (PRINT): <u>Josh Green</u> SIGNATURE: <u>[Signature]</u> Date: <u>12/27/21</u>	Case #: _____ Total Fee(s): _____ Receipt #: _____ Date Submitted: _____ Accepted By: _____
PROPERTY OWNER: (IF OTHER THAN APPLICANT) NAME OF PROPERTY OWNER (PRINT): <u>Roger Harmon</u> SIGNATURE: <u>[Signature]</u> Date: <u>12/27/21</u>	

Rev 1/20



DEVELOPMENT APPLICATION FEES

City of Cleburne
10 N. Robinson St.
Cleburne, TX 76033
817-645-0947

Zoning

Zoning Change	\$ 150
Planned Development District (PD)	\$ 150
Amendment to an existing PD to add, delete or change a special condition	\$ 150
Specific Use Permit (SUP)	\$ 150

Platting

Preliminary Plat	\$ 250	+ fee per acre
<u>Fee per acre:</u>		
5 acres or less	\$ 5.00/ac.	
6 to 10 acres	\$ 4.00/ac.	
11 to 50 acres	\$ 3.60/ac.	
51 to 150 acres	\$ 2.90/ac.	
151 or more	\$ 2.30/ac.	
Final Plat	\$ 250	+ fee per lot
<u>Fee per lot:</u>		
10 lots or less	\$ 3.50/lt.	
11 to 50 lots	\$ 2.80/lt.	
51 to 150 lots	\$ 2.25/lt.	
151 to 500 lots	\$ 1.80/lt.	
500 or more	\$ 1.45/lt.	
Amended & Minor Plat	\$ 250	
Replat	\$ 250	+ \$ 10.00 per lot

Variances and Appeals

Variance and/or Appeal	\$ 400
Sign Variance	\$ 750

The Codes & Ordinances of the City of Cleburne are available at www.cleburne.net/zoningordinance



ZONING / SUP APPLICATION CHECKLIST

City of Cleburne
10 N. Robinson St.
Cleburne, TX 76033
817-645-0947

INSTRUCTIONS The Community Development Department reviews each zoning / specific use permit application based on the items in the following checklists and the requirements of the City of Cleburne's Code of Ordinances. Applicants are encouraged to familiarize themselves with the requirements of the Code and are encouraged to meet with a Community Development and/or Engineering staff member to determine the type of plans required for review. Copies of the Code are available for purchase from the Community Development Department. The Code is also available free of charge at www.cleburne.net/zoningordinance.

SUBMITTAL REQUIREMENTS

The following items must be submitted with this application:

- Three (3) 8.5" x 11" copies of the Survey
- Three (3) 8.5" x 11" copies of the Legal Description (metes and bounds) of the property
- Three (3) 8.5" x 11" copies of the LETTER OF INTENT AND CONCEPT PLAN (PD and SUP Applications Only)
- One (1) digital copy of all submittal documents (CD or USB flash drive)
- Any drawings (to scale) the applicant considers necessary to demonstrate the proposal.

A. Exhibits for Applications for Straight Zoning

At a minimum, all straight rezoning requests shall include a survey and legal description (metes and bounds) of the property. Any drawings (to scale) the applicant considers necessary to demonstrate the proposal.

B. Exhibits for Applications for Planned Development (PD) District

A development plan submitted in support of a Planned Development (PD) request shall contain information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities, and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. Refer to *Section 155.46 PD – Planned Development District* of the Zoning Ordinance.

At a minimum, all PD rezoning requests shall include a letter of intent containing all of the following information:

- The use or combination of uses proposed;
- Base zoning district(s);
- Lot area, lot width, lot depth and lot coverage;
- Building setbacks (include front, rear and side setbacks);
- Building height;
- Building design standards;
- Density;
- Parking ratio and total number of parking spaces;
- Access and circulation throughout site;
- Landscaping (including but not limited to types/number of plantings, location of plantings, irrigation plan, etc.);
- Screening (include material type, height, and location of any proposed screening);
- Accessory buildings;
- Signage;
- Lighting;
- Project phasing and/or scheduling;
- Management associations; and
- Other requirements not listed that detail the proposed development.

At a minimum, all *residential* PD rezone requests shall provide a concept plan showing the following:

- Lot layout, including lot dimensions and total lot size (in square feet);
- Street configuration;
- Sidewalks;
- Location of signage;
- Landscaping;
- Screening;
- Open space and proposed amenities;
- Project phasing (if applicable); and
- Other features specific to the proposed development.

At a minimum, all *non-residential* PD rezone requests shall provide a concept plan showing the following:

- General location of buildings;
- Street layout and fire lanes;
- Location and dimensions of parking spaces;
- Building lines and setbacks;
- Dumpster location(s);
- Landscaping;
- Screening;
- Location of signage;
- Project phasing (if applicable);
- Other features specific to the proposed development.

C. Exhibits for Applications for Specific Use Permit (SUP)

An application for a Specific Use Permit shall be accompanied by a site plan and shall be reviewed by the Planning and Zoning Commission and forwarded to the City Council for final action. Such concept plan shall meet the requirements for site plans as detailed in below and in *Section 155.53* of the Zoning Ordinance.

At a minimum, all SUP requests shall include a letter of intent containing all of the following information:

- The proposed use;
- The existing zoning district;
- Information regarding the business requesting the SUP;
- Provide detailed justification as to why the SUP is appropriate on the subject property; and
- Any other special considerations as necessary to detail the request.

At a minimum, all SUP requests shall provide a concept plan showing the following:

- The land area included within the site, the area of all abutting sites and the zoning classification thereof, all public and private rights-of-way and easements bounding and intersecting the site and the abutting sites which are proposed to be continued, created, relocated and/or abandoned.
- The proposed finished grade of the site and its relation to elevations of adjacent sites if pertinent, shown to contour intervals not to exceed two feet (if floodplain is present).
- A description of the proposed site and the boundaries.
- The location of each existing and each proposed structure on the site, the specific category of use or uses to be contained therein, the number of stories, gross floor area, type of exterior, construction material, and the location of entrances and exists to buildings.
- The location and width of all curb cuts and driving lanes.
- The dimensions and capacities of parking areas and loading areas, and the character and location of illumination facilities.
- All pedestrian walks, malls and open areas for use by tenants or the public.
- The location and height of all walls, fences, and screen planting and landscaping.
- The location, size, height, foot candle level and orientation of all lighting and signs.
- The types of surfacing such as paving, turfing or gravel to be used at various locations.
- The location of fire hydrants and fire lanes.
- Location and screening of garbage containers, air conditioners and outside storage or display.
- A schedule of the phasing of all improvements shown in the plan.

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal before the Planning & Zoning Commission and City Council. I understand that it is my responsibility to have the Applicant and/or Owner present at the Planning and Zoning Commission and City Council meetings.

Printed
name:

Roger Harmon

Owner Applicant

Signature:



Date: 12/27/2021

AUTHORIZATION OF REPRESENTATION
USE ONLY IF ANOTHER ENTITY WILL BE REPRESENTING THE REQUEST

Date: 12-27-2021

I/we Johnson County, authorize Josh Green to represent
YOU OR YOUR ORGANIZATION YOUR REPRESENTATIVE

me/us in all scheduled hearings and meetings before the City of Cleburne

regarding the rezone/SUP request for the property located at 201/205 West Harrell Street
ADDRESS OR LEGAL DESCRIPTION

Thank you for helping us resolve this request.

Sincerely,


Judge Roger Harmon

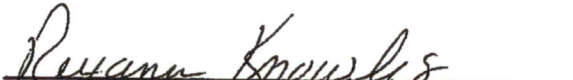
State of Texas §
County of Johnson §

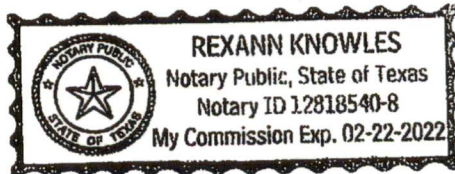
BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared

Roger Harmon, known to me to be the person whose name is

subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the

purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th
day of December, A.D. 2021.


Notary Public in and for Johnson County, Texas



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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-12585

Recorded As : ERX-WARRANTY DEED

Recorded On: June 01, 2016

Recorded At: 08:58:37 am

Number of Pages: 5

Recording Fee: \$38.00

Parties:

Direct-
Indirect-

Receipt Number: 63922

Processed By: Cheryl Woolsey

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
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

EXHIBIT A
LEGAL DESCRIPTION

Being a tract or parcel of land situated in the Christopher Chaney Survey, Abstract No.124, City of Cleburne, Johnson County, Texas, being the same Tract I and Tract II conveyed to J. Maclean and D. Boulware by deed recorded in Volume 2839, Page 898, Deed Records, Johnson County, Texas and part of Original Town of Cleburne, an addition to the City of Cleburne according to the plat recorded in Volume 24, Page 590, Deed Records, Johnson County, Texas, and being lots 4, 6 and part of Lots 2 and 3, in Block 486, as designated by Johnson County Central Appraisal Tax Office, being more particularly described as follows:

Beginning 1/2" iron rod found for corner in the south line of W. Harrell Street (undefined right-of-way), being the northeast corner of a 0.46 acre tract conveyed to B. Turner by deed recorded in Volume 3153, Page 137, Deed Records, Johnson County, Texas and the northwest corner of said Tract I;

Thence North 75°12'54" East with the south line of said W. Harrell Street and the north line of said Tract I and Tract II passing a 2" iron pipe found at 105.00 feet continuing in all a distance of 172.71 feet to a 1/2" iron rod found for corner in the south line of said W. Harrell Street, being a corner of said Tract II;

Thence South 72°29'06" East with a north line of said Tract II a distance of 13.44 feet to a point for corner in the south line of said W. Harrell Street, being a corner of said Tract II;

Thence North 81°32'34" East with a north line of said Tract II a distance of 56.43 feet to a point for corner in the south line of said W. Harrell Street, being a northeast corner of said Tract II and in the approximate west bank of Buffalo Creek;

Thence South 09°35'49" East with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 77.24 feet to a point for corner in the approximate west bank of Buffalo Creek;

Thence South 03°02'04" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 49.42 feet to a point for corner in the approximate west bank of Buffalo Creek;

Thence South 08°50'10" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 46.66 feet to a point for corner in the approximate west bank of Buffalo Creek;

Thence South 19°42'24" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 141.79 feet to a point for corner in the approximate west bank of Buffalo Creek;

Thence South 10°56'01" West with a south line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 20.01 feet to a point for corner in the approximate west bank of Buffalo Creek, being the southeast corner of said Tract II;

Thence South 74°44'40" West with a south line of said Tract II a distance of 110.08 to a fence post found for corner, being the southwest corner of said Tract I and the southeast corner of a 0.33 acre tract conveyed to N. Kieschnick by deed recorded in Volume 3605, Page 751, Deed Records, Johnson County, Texas;

Thence North 15°06'43" West with the common line between said Tract I and said 0.33 acre tract a distance of 316.56 to the POINT OF BEGINNING and containing 1.40 acres of land, more or less

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: May 31, 2016, to be effective May 31, 2016

GRANTOR: JOHN R. MACLEAN and BARBARA BOULWARE (Widow of DAN M. BOULWARE), joined herein by CHARLES ANDREW BOULWARE, Independent Executor of the Estate of Dan M. Boulware, deceased, Cause No. CC-P201622269, County Court at Law No. 1, Johnson County, Texas, Barbara B. Boulware, as devisee

GRANTOR'S MAILING ADDRESS (including county):

11 North Main Street
Cleburne, Johnson County, Texas 76033

GRANTEE: JOHNSON COUNTY

GRANTEE'S MAILING ADDRESS (including county):

2 North Main Street
Cleburne, Johnson County, Texas 76033

CONSIDERATION:

The sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged.

PROPERTY (including any improvements

Being Lots 4 & 6, and a part of Lots 2 & 3, in Block 496, ORIGINAL TOWN OF CLEBURNE, according to the Official Map recorded in Volume 24, Page 590, Map Records, Johnson County, Texas, being Described by metes and bounds on Exhibit "A" attached hereto and Made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is given and accepted subject to all and singular recorded restrictions, leases, easements, mineral reservations and oil and gas leases, if any,

and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.

GRANTORS EXCEPT FROM THIS CONVEYANCE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THEIR UNDIVIDED INTEREST IN THE OIL, GAS AND OTHER MINERALS, IN, ON AND UNDER SAID LAND AND THE FULL AND EXCLUSIVE RIGHT TO LEASE SAID INTEREST IN SAID RESERVED MINERAL INTEREST FOR OIL, GAS AND OTHER MINERAL DEVELOPMENT, ON SUCH TERMS (INCLUDING UNITIZATION AND POOLING PROVISIONS) AS SUCH GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS DEEM PROPER; HOWEVER, GRANTORS WAIVE GRANTORS' SURFACE RIGHTS (INCLUDING RIGHTS OF INGRESS AND EGRESS) ON THE PROPERTY HEREIN DESCRIBED. .

GRANTORS for the consideration and subject to exceptions and conveyance and warranty, grant, sell and convey to GRANTEE the property, together with all and singular the rights and appurtenances hereto in any wise belonging, to have and hold it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors and assigns forever.

GRANTORS hereby bind GRANTORS, GRANTORS' heirs, executors, administrators, successors And assigns, 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 the reservations from and exceptions to warranty.


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



JOHN R. MACLEAN



BARBARA BOULWARE



CHARLES ANDREW BOULWARE,
Independent Executor of the Estate of
Dam M. Boulware, deceased,
Cause No. CC-P201622269, County Court at
Law No. 1, Johnson County, Texas

THE STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me, the undersigned, on the 31st day of May, 2016, by JOHN R. MACLEAN.

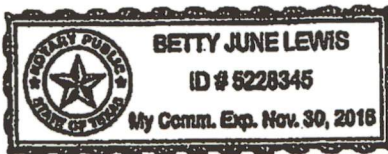


Betty June Lewis
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me, the undersigned, on the 31st day of May, 2016, by BARBARA BOULWARE.



Betty June Lewis
Notary Public, State of Texas

THE STATE OF TEXAS

TARRANT
COUNTY OF JOHNSON

This instrument was acknowledged before me, the undersigned, on the 31st day of May, 2016 by CHARLES ANDREW BOULWARE, Independent Executor of the Estate of Dan M. Boulware, deceased, Cause No. CC-P201622269, County Court at Law No. 1, Johnson County, Texas, in the capacity therein stated.



Betty June Lewis
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOHNSON COUNTY
2 NORTH MAIN STREET
CLEBURNE, TEXAS 76033

PREPARED IN THE LAW OFFICE OF:
SCOTT MCKNIGHT
4916 CAMP BOWIE BLVD., STE. 100
FORT WORTH, TEXAS 76107

**EXHIBIT A
LEGAL DESCRIPTION**

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Beginning 1/2" iron rod found for corner in the south line of W. Harrell Street (undefined right-of-way), being the northeast corner of a 0.46 acre tract conveyed to B. Turner by deed recorded in Volume 3153, Page 137, Deed Records, Johnson County, Texas and the northwest corner of said Tract I;

Thence North 75°12'54" East with the south line of said W. Harrell Street and the north line of said Tract I and Tract II passing a 2" iron pipe found at 105.00 feet continuing in all a distance of 172.71 feet to a 1/2" iron rod found for corner in the south line of said W. Harrell Street, being a corner of said Tract II;

Thence South 72°29'06" East with a north line of said Tract II a distance of 13.44 feet to a point for corner in the south line of said W. Harrell Street, being a corner of said Tract II;

Thence North 81 °32'34" East with a north line of said Tract II a distance of 56.43 feet to a point for corner in the south line of said W. Harrell Street, being a northeast corner of said Tract II and in the approximate west bank of Buffalo Creek;

Thence South 09°35'49" East with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 77.24 feet to a point for corner in the approximate west bank of Buffalo Creek;

Thence South 03°02'04" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 49.42 feet to a point for corner in the approximate west bank of Buffalo Creek;

Thence South 08°50'10" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 46.66 feet to a point for corner in the approximate west bank of Buffalo Creek;

Thence South 19°42'24" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 141.79 feet to a point for corner in the approximate west bank of Buffalo Creek;

Thence South 10°55'01" West with a south line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 20.01 feet to a point for corner in the approximate west bank of Buffalo Creek, being the southeast corner of said Tract II;

Thence South 74°44'40" West with a south line of said Tract II a distance of 110.08 to a fence post found for corner, being the southwest corner of said Tract I and the southeast corner of a 0.33 acre tract conveyed to N. Kieschnick by deed recorded in Volume 3605, Page 751, Deed Records, Johnson County, Texas;

Thence North 15°06'43" West with the common line between said Tract I and said 0.33 acre tract a distance of 316.58 to the POINT OF BEGINNING and containing 1.40 acres of land, more or less

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

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-10046

Recorded As : ERX-WARRANTY DEED

Recorded On: May 03, 2016

Recorded At: 09:09:53 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-
Indirect-

Receipt Number: 61297

Processed By: Cheryl Woolsey

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
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

GENERAL WARRANTY DEED
(Cash)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE 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.

THE STATE OF TEXAS
COUNTY OF JOHNSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, BEN HILL TURNER, A MARRIED PERSON, NOT JOINED HEREIN BY SPOUSE, AS SAID PROPERTY CONSTITUTES NO PART OF BUSINESS OR RESIDENTIAL HOMESTEAD, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is **2 MAIN STREET, CLEBURNE TEXAS, 76033** the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto JOHNSON COUNTY, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

SEE LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Commonly known as: 205 WEST HARRELI STREET, CLEBURNE, TX 76033

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove-described property as now reflected by the records of the County Clerk of JOHNSON County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

**EXHIBIT A
LEGAL DESCRIPTION**

Being a tract or parcel of land situated in the Christopher Chaney Survey, Abstract No. 124, City of Cleburne, Johnson County, Texas, being the same 0.46 acre tract conveyed to B. Turner by deed recorded in Volume 3153, Page 137, Deed Records, Johnson County, Texas and part of Original Town of Cleburne, an addition to the City of Cleburne according to the plat recorded in Volume 24, Page 590, Deed Records, Johnson County, Texas, and part of Block 498 as designated by Johnson County Central Appraisal Tax Office, being more particularly described as follows:

Beginning 1/2" iron rod found for corner in the south line of W. Harrell (undefined right-of-way), being the northeast corner of said 0.46 acre tract and the northwest corner of a tract (known as Tract I) conveyed to J. Maclean and B. Boulware by deed recorded in Volume 2389, Page 898, Deed Records, Johnson County, Texas;

Thence South 15 degrees 06'43" East with the common line between said 0.46 acre tract and said Tract I generally along a portion of a fence a distance of 150.82 feet to a fence post found for corner in the west line of said Tract I, being a northeast corner of a 0.12 tract conveyed to J. Friou by deed recorded in Volume 4481, Page 590, Deed Records, Johnson County, Texas, being the southeast of said 0.46 acre tract;

Thence South 75 degrees 12'54" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 114.35 feet to a fence post found for corner, being a corner of said 0.12-acre tract and said 0.46 acre tract;

Thence North 14 degrees 13'14" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 40.00 feet to a fence post found for corner, being a corner of said 0.12 acre tract and said 0.46 acre tract;

Thence South 75 degrees 34'05" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 9.00 feet to a fence post found for corner, being a corner of said 0.12-acre tract and said 0.46 acre tract;

Thence North 14 degrees 13'14" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 110.78 feet to a fence post found for corner in the south line of said W. Harrell Street, being the northwest corner of said 0.46 acre tract;

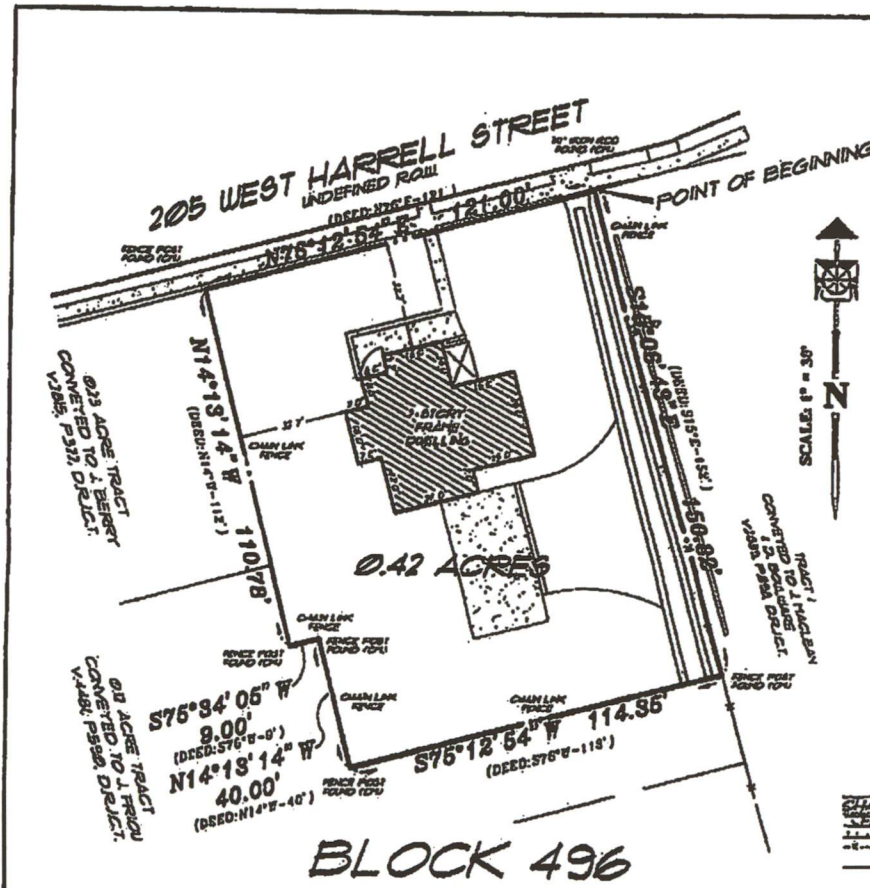
Thence North 75 degrees 12'54" East with the south line of said W. Harrell Street and the north line of said 0.46 acre tract a distance of 121.00 feet to the POINT OF BEGINNING and containing 0.42 acres of land, more or less as surveyed on the ground April 12, 2016 by Texas Surveyors.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

SURVEY SHOWING

G.P. NO. 16-83-7816

**0.42 Acres
part of Block 496
Original Town of Cleburne, Johnson County, Texas**



Legal Description 0.42 acre tract
Being a tract or parcel of land situated in the Christopher Chaney Survey, Abstract No. 124, City of Cleburne, Johnson County, Texas, being the same 0.46 acre tract conveyed to B. Terrell by deed recorded in Volume 3153, Page 152, Deed Records, Johnson County, Texas and part of Original Town of Cleburne, an addition to the City of Cleburne according to the plat recorded in Volume 24, Page 590, Deed Records, Johnson County, Texas, and part of Block 496 is delineated by Johnson County Central Appraisal Tax Office, being more particularly described as follows:
Beginning 121.00 feet and found for corner in the south line of W. Harrell Street (undefined right-of-way), being the northeast corner of said 0.46 acre tract and the southeast corner of a tract (shown in Tract 1 heretofore) to J. Macken and D. Bodway by deed recorded in Volume 2828, Page 898, Deed Records, Johnson County, Texas;
Thence South 15°06'43" East with the common line between said 0.46 acre tract and said Tract 1 generally along a portion of a fence a distance of 150.83 feet to a fence post found for corner in the west line of said Tract 1, being a southeast corner of a 0.12 acre tract conveyed to J. Pilon by deed recorded in Volume 4421, Page 590, Deed Records, Johnson County, Texas, being the southeast corner of said 0.46 acre tract;
Thence South 75°12'34" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 114.35 feet to a fence post found for corner, being a corner of said 0.12 acre tract and said 0.46 acre tract;
Thence North 14°13'14" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 40.00 feet to a fence post found for corner, being a corner of said 0.12 acre tract and said 0.46 acre tract;
Thence South 73°24'05" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 9.00 feet to a fence post found for corner, being a corner of said 0.12 acre tract and said 0.46 acre tract;
Thence North 14°13'14" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 110.78 feet to a fence post found for corner in the south line of said W. Harrell Street, being the northwest corner of said 0.46 acre tract;
Thence North 75°12'34" East with the south line of said W. Harrell Street and the north line of said 0.46 acre tract a distance of 121.00 feet to the POINT OF BEGINNING and containing 0.42 acres of land, more or less as surveyed on the ground April 12, 2016 by Texas Surveyors.



SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey made on the ground under my supervision on April 12, 2016, correctly shows the location of the property lines of land covered by this survey and that there are no provisions or interests of adjoining property of property, including easements, except as shown, noted or described on this survey. This survey is subject to any easements not visible on the ground.

[Signature]
Dorinda L. Tucker, R.P.S. No. 5564

LEGEND

STAINLESS STEEL	PROPERTY LINE
IRON	EASEMENT LINE
WOOD	BOUNDARY LINE
CONCRETE	ADJACENT PROPERTY
PAVED DRIVE	ADJACENT DRIVE
UNPAVED DRIVE	ADJACENT DRIVE
ADJACENT DRIVE	ADJACENT DRIVE
ADJACENT DRIVE	ADJACENT DRIVE
ADJACENT DRIVE	ADJACENT DRIVE
ADJACENT DRIVE	ADJACENT DRIVE



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"LAND SURVEYING"
ANY WHERE IN TEXAS

SURVEYORS

P.O. Box 1855
Burleson, Texas 76007
Office: 817-295-2999
Fax: 817-295-3311

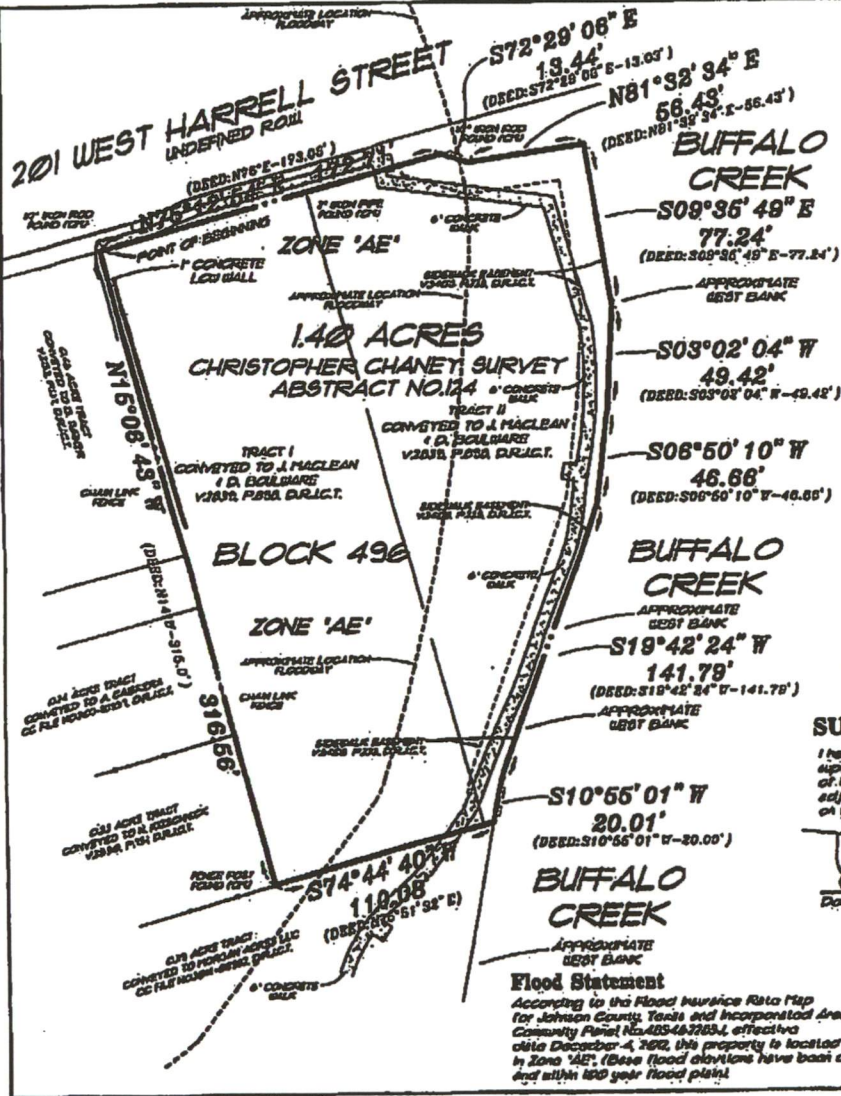
Job No. 21604816

General Notes

- NOTE: BEARINGS BASED PER GPS NAD-83.
- NOTE: THERE IS NO FINISHED FLOOR ELEVATION REQUIRED PER DEED.
- NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
- NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Flood #1643-00150A, effective date December 4, 2012, this property is located in Zone XAE. (These flood elevations have been determined and within the year flood plain and in Zone "X")



SURVEY SHOWING
1.40 Acre tract
part of Block 496
Original Town of Cleburne, Johnson County, Texas

Legal Description 1.40 acre tract
 Being a tract or parcel of land situated in the Christopher Chaney Survey, Abstract No. 124, City of Cleburne, Johnson County, Texas, being the same Tract I and Tract II conveyed to J. Maclean and D. Boultware by deed recorded in Volume 2839, Page 898, Deed Records, Johnson County, Texas and part of Original Town of Cleburne, an addition to the City of Cleburne according to the plat recorded in Volume 24, Page 590, Deed Records, Johnson County, Texas, and being lots 4, 6, and part of Lots 2 and 3, in Block 496 as delineated by Johnson County Central Appraisal Tax Office, being more particularly described as follows:
 Beginning 1/2" iron rod found for corner in the south line of W. Harrell Street (undefined right-of-way), being the northeast corner of a 0.46 acre tract conveyed to E. Turner by deed recorded in Volume 3153, Page 137, Deed Records, Johnson County, Texas and the northwest corner of said Tract II;
 Thence North 75°12'44" East with the south line of said W. Harrell Street and the north line of said Tract I and Tract II passing a 2" iron pipe found at 103.00 feet continuing in all a distance of 172.71 feet to a 1/2" iron rod found for corner in the south line of said W. Harrell Street, being a corner of said Tract II;
 Thence South 72°29'06" East with a north line of said Tract II a distance of 13.44 feet to a point for corner in the south line of said W. Harrell Street, being a corner of said Tract II;
 Thence North 81°32'34" East with a north line of said Tract II a distance of 36.43 feet to a point for corner in the south line of said W. Harrell Street, being a northeast corner of said Tract II and in the approximate west bank of Buffalo Creek;
 Thence South 09°35'49" East with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 77.24 feet to a point for corner in the approximate west bank of Buffalo Creek;
 Thence South 09°02'04" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 49.42 feet to a point for corner in the approximate west bank of Buffalo Creek;
 Thence South 06°30'10" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 46.66 feet to a point for corner in the approximate west bank of Buffalo Creek;
 Thence South 19°42'24" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 141.79 feet to a point for corner in the approximate west bank of Buffalo Creek;
 Thence South 10°35'01" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 20.01 feet to a point for corner in the approximate west bank of Buffalo Creek, being the southeast corner of said Tract II;
 Thence South 74°44'40" West with a south line of said Tract II a distance of 110.08 to a fence post found for corner, being the southwest corner of said Tract I and the southeast corner of a 0.33 acre tract conveyed to N. Knapnick by deed recorded in Volume 3605, Page 751, Deed Records, Johnson County, Texas;
 Thence North 15°06'43" West with the common line between said Tract I and said 0.33 acre tract a distance of 316.56 to the POINT OF BEGINNING and containing 1.40 acres of land, more or less as surveyed on the ground May 14, 2016 by Texas Surveyors.



SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey, made on the ground under my supervision, on March 14, 2016, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated herein, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

[Signature]
 Donnie L. Tucker, RPLS No. 9444



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 "LAND SURVEYOR" (ANY WHERE IN TEXAS)
 P.O. Box 1855
 Euless, Texas 76097
 Office: 817-295-2999
 Fax: 817-295-3311
 Job No. 21603014

LEGEND

- PROPERTY LINE
- SURVEYOR'S LINE
- BOUNDARY LINE
- EASEMENT
- FENCE LINE
- POWER LINE
- OVERHEAD POWER
- CORNERED EASEMENT
- DISTRICT OR CORNER

General Notes

NOTE: BEARINGS BASED PER GPS NAD-83
 NOTE: THERE IS NO FINISHED FLOOR ELEVATION REQUIRED PER DEED.
 NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
 NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Plan No. 485-433034, effective date December 4, 2012, this property is located in Zone 'AE'. (Base flood elevations have been determined and within 100 year flood plain)





10 N. Robinson St.
Cleburne, TX 76033
(817)646-0942

cleburne
GIS

Geographic Information System

201-205 W. Harrell With 200' Radius
Zoning and Aerial Map

THIS MAP AND THE INFORMATION CONTAINED HEREIN ARE PROVIDED FOR YOUR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE CITY OF CLEBURNE AND THE GIS DEPARTMENT ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR HEREIN.



Drawn: RT
Date: 10/04/2017
Scale: 1 in = 150 ft



10 N. Robinson St.
Cleburne, TX 76033
(817)846-0942

Geographic Information
System

201-205 W. Harrell With 200' Radius

Aerial Map

This map is certified only for the use of any person in Cleburne, TX and is not to be used for any other purpose without the approval of the City of Cleburne, TX.



Drawn: RT
Date: 10/04/2017
Scale: 1 in = 150 ft