

**REQUEST FOR AGENDA PLACEMENT FORM**

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

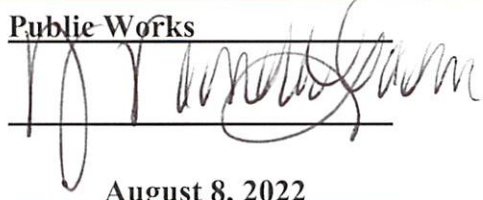
**SUBMITTED BY:** Jennifer VanderLaan

**TODAY'S DATE:** July 29, 2022

**DEPARTMENT:**

Public Works

**SIGNATURE OF DEPARTMENT HEAD:**



**REQUESTED AGENDA DATE:**

August 8, 2022

**SPECIFIC AGENDA WORDING:** Consideration of a Variance Request for 60' road frontage at 6744 CR 319 (a 17.098 acre parcel), in Precinct #4-Public Works Department

COMMISSIONERS COURT

AUG 08 2022

**Approved**

**PERSON(S) TO PRESENT ITEM:** Jennifer VanderLaan

**SUPPORT MATERIAL:** (Must enclose supporting documentation)

**TIME:** 10 minutes

**ACTION ITEM:** \_\_\_\_\_

x

**WORKSHOP:** \_\_\_\_\_

(Anticipated number of minutes needed to discuss item)

**CONSENT:** \_\_\_\_\_

**EXECUTIVE:** \_\_\_\_\_

**STAFF NOTICE:**

**COUNTY ATTORNEY:** \_\_\_\_\_ **IT DEPARTMENT:** \_\_\_\_\_

**AUDITOR:** \_\_\_\_\_ **PURCHASING DEPARTMENT:** \_\_\_\_\_

**PERSONNEL:** \_\_\_\_\_ **PUBLIC WORKS:** \_\_\_\_\_ x \_\_\_\_\_

**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 \_\_\_\_\_



## Johnson County Public Works Department

Jennifer VanderLaan / 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 \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Owner Patterson Family Trust Date 07/22/22

Phone # (817) 774-6319

Email Address standerfercorvan@aol.com

Property Information for Variance Request:

Property 911 address 6774 CR 319 Alvarado, TX 76009

Subdivision name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Survey I Glaze Abstract 313 Acreage 17.098

Reason for request We have 60ft+ road frontage, we need 150 feet. Property has been landlocked for last 60 years, recently able to obtain some (60ft) of road frontage.

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

**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 18, 2022

Grantor: Ronald Donald and spouse, Deborah Donald

Grantor's Mailing Address: 6732 CR 319, Alvarado, TX 76009

Grantee: Geneva A. Patterson, Trustee of the Patterson Family Trust

Grantee's Mailing Address: 310 Spears, Alvarado, TX 76009

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.

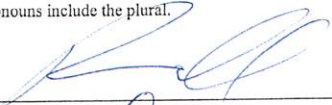
Reservations from and Exceptions to Conveyance and Warranty:

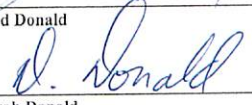
This conveyance is given and accepted subject to any and all restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

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.

  
\_\_\_\_\_  
Ronald Donald

  
\_\_\_\_\_  
Deborah Donald

STATE OF TEXAS §  
COUNTY OF Johnson §

This instrument was acknowledged before me on the 27 day of May, 2022 by  
Ronald Donald and Deborah Donald.



Lorri Landeros  
Notary Public, State of Texas

After Recording, Return to:  
Geneva A. Patterson, Trustee  
Patterson Family Trust  
310 Spears  
Alvarado, TX 76009

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1311603

A strip of land situated in the W. Balch Survey, Abstract No. 48, Johnson County, Texas, and extending over and across a called 10.316 acre tract of land, Tract Two, conveyed to Ronald Donald et ux, by deed recorded in Volume 4160, Page 728, Real Property Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch iron rod found for corner, said corner being on a Southwest line of Burlington Northern Santa Fe Railway, the Northeast corner of said 10.316 acre tract, and a Northwest corner of a called 17.098 acre tract of land conveyed to The Patterson Family Trust, by deed recorded in Clerk's File No. 2010-04489, described in Volume 301, Page 340, Real Property Records, Johnson County, Texas, from said corner a 1/2 inch iron rod found bears South 51 degrees 34 minutes 50 seconds East, a distance of 1,346.65 feet;

Thence, South 00 degrees 37 minutes 56 seconds West, along an East line of said 10.316 acre tract and a West line of said 17.098 acre tract, a distance of 76.54 feet to a 1/2 inch iron rod set, stamped "BY-LINE ESMT", for corner, from said corner a 3/8 inch iron rod found bears South 00 degrees 37 minutes 56 seconds West, a distance of 892.33 feet;

Thence, North 50 degrees 59 minutes 11 seconds West, over and across said 10.316 acre tract, passing at a distance of 426.17 feet to a 1/2 inch iron rod set, stamped "BY-LINE ESMT", for reference, continuing along said course, a total distance of 456.19 feet to a cotton spindle set in County Road No. 319 for corner, said corner being on a Northwest line of said 10.316 acre tract, from said corner a found PK nail bears South 50 degrees 37 minutes 02 seconds West, a distance of 175.38 feet;

Thence, North 50 degrees 37 minutes 02 seconds East, along a Northwest line of said 10.316 acre tract and along said County Road No. 319, a distance of 61.25 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said 10.316 acre tract, on the North side of said County Road No. 319, and a Southwest line of said Burlington Northern Santa Fe Railway;

Thence, South 50 degrees 59 minutes 11 seconds East, along a Northeast line of said 10.316 acre tract and a Southwest line of said Burlington Northern Santa Fe Railway, a distance of 396.35 feet to the Point of Beginning and containing 0.587 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Johnson County  
Becky Ivey  
Johnson County  
Clerk

---

Instrument Number: 2022 - 18798

eRecording - Real Property

Warranty Deed

Recorded On: May 27, 2022 02:07 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* 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: 2022 - 18798  
Receipt Number: 20220527000138  
Recorded Date/Time: May 27, 2022 02:07 PM  
User: Linda B  
Station: ccl30

**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.

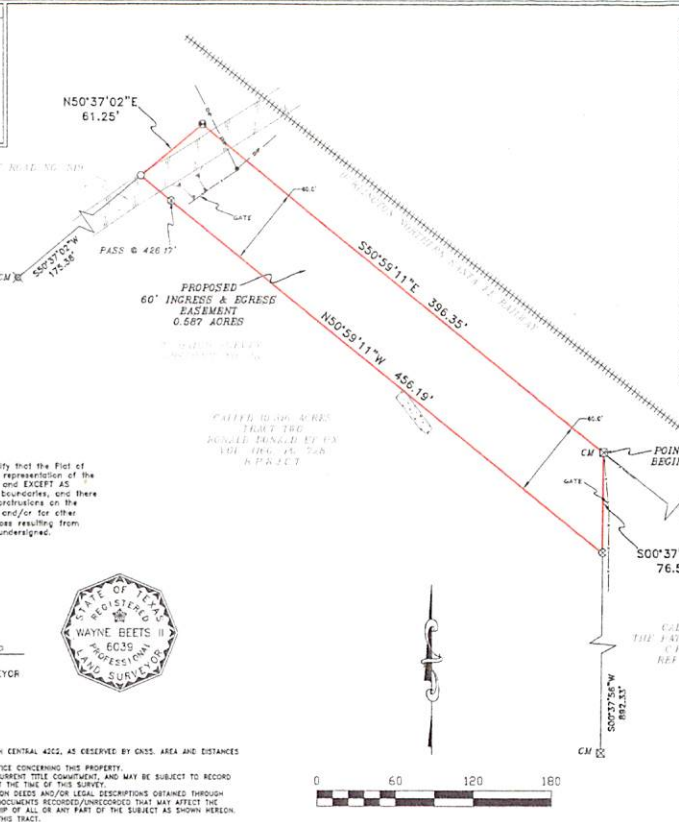
Becky Ivey  
Johnson County Clerk  
Johnson County, TX

*Becky Ivey*



**LEGEND**

○ CONTROLLING WORKPOINT	○ CONCRETE	○ WOOD
○ 1/2" HIGH ROD FOUND	○ EXPOSED CASING	○ FENCED AREA
○ 1/2" HIGH ROD SET (P/NAME)	○ FENCED PERM. ENC.	○ FENCED PERM. ENC.
○ HIGH FOR CORNER	○ HIGH FOR CORNER	○ HIGH FOR CORNER
○ COTTON SWAPLE SET	○ HIGH FOR CORNER	○ HIGH FOR CORNER
○ IRON PIPE	○ HIGH FOR CORNER	○ HIGH FOR CORNER
○ IRON PIPE	○ HIGH FOR CORNER	○ HIGH FOR CORNER
○ AIR CONDITIONING	○ HIGH FOR CORNER	○ HIGH FOR CORNER
○ WATER METER	○ HIGH FOR CORNER	○ HIGH FOR CORNER
○ 1/2" HIGH ROD FOUND	○ HIGH FOR CORNER	○ HIGH FOR CORNER
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○ 1/2" HIGH ROD FOUND	○ HIGH FOR CORNER	○ HIGH FOR CORNER



Being a Sixty (60) foot proposed Ingress and egress easement situated in the W. Birch Survey, Abstract No. 48, Johnson County, Texas, and extending over and across a called 10.316 acre tract of land, Tract Two, conveyed to Ronald Donald et al., by deed recorded in Volume 4160, Page 728, Real Property Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

- THENCE, South 00 Degree 37 Minutes 02 Seconds East, along an East line of said 10.316 acre tract, and a West line of said 17,008 acre tract, a distance of 76.54 feet to a 1/2 inch iron rod set, stamped "BY-LINE ESM", for corner, from said corner a 3/8 inch iron rod found bears South 00 Degree 37 Minutes 02 Seconds West, a distance of 1,346.65 feet;
- THENCE, North 50 Degree 55 Minutes 11 Seconds West, over and across said 10.316 acre tract, a distance of 436.17 feet to a 1/2 inch iron rod set, stamped "BY-LINE ESM", for reference, continuing along said course, a total distance of 436.19 feet to a cotton spindle set in County Road No. 319 for corner, said corner being on a Northwest line of said 10.316 acre tract, from said corner a found 3/4 inch iron rod found bears South 02 Degree 37 Minutes 02 Seconds West, a distance of 175.36 feet;
- THENCE, North 50 Degree 37 Minutes 11 Seconds East, along a Northwest line of said 10.316 acre tract and along said County Road No. 319, a distance of 61.25 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said 10.316 acre tract, on the North side of said County Road No. 319, and a Southwest line of said Burlington Northern Santa Fe Railway, a distance of 386.35 feet to the POINT OF BEGINNING and CONTAINING 0.587 acres of land.

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plot of Survey shown hereon is a correct and accurate representation of the property lines, and dimensions are as indicated and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be of user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: Wayne Beets II  
 WAYNE BEETS II  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6039



- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL ZONE, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
  - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
  - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
  - 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
  - 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.



CALLER 4.006 ACRES  
 THE 1/4 INTEREST FAMILY TRUST  
 OF MR. AND MRS.  
 REF. VOL. 301, PG. 540  
 R.P. 1111



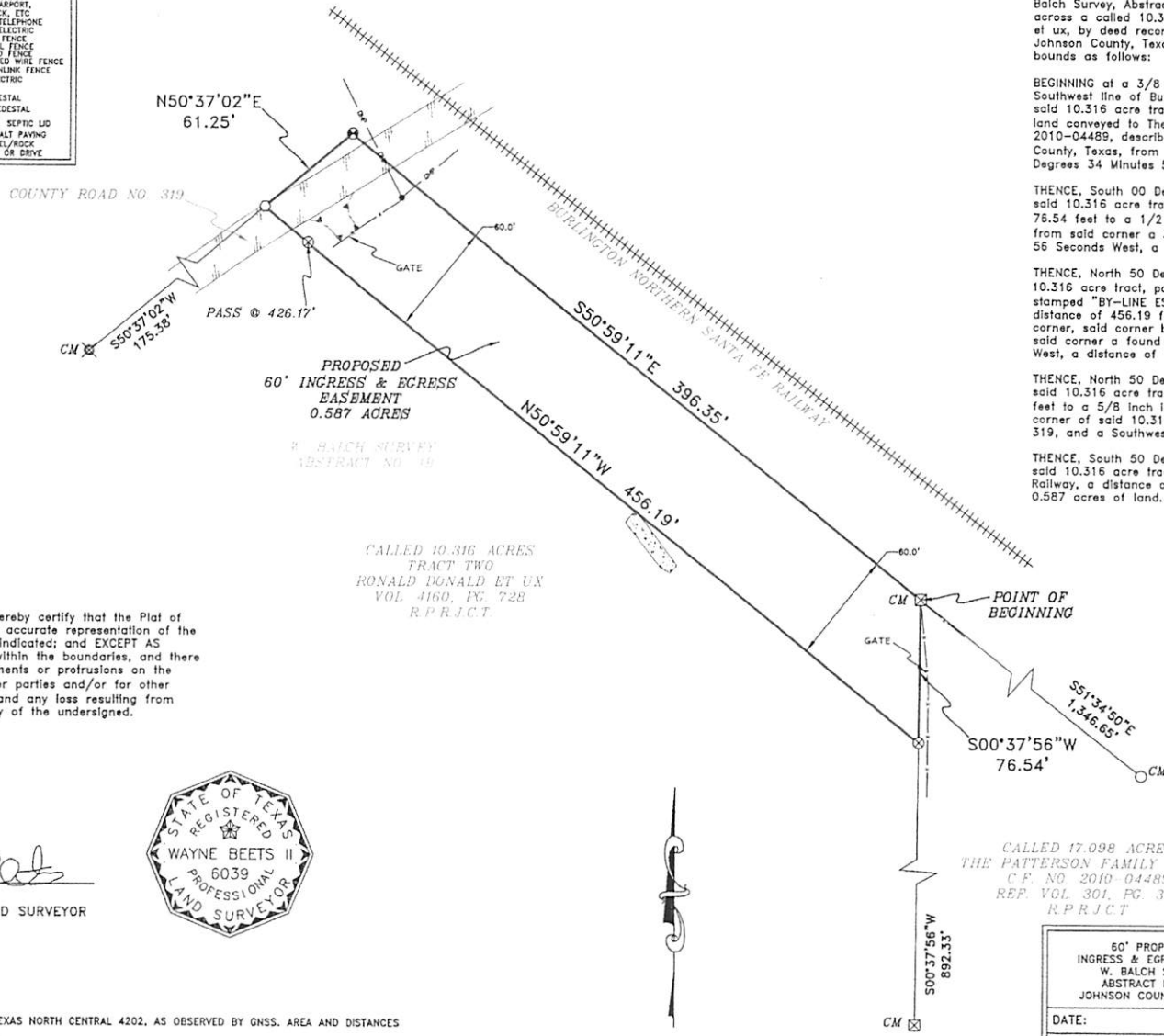
60' PROPOSED INGRESS & EGRESS ESM. W. BIRCH SURVEY ABSTRACT NO. 48 JOHNSON COUNTY, TEXAS
DATE: 11/26/2021
SCALE: 1" = 60'
JOB NO.: 2021-1939
CLIENT: STANDERFER
TECHNICIAN: JDJ

**BY-LINE SURVEYING LLC**  
 P.O. BOX 834  
 Emory, TX 75440  
 Ph: (903) 473-5150  
 Fax No: 10194233  
 www.bylinesurveying.com

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**LEGEND**

CM	CONTROLLING MONUMENT	CONCRETE	WOOD
○	1/2" IRON ROD FOUND	COVERED CARPENT.	
○	1/2" IRON ROD SET (BY-LINE)	PORCH, DECK, ETC	
○	POINT FOR CORNER	OHT	OVERHEAD TELEPHONE
○	COTTON SPINDLE SET	OHE	OVERHEAD ELECTRIC
●	POWER POLE	PIPE	FENCE
A/C	AIR CONDITIONING	METAL FENCE	
⊕	WATER METER	WOOD FENCE	
⊕	5/8" IRON ROD FOUND	BARBED WIRE FENCE	
⊕	PK NAIL FOUND	CHARMING FENCE	
⊕	3/8" IRON ROD FOUND	OVERHEAD ELECTRIC	
⊕	UNDERGROUND ELECTRIC	GUY WIRE	
⊕	FH FIRE HYDRANT	ELECTRIC PEDESTAL	
⊕	GAS METER	TELEPHONE PEDESTAL	
⊕	WATER VALVE	CLEANOUT	SEPTIC LID
		ASPHALT PAVING	GRAVEL/ROCK
		ROAD OR DRIVE	



I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: Wayne Beets  
 WAYNE BEETS II  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6039



- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
  - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
  - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
  - 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
  - 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.



Being a Sixty (60) foot proposed Ingress and egress easement situated in the W. Balch Survey, Abstract No. 48, Johnson County, Texas, and extending over and across a called 10.316 acre tract of land, Tract Two, conveyed to Ronald Donald et ux, by deed recorded in Volume 4160, Page 728, Real Property Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being on a Southwest line of Burlington Northern Santa Fe Railway, the Northeast corner of said 10.316 acre tract, and a Northwest corner of a called 17.098 acre tract of land conveyed to The Patterson Family Trust, by deed recorded in Clerk's File No. 2010-04489, described in Volume 301, Page 340, Real Property Records, Johnson County, Texas, from said corner a 1/2 inch iron rod found bears South 51 Degrees 34 Minutes 50 Seconds East, a distance of 1,346.65 feet;

THENCE, South 00 Degrees 37 Minutes 56 Seconds West, along an East line of said 10.316 acre tract and a West line of said 17.098 acre tract, a distance of 76.54 feet to a 1/2 inch iron rod set, stamped "BY-LINE ESMT", for corner, from said corner a 3/8 inch iron rod found bears South 00 Degrees 37 Minutes 56 Seconds West, a distance of 892.33 feet;

THENCE, North 50 Degrees 59 Minutes 11 Seconds West, over and across said 10.316 acre tract, passing at a distance of 426.17 feet a 1/2 inch iron rod set, stamped "BY-LINE ESMT", for reference, continuing along said course, a total distance of 456.19 feet to a cotton spindle set in County Road No. 319 for corner, said corner being on a Northwest line of said 10.316 acre tract, from said corner a found PK nail bears South 50 Degrees 37 Minutes 02 Seconds West, a distance of 175.38 feet;

THENCE, North 50 Degrees 37 Minutes 02 Seconds East, along a Northwest line of said 10.316 acre tract and along said County Road No. 319, a distance of 61.25 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said 10.316 acre tract, on the North side of said County Road No. 319, and a Southwest line of said Burlington Northern Santa Fe Railway;

THENCE, South 50 Degrees 59 Minutes 11 Seconds East, along a Northeast line of said 10.316 acre tract and a Southwest line of said Burlington Northern Santa Fe Railway, a distance of 396.35 feet to the POINT OF BEGINNING and CONTAINING 0.587 acres of land.

CALLLED 17.098 ACRES  
 THE PATTERSON FAMILY TRUST  
 C.F. NO. 2010-04489  
 REF. VOL. 301, PG. 340  
 R.P.R.J.C.T.

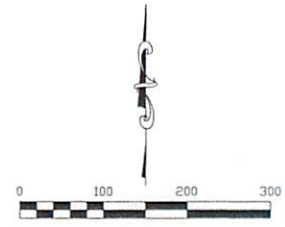


60' PROPOSED INGRESS & EGRESS ESMT. W. BALCH SURVEY ABSTRACT NO. 48 JOHNSON COUNTY, TEXAS	
DATE:	11/29/2021
SCALE:	1" = 60'
JOB NO.:	2021-1939
CLIENT:	STANDERFER
TECHNICIAN:	JDJ

**BY-LINE SURVEYING LLC**  
 P.O. BOX 834  
 Emory, Tx 75440  
 Ph: (903) 473-5150  
 Firm No: 10194233  
 www.bylinesurveying.com



LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET (BE-LINE)
○	MONUMENT FOR CORNER
○	5/8" IRON PIPE FOUND
○	WOOD POST
○	A.C. AIR CONDITIONING
○	WATER METER
○	6.5" IRON ROD FOUND
○	2.5" IRON ROD FOUND
○	4" IRON ROD IN CONCRETE
○	UNDERGROUND ELECTRIC
○	TO THE MONUMENT
○	GAS METER
○	WATER VALVE
□	CONCRETE
□	WOOD
□	PAVED DRIVE, ETC.
□	UNDERGROUND ELECTRIC
□	UNDERGROUND WATER
□	UNDERGROUND GAS
□	UNDERGROUND FENCE
□	UNDERGROUND TELEPHONE
□	UNDERGROUND CABLE
□	UNDERGROUND AIR
□	UNDERGROUND OIL
□	UNDERGROUND SEWER
□	ELECTRIC POST
□	TELEPHONE POST
□	CELESTIAL SURVEY MARK
□	ADJACENT PROPERTY
□	ADJACENT ROAD
□	A.A.A. ROAD OF STATE



Being a 16.71 acre tract of land situated in the W. Balch Survey, Abstract No. 48 and the I. Glaze Survey, Abstract No. 313, Johnson County, Texas, same being a called 17,098 acre tract of land conveyed to The Patterson Family Trust, by deed recorded in Clark's File No. 2010-04489, Real Property Records, Johnson County, Texas, referred to in Volume 301, Page 340, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** of a 3/8 inch iron rod found for corner, said corner being on a Southwest line of Burlington Northern Santa Fe Railway, the Northwest corner of said 17,098 acre tract, and the Northeast corner of a called 10,316 acre tract of land, Tract Two, conveyed to Ronald Donald et ux, by deed recorded in Volume 4160, Page 728, Real Property Records, Johnson County, Texas;

THENCE South 51 degrees 54 minutes 50 seconds East, along a Southwest line of said Burlington Northern Santa Fe Railway and the Northwest line of said 17,098 acre tract, a distance of 1,346.65 feet to a 1/2 inch iron rod found, stamped "5814", in Chambers Creek, being an East corner of said 17,098 acre tract, and a North corner of a called 62.28 acre tract of land, conveyed to Thurman Material Services/3136, LLC, by deed recorded in Clark's File No. 2019-4315, Real Property Records, Johnson County, Texas, from said point a 5/8 inch iron pipe found bears South 51 degrees 51 minutes 13 seconds East, a distance of 1023.61 feet;

THENCE along Chambers Creek, the Southeastery lines of said 17,098 acre tract, and the Northwesterly lines of said 62.28 acre tract, the following three (3) courses and distances:

South 73 degrees 16 minutes 32 seconds West, a distance of 199.86 feet to an angle point, from said point a 5/8 inch iron rod found bears South 69 degrees 21 minutes 12 seconds East, a distance of 13.01 feet;

South 41 degrees 14 minutes 00 seconds West, a distance of 237.00 feet to an angle point, from said point a 1/2 inch iron rod found bears South 70 degrees 24 minutes 55 seconds East, a distance of 13.14 feet;

South 19 degrees 35 minutes 25 seconds West, a distance of 132.85 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said 17,098 acre tract and the Northwest corner of Lot 3, Block 1, Cargio Addition, an Addition in Johnson County, Texas, according to the plat thereof recorded in Volume 11, Page 220, Plat Records, Johnson County, Texas, from said point a 3/8 inch iron rod found bears South 39 degrees 02 minutes 31 seconds West, a distance of 226.75 feet;

THENCE North 89 degrees 21 minutes 54 seconds West, along the South line of said 17,098 acre tract and a North line of said Lot 3, a distance of 677.42 feet to a 5/8 inch iron rod found for corner, said corner being on the East line of Lot 1, Block 1, of said Addition, a Northwest corner of said Lot 3, and the Southwest corner of said 17,098 acre tract, from said point a 1/2 inch iron rod found bears South 02 degrees 50 minutes 00 seconds East, a distance of 114.83 feet;

THENCE North 00 degrees 58 minutes 26 seconds East, along the West line of said 17,098 acre tract and the East line of said Lot 1, a distance of 221.45 feet to a 3/8 inch iron rod found for corner, said corner being the Northeast corner of said Lot 1 and the Southeast corner of said 10,316 acre tract;

THENCE North 00 degrees 57 minutes 36 seconds East, along the West line of said 17,098 acre tract and the East line of said 10,316 acre tract, a distance of 968.87 feet to the POINT OF BEGINNING and containing 16.71 acres of land.

CALLED 10.316 ACRES  
TRACT TWO  
RONALD DONALD ET UX  
VOL. 4160, PG. 728  
R.P.R.J.C.T.

CALLED 17,098 ACRES  
THE PATTERSON FAMILY TRUST  
C.F. NO. 2010-04489  
REF VOL. 301, PG. 340  
R.P.R.J.C.T.

W. BALCH SURVEY, ABSTRACT NO. 48  
I. GLAZE SURVEY, ABSTRACT NO. 313

LOT 1, BLOCK 1  
CARGIO ADDITION  
VOL. 11, PG. 220  
P.R.J.C.T.

LOT 3, BLOCK 1  
CARGIO ADDITION  
VOL. 11, PG. 220  
P.R.J.C.T.

CALLED 62.28 ACRES  
THURMAN MATERIAL SERVICES/3136, LLC  
C.F. NO. 2019-4315  
R.P.R.J.C.T.

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plot of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: Wayne Beets  
WAYNE BEETS II  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6039



**SURVEYOR'S NOTES:**

- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 2) NO EXISTENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
- 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 5) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
- 6) THE SUBJECT PROPERTY APPEARS TO HAVE NO APPARENT ACCESS TO A PUBLIC RIGHT-OF-WAY.

16.71 ACRES W. BALCH SURVEY, A-48 I. GLAZE SURVEY, A-313 JOHNSON COUNTY, TEXAS			<b>BY-LINE SURVEYING LLC</b> P.O. BOX 834 Emory, TX 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com
DATE:	11/20/2020		
SCALE:	1" = 100'	© Copyright By-Line Surveying LLC. All rights reserved.	
JOB NO.:	2020-1892		
CLIENT:	PATTERSON		
TECHNICIAN:	JDJ		