

OCT 11 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** October 3rd, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: October 11, 2022

SPECIFIC AGENDA WORDING:

Consideration of a variance request to allow naming of a private access easement in Highland Oaks Addition Phase 2, located in the extra territorial jurisdiction of the city of Burleson, Precinct 4.-Public Works

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

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



LEGEND

B.M. - 3/8" Capd Iron Rod Set "B18 INCL"

C.M. - Controlling Monument

P.O.L. - Private Drainage Easement

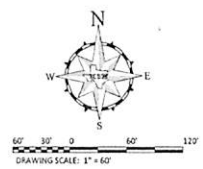
U.E. - Utility Easement

RIGHT-OF-WAY Dedication

Private Access Easement

Private Detention Easement

Utility and/or Private Drainage Easement

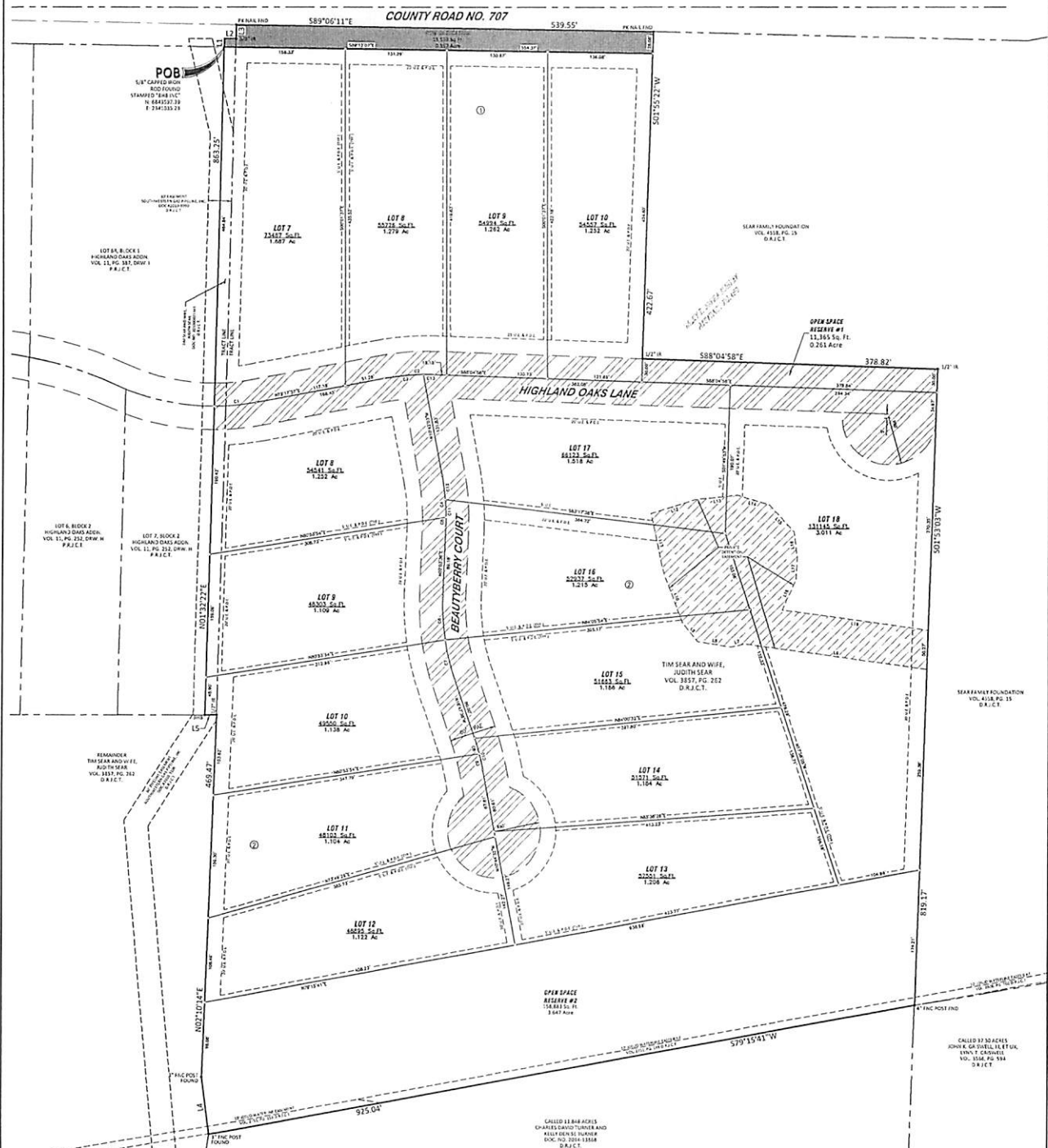


LINE DATA TABLE

NO.	BEARING	DIST.
L1	N01°21'21"E	10.92
L2	N05°48'22"E	15.04
L3	N02°48'52"E	17.87
L4	N02°18'18"W	74.51
L5	S89°40'17"W	15.19
L6	N89°30'33"W	235.12
L7	S77°28'14"W	184.21
L8	S40°27'38"W	43.07
L9	N03°48'28"W	31.18
L10	N03°48'13"W	27.24
L11	N02°19'58"W	79.23
L12	N02°12'11"E	60.50
L13	S88°34'18"E	34.29
L14	S70°45'14"E	41.93
L15	S67°40'17"E	47.64
L16	S70°27'17"E	25.31
L17	S75°53'57"W	30.00
L18	S20°13'32"W	42.70
L19	S87°09'15"E	180.34

CURVE DATA TABLE

NO.	DELTA	RADIUS	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	107°21'21"	100.00	34.87	N82°28'17"E	34.12
C2	127°22'54"	100.00	66.07	N87°30'29"E	65.91
C3	97°40'58"	100.00	53.98	S84°20'21"W	50.81
C4	172°18'15"	100.00	13.97	N02°48'30"W	14.50
C5	172°17'17"	100.00	14.85	N02°49'39"E	12.85
C6	197°48'13"	100.00	18.97	N02°27'37"W	16.50
C7	107°02'44"	100.00	32.60	N12°46'14"W	32.54
C8	47°01'17"	100.00	22.90	N09°07'21"W	20.96
C9	47°01'17"	100.00	22.90	N12°49'18"W	21.19
C10	92°04'13"W	100.00	42.10	S14°46'05"E	42.17
C11	40°49'51"	100.00	35.77	S12°12'27"E	35.75
C12	53°54'47"	100.00	11.05	S74°40'07"E	11.03
C13	27°52'56"	100.00	15.09	N89°31'12"W	15.09



CASE #21-152
FINAL PLAT
 LOTS 7-10, BLOCK 1, LOTS 8-18, BLOCK 2
 15 RESIDENTIAL LOTS + 2 OPEN SPACE LOTS
HIGHLAND OAKS ADDITION
PHASE 2
 BEING A 24.792 ACRE TRACT OF LAND IN THE WILEY E. JONES SURVEY,
 ABSTRACT NO. 450, JOHNSON COUNTY, TEXAS
 SUBJECT PLAT IS LOCATED IN THE CITY OF BURLESON ETJ
 JULY 2022
 SHEET 1 OF 2

Surveyor:
B:B
BAIRD, HAMPTON & BROWN
 engineering and surveying
 549 H480p Drive, Weatherford, TX 76086
 817-296-7579 • bairdhampton.com
 TSP/E&S Form #44, #19001300, #10011302, #10194148

Owner:
 Tim and Judith Sear
 4136 County Road 707
 Cleburne, TX 76031



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 required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations 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.

Name Lisa Bransom Date 10/3/2022

Phone Number 817-937-8607

Email Address lisa_bransom@yahoo.com

Property Information for Variance Request:

Property 911 address Highland Oaks Lane

Subdivision name Highland Oaks Block Ph II Lot Ph II

Survey Wiley E Jones Abstract 450 Acreage 20.0

Request Street name variance - "Beauty Berry Court" instead of Private Access 70700A

Reason for request There is a conflict between the City of Burleson policy for dedicating private streets and the County's addressing policy.

Both the overall preliminary plat and the final plat for phase 1 were approved prior to 2017 when the County adopted the new street naming policy.

In order for the street dedications to meet City of Burleson criteria and HOA restrictions it is necessary to name the street Beauty Berry Court.

Provide the following with this request:

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

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS Tim Sear and wife, Judith Sear, are the owners of the following tract of land situated in the Wiley E. Jones Survey, Abstract No. 450, Johnson County, Texas, and being a portion of a called 20.0 acre tract of land described in the Warranty Deed to Tim Sear and Judith Sear, as recorded in Document No. 201000021343, Deed Records, Johnson County, Texas (D.R.I.C.T.), also being a portion of the remainder of a called 71.62 acre tract of land described in the Warranty Deed to Time Sear and wife, Judith Sear, as recorded in Volume 3857, Page 262, D.R.I.C.T., and being more particularly described by metes and bounds, as follows: (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 CORS96 Epoch 2010.00. All distances are at ground.)

BEGINNING at a 5/8 inch capped iron rod stamped "BHB INC" found for the northeast corner of Lot 6R, Block 1, Highland Oaks Addition, a subdivision in Johnson County, Texas, according to the plat recorded in Volume 11, Page 387, Drawer 1, Plat Records, Johnson County, Texas (P.R.I.C.T.), and on the south right-of-way line of County Road No. 707, said point having a bearing of 6.643,597 39 feet and an Easting of 3,345,035.23 feet, Texas State Plane Grid - Texas North Central Zone 4202, NAD83;

THENCE North 01°32'22" East, a distance of 10.92 feet to a point for corner on the north line of said Sear tract (201000021343);

THENCE North 89°58'22" East, with the north line of said Sear tract (201000021343), a distance of 15.04 feet to a 5/8 inch iron rod found at the northeast corner of Sear tract (201000021343) and on the west line of said Sear tract (Volume 3857, Page 262);

THENCE North 01°24'58" East, with the west line of said Sear tract (Volume 3857, Page 262), a distance of 17.87 feet to a PK Nail found for the northwest corner of said Sear tract (Volume 3857, Page 262) and on the approximate centerline of said County Road No. 707;

THENCE South 89°00'11" East, with north line of said Sear tract (Volume 3857, Page 262) and the approximate centerline of said County Road No. 707, a distance of 539.55 feet to a PK Nail found at the northeast corner of said Sear tract (Volume 3857, Page 262) and the northwest corner of a tract of land described in the General Warranty Deed to the Sear Family Foundation as recorded in Volume 4556, Page 15, D.R.I.C.T.;

THENCE with the common line of said Sear tract (Volume 3857, Page 262) and said Sear Family Foundation tract, the following courses and distances:

South 01°55'22" West, a distance of 422.67 feet to a 1/2 inch iron rod found for a common ell corner;

South 88°04'58" East, a distance of 378.82 feet to a 1/2 inch iron rod found for a common ell corner;

South 01°53'03" West, a distance of 818.17 feet to a 4 inch fence corner post found for the southeast corner of said Sear tract (Volume 3857, Page 262), the southwest corner of said Sear Family Foundation tract, the northwest corner of a called 37.30 acre tract of land described in the General Warranty Deed to John K. Griswell III, et ux, Lynn T. Griswell as recorded in Volume 3566, Page 504, D.R.I.C.T., and the northeast corner of a called 11.848 acre tract of land described in the General Warranty Deed to Charles David Turner and Kelly Denise Turner as recorded in Document Number 2014-13869, D.R.I.C.T.;

THENCE South 79°15'41" West, with the common line of said Sear tract (Volume 3857, Page 262) and said Turner tract, a distance of 925.04 feet to a 3 inch fence corner post found for the northeast corner of said Turner tract;

THENCE North 07°28'58" West, over and across said Sear tract (Volume 3857, Page 262), a distance of 74.51 feet to a 3 inch fence corner post found;

THENCE North 02°10'14" East, continuing over and across said Sear tract (Volume 3857, Page 262), a distance of 469.47 feet to a 1/2 inch iron rod found for the southeast corner of said Sear tract (201000021343);

THENCE South 89°40'17" West, with the south line of said Sear tract (201000021343), a distance of 15.19 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the southeast corner of Highland Oaks Addition, a subdivision in Johnson County, Texas, according to the plat recorded in Volume 11, Page 252, Drawer 1, P.R.I.C.T.;

THENCE North 01°32'22" East, with the east line of said Highland Oaks Addition, a distance of 863.25 feet to the POINT OF BEGINNING and containing 1,079,933 Square Feet or 24,792 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Tim Sear and Judith Sear, Owners, do hereby adopt this plat designating the hereinbefore described property as LOTS 7 - 10, BLOCK 1, LOTS 6 - 18, BLOCK 2, OPEN SPACE RESERVE #1 AND #2, BLOCK 2, HIGHLAND OAKS ADDITION PHASE 2, an Addition to Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City, County, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, streets, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This property is located within the Extraterritorial Jurisdiction of the City of Burleson, Johnson County, Texas.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.

Executed this _____ day of _____, 2022

Tim Sear, Owner

Judith Sear, Owner

STATE OF TEXAS §
COUNTY OF JOHNSON §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Tim Sear, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office,

This the _____ day of _____, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

General Notes:

- No direct residential access to CR 707 will be permitted.
- Driveway approach locations on corner lots shall be located to approximately line up with the side of the house or garage that is farthest from the intersection.
- The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.
- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing 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.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 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.
- Inspection and/or acceptance of a private sewage facility by the Johnson County 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 upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility, when used does not comply with governmental regulations.
- A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
- All building setbacks are subject to the current Johnson County subdivision regulations Section IV.C.13.
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48251C0200, Map Revised December 4, 2012.
- All property corner are set 5/8 inch capped iron rod's stamped "BHB INC" unless otherwise noted.
- Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 CORS96 Epoch 2010.00.
- All distances shown are at ground.
- The streets have not been dedicated to the public, for public access nor have they been accepted by the City of Burleson or Johnson County as public improvements. The easement provides the City or County with the right of access for any purpose related to the exercise of a governmental service or function including, but not limited to, fire and police protection, inspection, code enforcement and postal service. The easement permits the City or County to remove any vehicle or obstacle within the street that impairs emergency access. The City of Burleson and Johnson County is not responsible for the design, construction, operation, maintenance, or use of any private streets, drainage facility or detention pond and associated easements, hereinafter referred to as "improvements" to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson and Johnson County, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any nonperformance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon all lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- Fencing shall not obstruct the flow of water through either public or private drainage easements and no fencing shall be allowed within the detention easements.
- The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.
- The HOA will be responsible for maintenance of the private detention facilities as well as any open space designated on the plat.
- All buildings or structures shall be constructed such that all ground level, exterior sides of the building are within 150 feet of a dedicated street or fire lane. If the 150 feet cannot be reached from a public street, a fire lane capable of supporting 80,000 lbs shall be required on site at time of construction.
- For all single-family detached and duplex residences, excluding townhouses and apartments, fire hydrants shall be spaced to have a fire hose laying distance of no greater than 500 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or access easements from the nearest water supply on a street to the main entrance of the building.
- For commercial buildings, fire hydrants shall be spaced to have a fire hose lay distance of no greater than 300 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or access easements from the nearest water supply on a street to the main entrance of the building.
- The minimum fire flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet shall be 1,500 gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1 of the most current adopted International Fire Code.
- All fire hydrants must provide a minimum of 35 PSI static pressure and a 20 psi residual pressure.
- The minimum fire flow and flow duration for buildings other than one-and two- family dwelling shall be as specified the most current adopted International Fire Code.

STATE OF TEXAS §
COUNTY OF JOHNSON §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Judith Sear, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office,

This the _____ day of _____, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STREET NAME	STREET TYPE/SUFFIX	PRIVATE ACCESS ESMT (acres)
707	COUNTY ROAD	0.357

Approved by the Planning and Zoning Commission
of Burleson, Texas
This the _____ day of _____, 2022
By: _____
Chair of Planning and Zoning Commission
By: _____
City Secretary

Plat Filed date _____, 2022
Volume _____, Page _____, Slide _____
Johnson County Plat Records
By: _____
County Clerk

SURVEYOR'S CERTIFICATE

I, Toby G. Stock, Registered Professional Land Surveyor No. 6412, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Burleson, Johnson County, Texas.

Toby G. Stock, RPLS No. 6412
Date: July 12, 2022



STATE OF TEXAS §
COUNTY OF FRANKS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office,

This the _____ day of _____, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CASE #21-152
FINAL PLAT
LOTS 7-10, BLOCK 1, LOTS 8-18, BLOCK 2
15 RESIDENTIAL LOTS + 2 OPEN SPACE LOTS
HIGHLAND OAKS ADDITION
PHASE 2

BEING A 24.792 ACRE TRACT OF LAND IN THE WILEY E. JONES SURVEY,
ABSTRACT NO. 450, JOHNSON COUNTY, TEXAS
SUBJECT PLAT IS LOCATED IN THE CITY OF BURLESON ETJ

JULY 2022

SHEET 2 OF 2

Surveyor:



BAIRD, HAMPTON & BROWN
INC./ENGINEERING AND SURVEYING

Owner:
Tim and Judith Sear
4136 County Road 707
Cleburne, TX 76031

849 Hilltop Drive, Weatherford, TX 76086
tstock@bhnbmc.com • 817.586.7575 • bhnbmc.com
TBEPLS Firm #44, #10011200, #10011202, #10194146

029412

BK 3857PG0262

WARRANTY DEED

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.

DATE: JUNE 12, 2006

GRANTOR: JAMES R. HANDY, AS RECEIVER FOR VICKI B. HANCOCK AND RAYMOND GLENN HANCOCK FILED UNDER CAUSE NUMBER 233-371465-04, TARRANT COUNTY, TEXAS

GRANTOR'S MAILING ADDRESS: P. O. BOX 455, HURST, TEXAS 76053

GRANTEE: TIM SEAR AND WIFE, JUDITH SEAR

GRANTEE'S MAILING ADDRESS: 4301 CR 707, CLEBURNE, TX 76031

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration

PROPERTY:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made subject to all matters set forth on Exhibit "B" attached hereto and made a part hereof.

For Grantor and Grantor's heirs, successors and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee interest in and to the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever to

STNT/10807413/504/LL

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

WARRANTY DEED

Date: July 8, 2010

Grantor: Denyse R. Ward, Independent Administrator with Will Annexed of the Estate of Martha J. Bradley, Deceased

Grantor's Mailing Address: 14027 Memorial Suite 443 Houston TX 77079

Grantee: Tim Sear and Judith Sear

Grantee's Mailing Address: 4136 CR. 707, Cleburne, TX 76031

Consideration: TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

Property (including any improvements):

All that certain lot, tract or parcel of land situated in the WILEY E. JONES SURVEY, Abstract No. 450, being a portion of that certain 49.77 acre tract described in Volume 446, Page 70, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod being the northeast corner of the aforementioned 49.77 acre tract, in the South line of County Road No. 707;

THENCE South 00 degrees 56 minutes 08 seconds West, 874.63 feet, generally along a fence line, to an iron rod for a corner;

THENCE South 88 degrees 50 minutes 22 seconds West, 1237.07 feet, to an iron rod in the centerline of County Road No. 807, for a corner, also lying in the west line of said Tract;

THENCE North 00 degrees 52 minutes 40 seconds East, 387.63 feet, along the centerline of County Road No. 807, to an iron rod for a corner, lying in the south line of said County Road 707;

THENCE North 60 degrees East, 1013.57 feet, generally along a fence line in the South line of County Road No. 707, to an iron rod for a corner;

THENCE North 89 degrees 11 minutes 20 seconds East, 367.42 feet, generally along a fence line in the South line of County Road No. 707, to the POINT OF BEGINNING containing approximately 20.0 acres of land, more or less.

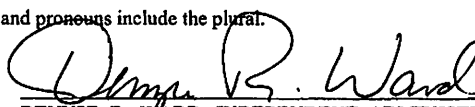
Reservations from and Exceptions to Conveyance and Warranty: This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances,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

There is hereby reserved unto Grantor, his successors and/or assigns any and all of Grantor's interest in the oil, gas and other minerals in and under and that may be produced from the above property, by whatever method produced or extracted, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

Grantor, for the consideration 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor 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.

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

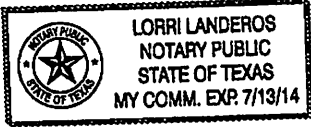
When the context requires, singular nouns and pronouns include the plural.


DENYSE R. WARD, INDEPENDENT ADMINISTRATOR
WITH WILL ANNEXED OF THE ESTATE OF MARTHA
J. BRADLEY, DECEASED

STATE OF TEXAS §

COUNTY OF Johnson §

This instrument was acknowledged before me on the 5th day of July, 2010,
by Denyse R. Ward, Independent Administrator with Will Annexed of the Estate of Martha J. Bradley, Deceased.



Lorri Landeros
Notary Public, State of Texas

After Recording, Return to:
Tim Sear and Judith Sear
10349 Trevino Lane
Benbrook, TX 76126



Becky Williams

**BECKY WILLIAMS, COUNTY CLERK
JOHNSON COUNTY, TEXAS**

FILED FOR RECORD IN:

JOHNSON CO CLERK - RECORDING

ON: JUL 23, 2010 AT 12:02P

AS A(N) REAL PROPERTY

Becky Williams, COUNTY CLERK

CLERK NUMBER 21343 PAGES 3

AMOUNT: 20.00

RECEIPT NUMBER 10021393

BY ASHLEYC
STATE OF TEXAS JOHNSON CO CLERK -
AS STAMPED HEREON BY ME. JUL 23, 2010

Becky Williams, COUNTY CLERK

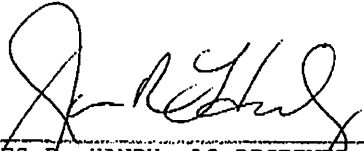
Recorded: _____

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

**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.**

warrant and defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successor 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.

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



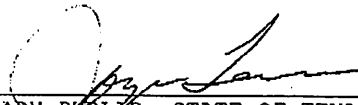
BY: JAMES R. HANDY, AS RECEIVER FOR VICKI B. HANCOCK AND RAYMOND GLENN HANCOCK FILED UNDER CAUSE NUMBER 233-371465-04, TARRANT COUNTY, TEXAS

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

THIS INSTRUMENT was acknowledged before me on the 19 day of JUNE, 2006, BY JAMES R. HANDY, RECEIVER FOR VICKI B. HANCOCK AND RAYMOND GLENN HANCOCK.


NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

JAMES B. MORGAN
HANDY & MORGAN
POST OFFICE BOX 455
HURST, TEXAS 76053
(817) 284-2262



Exhibit A

Being a tract of land out of the W.E. Jones Survey, Abstract No. 450, in Johnson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron pin found at a fence corner, said pin being by deed call, North 22 degrees, 38 minutes West, 13.0 feet, South 88 degrees, 34 minutes 10 seconds West, 234.0 feet, and North, 970.26 feet from the Southeast corner of said W.E. Jones, Survey;

Thence South 88 degrees, 31 minutes, 51 seconds West, 644.12 feet to a 1/2 inch iron pin found for corner;

Thence North 84 degrees, 59 minutes, 00 seconds West, 266.55 feet to a 3/8 inch iron pin found for corner in the East line of County Road No. 704D;

Thence North 00 degrees, 57 minutes, 42 seconds West along said East line, 692.61 feet to a 1/2 inch iron pin found for corner;

Thence North 89 degrees, 55 minutes, 35 seconds East, 512.76 feet to a 1/2 inch iron pin found for corner;

Thence North 00 degrees, 10 minutes, 15 seconds West, 208.68 feet to a 1/2 inch iron pin found for corner;

Thence South 89 degrees, 52 minutes, 03 seconds West, 515.06 feet to a 1/2 inch iron pin found for the corner at the Northeast corner of said County Road No. 704D;

Thence North 01 degree, 10 minutes, 47 seconds West, 16.71 feet to a 1/2 inch iron pin found for corner;

Thence North 00 degrees, 09 minutes, 54 seconds West, 191.06 feet to a 5/8 inch iron pin found for corner;

Thence South 88 degrees, 48 minutes, 06 seconds West, 135.00 feet to a nail found for corner;

Thence North 01 degree, 28 minutes, 18 seconds East, 20.00 feet to a nail found for corner;

Thence South 88 degrees, 48 minutes, 06 seconds West, 35.00 feet to a nail found for corner;

Thence South 01 degree, 28 minutes, 18 seconds West, 20.00 feet to a nail found for corner;

Thence South 88 degree, 48 minutes, 06 seconds West, 39.92 feet to a 5/8 inch iron pin found for corner;

Thence South 01 degree, 35 minutes, 13 seconds West, 210.00 feet to a 5/8 inch iron pin found for corner;

Thence South 89 degrees, 06 minutes, 47 seconds West, 1039.36 feet to a 1/2 inch iron pin found for corner in County Road No. 807;

Thence North 01 degree, 02 minutes, 07 seconds East along said County Road, 80.00 feet to a 1/2 inch iron pin found for corner;

Thence North 89 degrees, 23 minutes, 03 seconds East, 454.24 feet to a 5/8 inch iron pin found for

corner;

Thence North 00 degrees, 14 minutes, 46 seconds West, 927.02 feet to a 5/8 inch iron pin found for corner;

Thence North 88 degrees, 50 minutes, 13 seconds East, 828.86 feet to a 5/8 inch iron pin found for corner;

Thence North 00 degrees, 07 minutes, 10 seconds West, 892.81 feet to a pk nail found for corner in County Road No. 707;

Thence North 89 degrees, 29 minutes, 30 seconds East along said County Road No. 707, 539.15 feet to a pk nail found for corner;

Thence South, 422.67 feet to a 1/2 inch iron pin found for corner;

Thence East, 378.89 feet to a nail in concrete found for corner;

Thence South 01 degree, 10 minutes, 30 seconds West, 815.51 feet to nail in concrete found for corner;

Thence South, 1573.12 feet to the Point of Beginning and containing 71.62 acres of land, more or less.

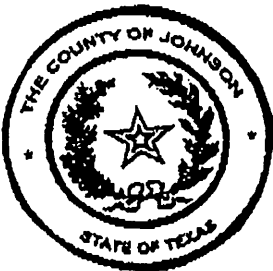
WARNING --- THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 9:14 AM PM

JUL 21 2006

County Clerk Johnson County
By [Signature] 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.

[Signature]
CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS