

NOV 14 2022

Approved**REQUEST FOR AGENDA PLACEMENT FORM****Submission Deadline - Tuesday, 12:00 PM before Court Dates**

SUBMITTED BY: Jennifer VanderLaan TODAY'S DATE: November 7, 2022

DEPARTMENT: Public WorksSIGNATURE OF DEPARTMENT HEAD: REQUESTED AGENDA DATE: November 14, 2022**SPECIFIC AGENDA WORDING:**

Consideration of Variance to Allow Water Lines under Concrete Surface within Right-of-Way in Cresson Estates Phase 1 Addition, to be Served by Cresson Municipal Utility District No. 2 in Precinct #2- Public Works Department

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

817-556-5380

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 RYAN VANDERLAAN, CRESSON ESTATES Date 11/2/22

Phone Number 209 329 5733

Email Address RYAN@CRVonline.com

Property Information for Variance Request:

Property 911 address CR 1000, Cresson

Subdivision name CRESSON ESTATES Block _____ Lot _____

Survey Mendoza Survey Abstract 542 Acreage 97.116

Request to run water line under concrete roadway

Reason for request _____

We wish to construct water lines in a "typical"

manner, utilizing only one water main

Provide the following with this request:

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

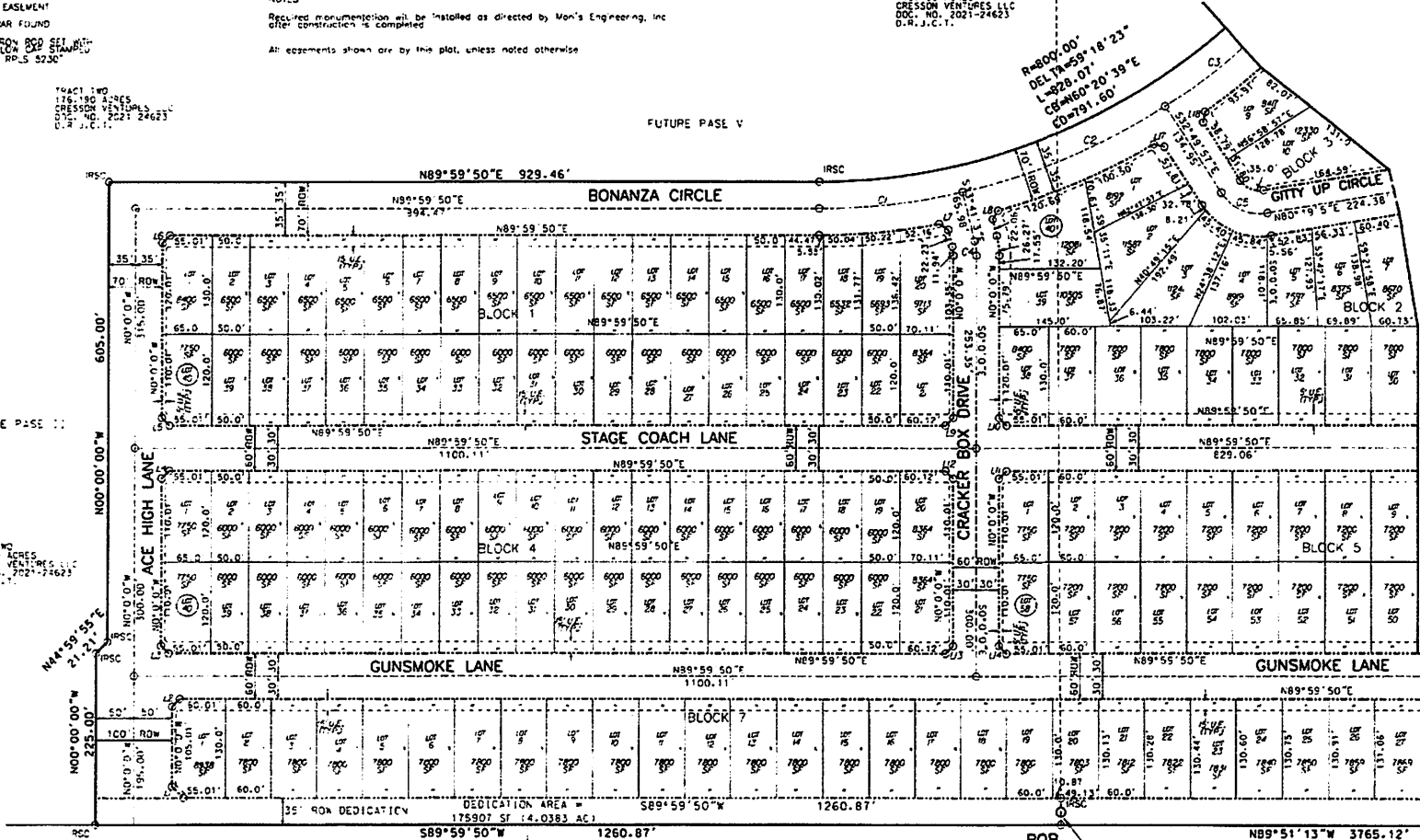
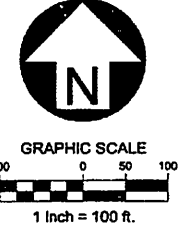
LEGEND
 CM = CONTROLLING MONUMENT
 BL = BUILDING LINE
 U.E = UTILITY EASEMENT
 RF = IRON REBAR FOUND
 IRSC = 1/2" IRON ROD SET IN
 YELLOW PVC STAMBU
 4" RP 5 5236"

BASIS OF BEARINGS
 Bearings are based on the Texas Coordinate System, North
 American Datum of 1983 (NAD83) (2011) EPOCH 2010.007.
 North Zone, Zone 4262

NOTES
 Required monumentation will be installed as directed by Mon's Engineering, Inc
 after construction is completed.

All easements shown are by this plat, unless noted otherwise

TRACT TWO
 176.70 ACRES
 CRESSON VENTURES LLC
 DOC. NO. 2021-24623
 D.R. J.C. 1.



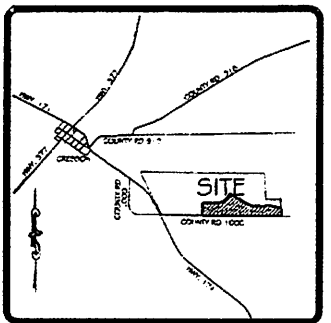
LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S45D00'E	21.21'
L2	N44°59'55"E	14.37'
L3	N45°00'05"W	14.13'
L4	N44°59'55"E	14.13'
L5	N45°00'05"W	14.13'
L6	N44°59'55"E	14.13'
L7	N52°18'54"E	14.06'
L8	N52°18'54"E	13.49'
L9	N44°59'55"E	14.13'
L10	N44°59'55"E	14.13'
L11	N44°59'55"E	14.13'
L12	N45°00'05"E	14.13'
L13	N44°59'55"E	7.13'
L14	N45°00'05"E	14.13'
L15	N44°59'55"E	7.13'
L16	N45°00'05"E	7.13'
L17	S76°35'51"E	14.23'
L18	N125°55'57"E	14.23'
L19	N74°40'57"E	14.25'
L20	S15°19'03"E	14.00'
L21	S15°19'03"E	14.00'
L22	S15°19'03"E	14.00'
L23	N74°40'57"E	14.25'
L24	S15°19'03"E	14.00'
L25	N74°40'57"E	14.25'
L26	S15°19'03"E	14.00'
L27	N74°40'57"E	14.25'
L28	S15°19'03"E	14.00'
L29	N74°40'57"E	14.25'
L30	S12°29'28"E	13.76'
L31	S47°20'11"E	15.26'
L32	N44°58'12"E	14.13'
L33	N45°00'40"W	21.83'
L34	N45°00'40"W	21.83'
L35	S52°17'49"E	14.02'

TRACT TWO
 176.70 ACRES
 CRESSON VENTURES LLC
 DOC. NO. 2021-24623
 D.R. J.C. 1.

Presley
 V. 2456, P. 962

Core Laboratories, Inc.
 V. 2622, P. 726



VICINITY MAP

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°59'43"	1835.00	189.39'	N 81°23'59" E	1183.98'
C2	19°50'04"	1835.00	289.06'	N 67°05'05" E	1287.22'
C3	26°28'36"	835.00	385.88'	N 43°50'46" E	1382.43'
C4	13°41'04"	80.00	19.11'	S 06°20'32" E	19.06'
C5	188°30'39"	60.00	70.00'	S 66°5'26" E	66.10'
C6	49°37'37"	100.00	88.62'	N 55°30'16" E	83.93'
C7	30°41'37"	835.00	385.86'	N 43°55'46" E	1382.43'
C8	32°18'33"	70.00	72.48'	N 60°20'39" E	69.76'
C9	29°18'23"	130.00	134.56'	N 60°20'39" E	128.83'
C10	6°12'27"	350.00	373.98'	S 30°4'31" E	356.34'
C11	30°41'37"	80.00	422.02'	S 85°03'09" E	77.26'
C12	308°20'54"	80.00	430.54'	N 10°9'31" E	169.70'

ROADS LINEAR FOOTAGE

ROAD NAME	LINEAR FOOT
BONANZA CIRCLE	1200
GITY UP CIRCLE	400
WAND FIRE LANE	400
STAGE COACH LANE	2920
GUNSMOKE LANE	2278
BALDERDASH COURT	631
ACE HIGH LANE	720
CRACKER BOX DRIVE	919
VALLEYWOOD LANE	2373
BROOM TAIL COURT	640
TOTAL	13518

BENCHMARKS:
 The Benchmarks shown on this plat are based on the vertical datum of North American Vertical Datum of 1988 (NAVD88).

BENCHMARK NO. 1: "X" CUT ON THE NORTHWEST CORNER OF THE NORTH SIDE WEST OF PROPANE TANK APPROX. 19.3 FEET OF THE NORTHWEST CORNER OF THIS ADDITION. UTM 12 Q 979 D3

BENCHMARK NO. 2: "X" CUT ON THE SOUTHWEST CORNER OF REMAINING FOUNDATION OF AN OLD FRAME HOUSE WEST OF THIS ADDITION. UTM 12 Q 979 D3

**CRESSON ESTATES
 PHASE I ADDITION**

LOTS 1-40, BLOCK 1, LOTS 1-40, BLOCK 2
 LOTS 1-17, BLOCK 3, LOTS 1-40, BLOCK 4
 LOTS 1-28, BLOCK 5, LOTS 1-18, BLOCK 6
 LOTS 1-17, BLOCK 7, LOTS 1-23, BLOCK 8
 LOTS 1, BLOCK 9

97.116 ACRES
 Johnson County, Texas
 Mendoza Survey, Abstract No. 542,
 Part of TRACT ONE and TRACT TWO
 recorded in Document No. 2021-24623
 Deed Records Johnson County, Texas

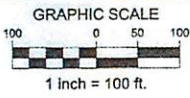
PLAT FILED 11/02/2022
 INSTRUMENT#: 2022-249
 DRAWER: SLIDE 651
 BECKY IVEY, JOHNSON COUNTY CLERK
 BY: [Signature] DEPUTY CLERK

OWNER:
 C. Ron Voorhees
 908 S. Main Street Suite 11
 Wadley, TX 76786
 204-398-3555
 7546000000000000

PREPARED BY:
 DMC HENRY LLC
 Texas Engineer Firm Number F-21874
 Texas Surveying Firm Number 10104564

DATE:
 07/27/2022

SCALE:
 1"=100'



TRACT ONE
176.190 ACRES
CRESSION VENTURES LLC
BOOK NO. 2021-24623
D.R.J.C.T.

OWNER'S CERTIFICATE
State of Texas
County of Johnson

WHEREAS CRESSION VENTURES LLC, a Nevada limited liability company, is the owner of those certain tracts of land lying and being situated in Johnson County, Texas, in the U. Mendoza Survey, Abstract Number 542, and being part of TRACT ONE and TRACT TWO described in Special Warranty Deed as recorded in Document Number 2021-24623 of these Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner at the southwest corner of said TRACT ONE, same being the southeast corner of said TRACT TWO, said point being in the gravel paving of County Road 1000 from which point a 5/8-inch iron rod found with 625 (controlling monument) bears North 00°21'08" East, a distance of 16.85 feet;

THENCE South 89°59'50" West, along the south line of said TRACT TWO and across said County Road, a distance of 104.96 feet, to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 00°00'00" West, departing said County Road over and across said TRACT TWO, a distance of 225.00 feet, to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 44°59'55" East, a distance of 225.00 feet, to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 00°00'00" West, a distance of 605.00 feet, to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 89°59'50" East, a distance of 329.45 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 59°50'00" East, a distance of 800.00 feet, to the beginning of a tangent curve to the left having a radius of 800.00 feet, a delta angle of 59°18'23" and a chord of North 50°20'39" East, 791.60 feet;

THENCE in a northeasterly direction with said curve, passing at 319.25 feet the common line of said TRACT ONE and TRACT TWO, continuing in a total arc distance of 928.02 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 30°41'28" East, a distance of 134.58 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 15°00'23" West, a distance of 20.44 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 29°17'46" East, a distance of 70.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 61°19'34" East, a distance of 1710.93 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 85°13'57" East, a distance of 387.11 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 73°31'46" East, a distance of 267.34 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 76°09'16" East, a distance of 361.26 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 87°07'39" East, a distance of 189.91 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 75°14'46" East, a distance of 548.15 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 55°46'16" East, a distance of 287.71 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 00°00'00" West, along the west line of said Enbridge Pipeline LP, as recorded in Volume 4130, Page 514 of Deed Records, Johnson County, Texas;

THENCE South 00°12'39" East, with the west line of said Enbridge Pipeline LP, a distance of 104.96 feet, to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230, and being in the gravel paving of said County Road 1000 for corner;

THENCE North 59°51'13" West, along the south line of said TRACT ONE, a distance of 3765.12 feet to the POINT OF BEGINNING, containing 4,230,363 square feet or 97.116 acres of land.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
That CRESSION VENTURES LLC, Owner of the above described tract of land, do hereby assign this and designating the hereinafter described property as CRESSION ESTATES PHASE I ADDITION, to Johnson County, Texas, and hereby dedicate to the public use, without reservation, streets, easements, right-of-way and any other public area known hereon.

Owner, CreSSION Date, 9/30/22

State of Texas
County of Johnson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Colin J. Henry, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this 30 day of September, 2022

My commission expires: 10/27/2025

Brooke Elms
BROOKE C. ELMS
Notary Public, State of Texas
Comm. Expires 10-27-2025
Notary ID 123416025

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
That I, Colin J. Henry, a Registered Professional Land Surveyor licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual or the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision.

Colin J. Henry 9-30-2022
Registered Professional Land Surveyor No. 5230
TXPLS FIRM 1018454

State of Texas
County of Dallas

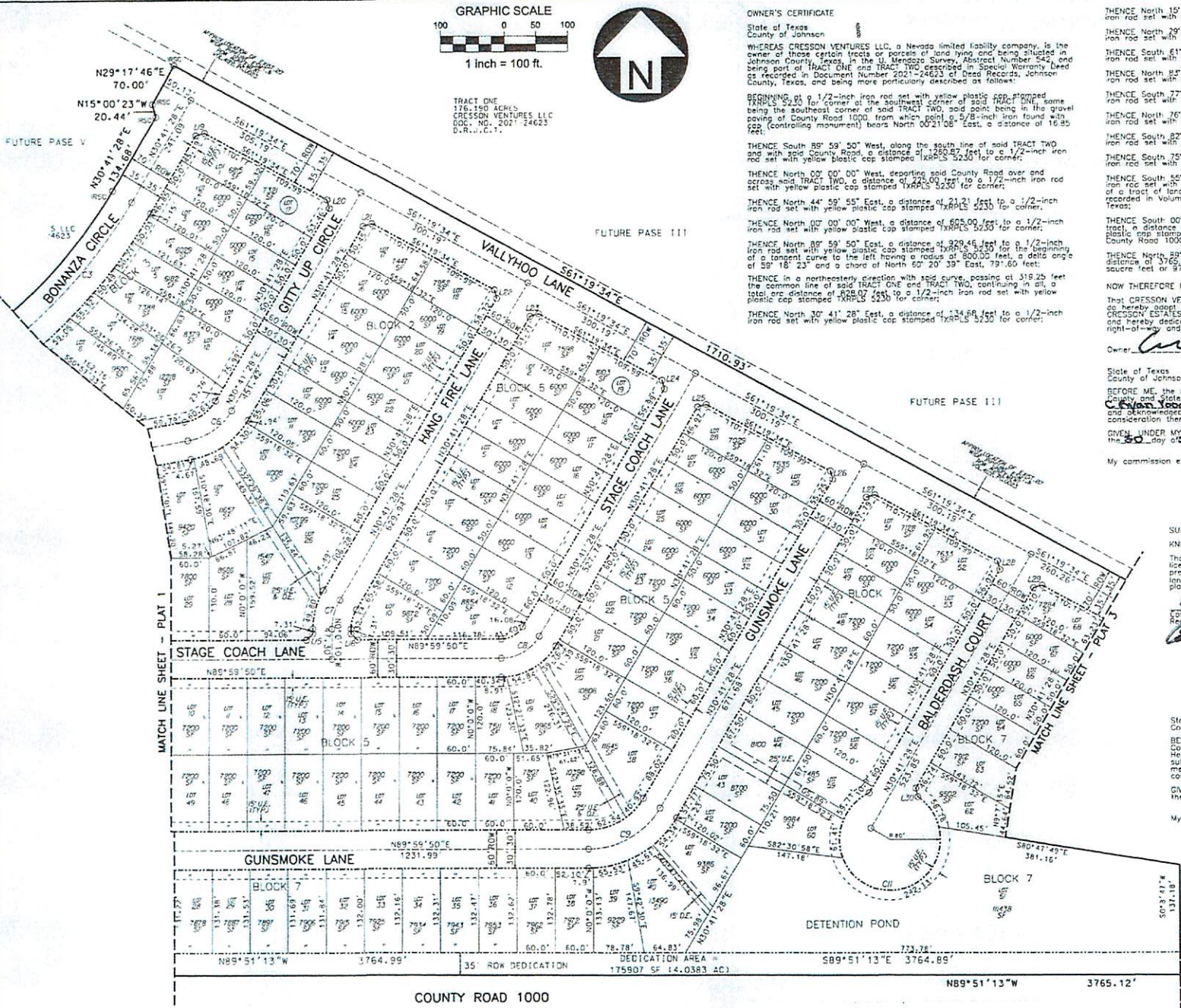
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Colin J. Henry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this 11-14-2022 day of November, 2022.

My commission expires: 11-14-2022

JEAN HUBBLESTON
My Notary ID #422279
Expires November 14, 2022

CRESSION ESTATES PHASE I ADDITION
176.190 ACRES
Johnson County, Texas
Mendoza Survey, Abstract No. 542,
Part of TRACT ONE and TRACT TWO
recorded in Document No. 2021-24623
Deed Records Johnson County, Texas



COUNTY ROAD 1000

Core Laboratories, Inc.
TFCST
V. 2622, P. 726

PLAT FILED 11/02/2022
INSTRUMENT: 2022-249
DRAWER: SLIDE 651
BECKY REY, JOHNSON COUNTY CLERK
By [Signature] DEPUTY CLERK

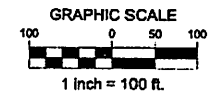
OWNER
C. Ryan Voorhees
908 S. Main street suite H
Weatherford, Texas 75086
282-329-9332
RYANVOORHEES@GMAIL.COM

PREPARED BY
DMC HENRY LLC
Texas Engineering Firm Number F-21874
Texas Surveying Firm Number 1018454

DATE
9/30/22

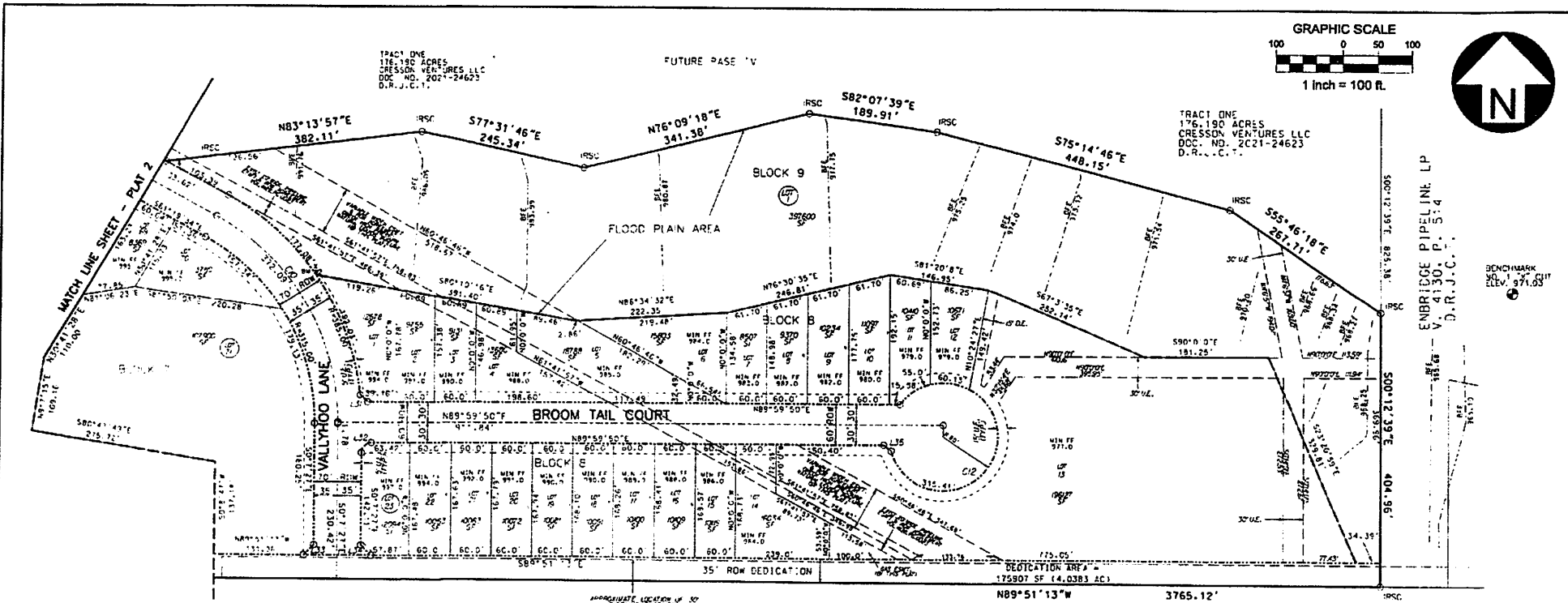
SCALE
1" = 100'

MORIS ENGINEERING, INC.
1812 MacGregor Drive Plano, Texas 75023
CONTACT: MORIS ARHAVAN 972-816-2626
MORIS@MORISENG.COM



TRACT ONE
176.180 ACRES
CRESSON VENTURES LLC
DCC. NO. 2021-24623
D.R., J.C.T.

TRACT ONE
176.180 ACRES
CRESSON VENTURES LLC
DCC. NO. 2021-24623
D.R., J.C.T.



NOTES

- This subdivision of the plat herein is subject within the E.O. of the City of Cresson.
- The designation of the proposed usage of the area shown on this plat are for single family residential.
- The developer shall complete a road and drainage for lots in a subdivision within 180 days after the date of final plat approval.
- Utility Providers should be listed on the plat including company name and phone number. Newly located lots to be serviced by a private water well shall be 2" minimum 1/2" depth.
- Water: Cresson MUD No. 2, Phone No. (214) 745-5353
- Electricity: United Cooperative Services, Phone No. (817) 897-8361
- Cresson MUD No. 2, Phone No. (214) 745-5353
- Flood Statement:**
-According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 4825(C0025), dated December 4, 2012, by special platting portions of the property are located in (unshaded) Other Areas Zone "X" - Areas determined to be outside the 1% Annual Chance Floodplain and portions of the property are located in Special Flood Hazard Area, (shaded) Zone "A" - Area determined to be subject to flooding by the 1% Annual Chance Floodplain.
- The above referenced FEMA flood insurance rate map is for use in considering the "X" Zone. It does not necessarily show all areas subject to flooding originating from flood sources of small size, which could be flooded by waves, surges, or other means, which could be subject to flood damage systems. There may be other streams, creeks, the great drainage systems or other surfaces of subsurface conditions existing on or near the subject property, which are not shown or addressed as part of the "X" Zone.
- Blocking the flow of water or obstructing improvements in the drainage easements, and filling or obstructing of the roadway is prohibited.
- The existing creeks or drainage channels traversing across or across this addition shall remain open channels and will be maintained by the adjoining 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 the 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.
- Johnson County has the right but not the duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.
- Duties of Developer/Property Owner:**
-The applicant and the plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal laws or the jurisdiction in which the property is located.
- The approval and filing of this plat by Johnson County, does not relieve the developer of the property or owner of the property of any duty to any adjacent or abutting property, owner of property, or any duty to transfer any duty of liability to Johnson County, the Commissioners, or staff or employees of Johnson County.
- Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other channels, structures, or features portrayed herein are actually existing on the property, portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the state of Texas or the United States.
- Johnson County is relying upon the survey whose name is affixed herein to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

APPROXIMATE LOCATION OF 50' (102' x 102' x 102' x 102' x 102')

County
-The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally, indemnify and hold harmless Johnson County and the Commissioners, officers, and employees of Johnson County from any and all claims or damages resulting from or caused or arising from Johnson County's approval of filing of this plat or construction documents associated therewith.

Public Utilities
-Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths, or encumbrances which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat; and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, coloring, maintaining and clearing to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

Filing The Plat.
-It is a criminal offense punishable by a fine of up to \$1,000.00, and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance a contract for a deed or a contract of sale or other legal instrument to convey that is delivered to a purchaser unless the plat or report of the subdivision is approved and a plat or report with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.

-A purchaser may not use or occupy property described in a plat or report of a subdivision until such time as the plat is filed for record with the Johnson County Clerk's office.

Filing a Plat is Not Acceptance of Roads for County Maintenance
-The approval and filing of a plat which dedicates roads and streets does not make the roads, streets, county roads subject to county maintenance. No road, street or passageway set aside in this plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically naming any such road, street or passageway and specifically receiving such road, street or passageway for county maintenance.

FLOOD PLAN NOTE
-The Flood Plain Cross Section Elevations shown on this plat are from the report titled "CRESSON FLOOD PLAIN CROSS SECTION STUDY" prepared by M. Evans Johnson County, Texas, dated 10/27/2011, performed by M. Evans Johnson County, Texas. The Flood Plain Elevations shown on this plat were obtained from the Texas Natural Resources Information System (NRIS) website. The vertical datum is NAVD83 (North American Vertical Datum of 1983).

-The Minimum Finished Floor Elevation shown on this plat are set to be Minimum 3 feet above the Freeboard Flood Plain Elevation, according to the County requirements.

ROADS
-The Roads within this addition will be precisely maintained by Cresson MUD No. 2.

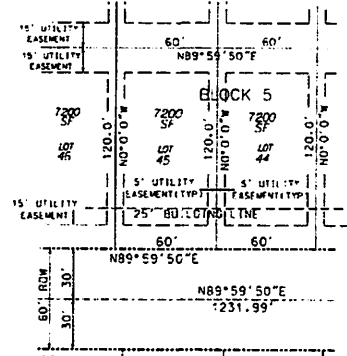
COUNTY ROAD 1000

Core Laboratories, Inc.
TRACT 1
v. 2622 - P. 726

CRESSON MUD NO. 2 APPROVAL:
Name: Bill Cherry Title: President
Signature: [Signature] Date: 11/22/2022

COUNTY APPROVAL:
County Judge acting on the behalf of one for the Commissioners Court of Johnson County
Signature: [Signature] Date: 10-11-2022

PLAT FILED 11-22-2022
INSTRUMENT#: 2022-249
DRAWER: SLIDE 2-651
BECKY McFEE, JOHNSON COUNTY CLERK
BY: Stacy Parley DEPUTY CLERK



CRESSON ESTATES PHASE I ADDITION

LOTS 1-40, BLOCK 5, LOTS 1-40, BLOCK 2
LOTS 1-11, BLOCK 1, LOTS 1-11, BLOCK 8
LOTS 1-34, BLOCK 3, LOTS 1-34, BLOCK 6
LOTS 1-75, BLOCK 4, LOTS 1-75, BLOCK 9
LOTS 1, BLOCK 6

97.116 ACRES
Johnson County, Texas
Mendoza Survey, Abstract No. 542.
Part of TRACT ONE and TRACT TWO
Recorded in Document No. 2021-24623
Deed Records Johnson County, Texas

ROW, EASEMENT, AND BUILDING LINE NOTES:

- Utility Easements
15' from lot line in front & back
5' from lot line on the sides
- Right of Way Dedication
40' EOW from center of road on F.M. or State
30' ROW from center of road on county or roads subdivision.
- Building Lines
50' from lot lines (State Hwy & F.M.)
25' from lot line (County Road or Subdivision Roads)

OWNER:
C. Ryan Voorhees
908 S. Main Street Suite H
Weatherford, Texas 76086
768-398-5113
RYAN@RYANV.COM

DMC HENRY LLC
Texas Engineering Firm Number 10194504

MORIS ENGINEERING, INC.
1812 MacGregor Drive, P.O. Box 7200
Weatherford, Texas 76086
817-779-1111
MORIS@MORISENG.COM

DATE: SEP. 2022
SCALE: 1"=100'

G F No. 2021-9120J

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.

SPECIAL WARRANTY DEED

DATE: July 1, 2021

GRANTOR: Skyline Family Farm, LLC, a Texas limited liability company, Melanie Evans Summey and husband, Jeff Summey

GRANTOR'S MAILING ADDRESS: 2368 Mallory Road, Galax, VA 24333

GRANTEE: Cresson Ventures LLC, a Nevada limited liability company

GRANTEE'S MAILING ADDRESS: 801 Briarwood Street, Weatherford, TX 76087

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

PROPERTY (INCLUDING ANY IMPROVEMENTS): TRACT ONE: BEING A 198.532 ACRES TRACT OF LAND OUT OF THE U. MENDOZA SURVEY, ABSTRACT NO. 542, JOHNSON COUNTY, TEXAS: BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN VOLUME 1884, P.198, OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS: BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 100D NAIL AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 1884, P.190, O.R.J.C.T. AND IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED IN V. 3807, P. 752, O.R.J.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE WESTERNMOST NORTHWEST CORNER OF SAID SURVEY IS CALCULATED TO BEAR S 89°48'21" W 4201.64 FEET.

THENCE N 89°36'36" E 1468.93 FEET ALONG SAID V. 3807, P. 752 TO A 3" STEEL POST, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V.1478, P. 57, O.R.J.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 89°37'49" E 1367.40 FEET ALONG SAID V. 1478, P. 57 TO A FOUND 5/8" IRON ROD, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 4208, P. 264, O.R.J.C.T., FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG SAID V. 4208, P. 264 THE FOLLOWING COURSES AND DISTANCES:

S 00°23'31" E 1541.60 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

N 89°29'21" E 1463.91 FEET TO A 4" STEEL POST, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 977, P. 536, O.R.P.C.T., FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°14'06" E AT 1062.39 FEET PASSING A FOUND 1/2"x 2" STEEL BAR AND IN ALL 1080.61 FEET ALONG SAID V. 977, P. 536 TO A POINT IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 1000, FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE N 89°52'32" W 434.06 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 1000 TO A POINT, AT THE SOUTHERNMOST SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 4130, P. 514, O.R.J.C.T., FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID V. 4130, P. 514 THE FOLLOWING COURSES AND DISTANCES:

N 00°12'25" W 306.99 FEET TO A POINT, FOR A CORNER OF THIS TRACT,

S 78°52'05" E 398.07 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT,

N 00°13'12" W 500.06 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

N 78°58'26" W 499.43 FEET TO A 4" STEEL POST, FOR A CORNER OF THIS TRACT,

S 00°12'39" E 825.47 FEET TO A POINT, IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 1000, FOR A CORNER OF THIS TRACT.

THENCE N 89°51'13" W 3765.57 FEET TO A POINT, AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 1884, P. 190, O.R.J.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°21'08" W AT 16.85 FEET PASSING A FOUND 5/8" IRON ROD AND IN ALL 2579.53 FEET TO THE PONT OF BEGINNING.

TRACT TWO:

FIELD NOTES of a 176.08 acre tract of land being a part of the URBANO MENDOZA SURVEY, Abstract 542, Johnson County, Texas, and being more fully described by metes and bounds as

follows:

BEGINNING at a set 1/2" iron rod in the NEBL of an A.T. & S.F. R.R. right-of-way, said point being N 89 deg. 41 min. 50 sec. E, 551.09 ft. from the most westerly NW corner of the Urbano Mendoza Survey, Abstract 542;

THENCE with the general line of a fence, the following calls:

N 89 deg. 41 min. 50 sec. E, 902.04 ft. to a point;

N 89 deg. 51 min. 47 sec. E, 2746.51 ft. to set 3/8" steel pin for a corner;

THENCE South, passing a set 3/8" steel pint in the NBL of Johnson County Road No. 1000 at 2559.53 ft. and continuing, a total distance of 25793.53 feet to a set 3/8" steel pin in the approximate centerline of the above mentioned Johnson County Road No. 1000, for corner;

THENCE N 89 deg. 04 min. W, passing a set 1/2" iron rod in the NBL of said Johnson County Road No. 1000 at 22.56 ft. and continuing with the NEBL of said A.T. & S.F. R.R. right-of-way, a total distance of 1403.97 ft. to a point for a corner;

THENCE with the NEBL of the above mentioned A.T. & S.F. R.R. right-of-way, the following calls:

N 62 deg. 56 min. E, 10.0 ft. to a point;

N 27 deg. 04 min. W, 400.00 ft. to a point;

N 62 deg. 56 min. W, 10.0 ft. to a point;

N 27 deg. 04 min. W, 705.37 ft. to a point for corner; said point being the PC of a Curve to the Left;

THENCE with the above mentioned Curve to the Left, said curve having the following datum: Radius 1960.08 ft., Chord N 29 deg. 20 min. 50 sec. W, 155.99 ft., a distance of 156.03 ft. to the point of beginning and containing 176.08 acres of land, more or less.

Note: 1.08 acres is in the occupancy of County roads.

The Property shall also include Grantor's interests in:

- 1.) Any and all privileges and appurtenances pertaining to the Property, including any right, title and interest of Seller in or to adjacent streets, alleys or right(s)-of-way.
- 2.) Any and all leases, licenses, occupancy agreements, permits, rents, warranties, guarantees, wastewater capacity and/or security deposits with respect to the Property, or any portion thereof;
- 3.) Any and all trade names used in connection with the Property
- 4.) All personal property utilized by Seller in the operation of the Property that is currently located on the Property.

- 5.) All of the Mineral Estate owned by Grantor. 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. "Mineral Estate" means all oil, gas, and other minerals in and under that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron.

RESERVATIONS FROM CONVEYANCE: None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: Any and all restrictions, covenants, easements, rights-of-way and reservations, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in **Johnson County, Texas**; all zoning laws, regulations or ordinances of municipal and other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, which Grantee assumes and agrees to pay.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken.

Further, this conveyance is made subject to any and all prior conveyance or reservation of any mineral interest including but not limited to the conveyance or reservation of any coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of **Johnson County, Texas**.

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 and 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, when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

SIGNATURE PAGE TO FOLLOW IMMEDIATELY

Skyline Family Farm, LLC,
a Texas limited liability company

By: Melanie Summey
Melanie Summey, Manager

Melanie Evans Summey
Melanie Evans Summey

Jeff Summey
Jeff Summey

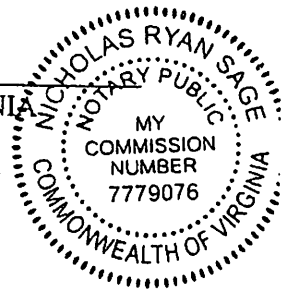
STATE OF VIRGINIA §
COUNTY OF GRAYSON §

June

This instrument was acknowledged before me on July 30, 2021, by Melanie Summey as
Manager of Skyline Family Farm, LLC, a Texas limited liability company.

Nicholas Ryan Sage
NOTARY PUBLIC, STATE OF VIRGINIA

Commission expires: 03/31/2022



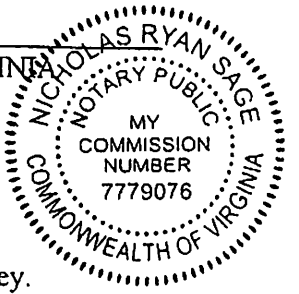
STATE OF VIRGINIA §
COUNTY OF GRAYSON §

June

This instrument was acknowledged before me on July 30, 2021, by Melanie Evans
Summey.

Nicholas Ryan Sage
NOTARY PUBLIC, STATE OF VIRGINIA

Commission expires: 03/31/2022



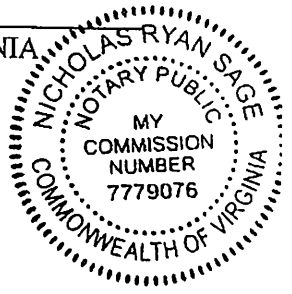
STATE OF VIRGINIA §
COUNTY OF GRAYSON §

June

This instrument was acknowledged before me on July 30, 2021, by Jeff Summey.

Nicholas Ryan Sage
NOTARY PUBLIC, STATE OF VIRGINIA

Commission expires: 03/31/2022



Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 24623

eRecording - Real Property

Warranty Deed

Recorded On: July 07, 2021 08:22 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24623
Receipt Number: 20210707000008
Recorded Date/Time: July 07, 2021 08:22 AM
User: Linda B
Station: ccl30

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



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