

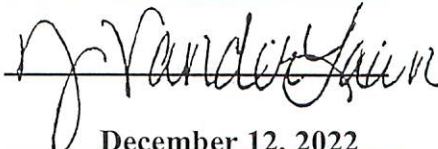
DEC 12 2022

 **Approved**

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** December 6, 2022

DEPARTMENT: Public Works
SIGNATURE OF DEPARTMENT HEAD: 
REQUESTED AGENDA DATE: December 12, 2022

SPECIFIC AGENDA WORDING: Consideration of a Variance Request for 147.38' road frontage and to Lift the Groundwater Accessibility Certification for a Proposed Subdivison, Calderon Addition, Lot 1 and Lot 2, Block 1, 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
(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 _____



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 Erik Calderon - Haro Date 12/7/22

Phone Number 682-224 9207 / 682-321 5713

Email Address Are-Deci-09@icloud.com

Property Information for Variance Request:

Property 911 address 7505 Sky Rd.

Subdivision name Calderon Edition Block 1 Lot 2

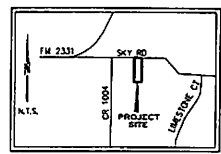
Survey Trans Texas Surv. & maps Tract Johnson CSL 437 Acreage 6.47

Request _____

Reason for request lot 2 only has 147.38 road frontage and requesting that the GAC requirement be lifted

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

IRS 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED

IRF IRON ROD FOUND

CRF CAPPED IRON ROD FOUND

(C.M.) CONTROLLING MONUMENT

O.P.R.L.C. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS

SURVEYOR'S NOTES

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4302), NAD83 (04/10/11)
- THE SURVEY PERFORMED ON THE GROUNDS OF THE SUBJECT PROPERTY AND THE PREPARATION OF A PORTION OF THE RESULTS THEREOF ON THIS FINAL PLAN AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- () DENOTES RECORD DATA.

HOW THEREAFTER KNOWN TO ALL MEN BY THESE PRESENTS

THAT ERIC CALDERON HAD IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1 AND 2, BLOCK 1, CALDERON ADDITION, IN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

THIS _____ DAY OF _____ 20____

BY: _____
ERIC CALDERON HAD

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 20____ BY ERIC CALDERON HAD, COVENANTOR BY NAME AND SEAL OF OFFICE _____ OF _____

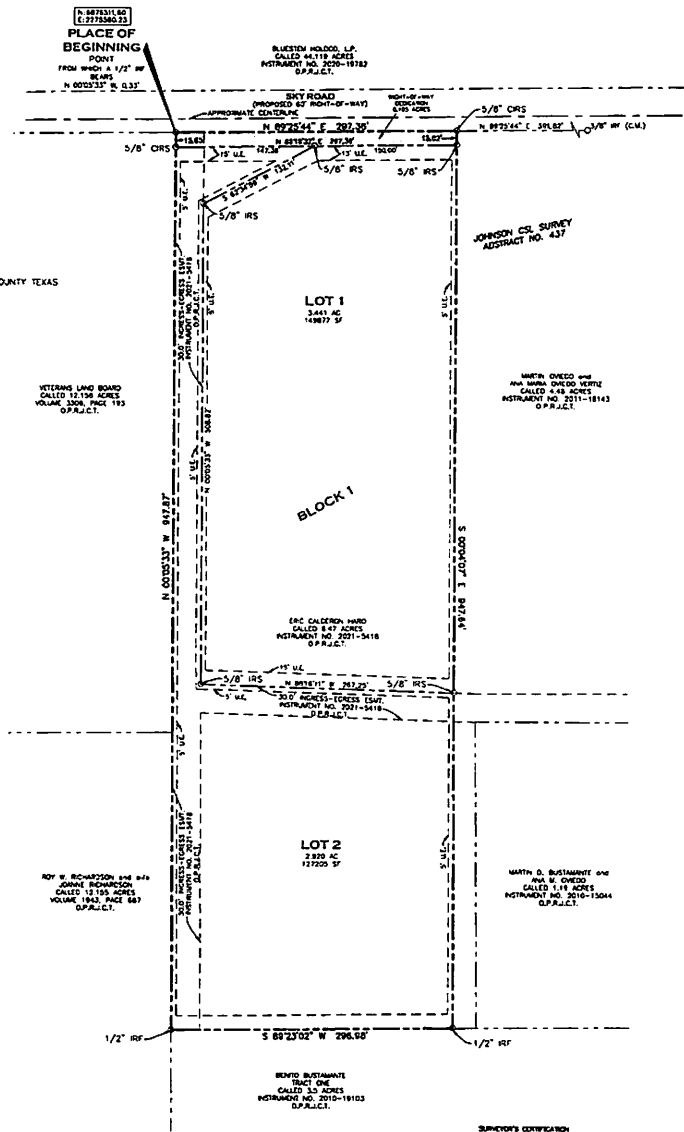
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT RECORDED IN
YEAR _____ INSTRUMENT # _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF _____ 20____

COUNTY JUDGE _____

"NO UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL BY THE CITY COUNCIL."



- JOHNSON COUNTY, TEXAS NOTES
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
 - THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
 - UTILITY PROVIDERS
WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT, PHONE 817-760-3200
ELECTRIC SERVICE IS TO BE PROVIDED BY UGS, PHONE 817-356-1000
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
 - FLOOD STATEMENT
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 489210005-A, EFFECTIVE DATE DECEMBER 24, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "WFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEASONAL CONCENTRATED RAINFALL COULDED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CHANNELS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "WFIP".
 - FLOOD NOTES
FLOODING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
THE EXISTING CREEKS OR DRAINAGE CHANNELS FRANKING 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 BENEVOLENT 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.
JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
 - UTILITY EASEMENTS
ANY PUBLIC UTILITY, HOLDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWING OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAN, AND ANY RIGHT TO THE UTILITY SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, INSPECTION, PATROLLING, MAINTENANCE AND ACCORD TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 - UTILITY EASEMENTS
15' FROM LOT LINE IN FRONT
12' FROM LOT LINE IN BACK
5' FROM LOT LINE ON THE SIDES
 - RIGHT-OF-WAY DEDICATION
40' FROM CENTER OF ROAD ON FAL OR STATE
30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
 - BUILDING LINES
20' FROM LOT LINE (ESTATE HWY. & FAL)
23' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS)
 - FEING A CRIMINAL
IT IS AN OBVIOUS OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION BY A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EVIDENCE CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DECOMPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONFINED TO APPROVAL AND RECORDING OF THE FINAL PLAN AND THE PURCHASER IS NOT JOHN USE OR OCCUPANCY OF THE REAL PROPERTY COVERED BEFORE THE RECORDING OF THE PLAN.
 - A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 - PRIVATE SEWAGE FACILITY
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.
INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE. IF NORMAL OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE ODOORS, OR UNNECESSARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHICH USES DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
 - PRIVATELY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEMS INSTALLED IN SUITABLE SOIL CAN MAINTAIN THE AMOUNT OF WATER THAT IS REQUIRED TO DISPERSE 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.
 - CLAIMS OF DEVELOPER/PROFESSIONAL OWNERS
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 COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR CONTIGUOUS PROPERTY OWNER OR UNLESS, WRITE OR TRANSFER ANY DUTY OF LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAIED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY DESCRIBED 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 SIGNATOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
 - EGREMENTS
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 JOINLY AND SEVERALLY HOLD AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
 - CLAIMS A PLAT IS NOT ACCEPTANCE OF HOUSE FIRE INSURANCE MAINTENANCE
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS 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 IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 13, 2022 AND THAT THE CORNER MONUMENTS, ANGLES POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN HEREON AND HAVE BEEN MAINTAINED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY FOR REVIEW PURPOSES ONLY.
NOT TO BE RECORDED FOR ANY REASON.
RECORDED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3400

FINAL PLAT SHOWING
LOT 1 AND LOT 2, BLOCK 1, CALDERON ADDITION
AN ADDITION TO JOHNSON COUNTY, TEXAS,
BEING 6.47 ACRES OF LAND LOCATED IN THE JOHNSON COUNTY LAND SURVEY, ABSTRACT NO. 437, JOHNSON COUNTY, TEXAS.

TRANS TEXAS SURVEYING & MAPPING

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-886-3440
FAX: 817-886-3440
www.transstasurveying.com

Scale: 1"=60' Date: DWG: 20220181-FINAL PLAT
Drawn: LGP Checked: RLY Job: 20220181

OWNER:
ERIC CALDERON HAD
740 SKY ROAD,
COBLEN, TEXAS 76044
PHONE: 817-224-8207

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 5418

eRecording - Real Property

Warranty Deed

Recorded On: February 12, 2021 11:57 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 5418
Receipt Number: 20210212000095
Recorded Date/Time: February 12, 2021 11:57 AM
User: Linda B
Station: ccl30

Record and Return To:

ERECORDING PARTNERS
101 W NUEVA

SAN ANTONIO TX



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

GF# BU21-01-24522AB

WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JOHNSON

§

§

THAT THE UNDERSIGNED, CLARENCE J. THIBODEAUX, JR., AND WIFE, DIANNA L. THIBODEAUX, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, whose address is 7505 SKY ROAD, GODLEY, TEXAS 76044, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of TWO HUNDRED THIRTY TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$232,750.00), payable to the order of TOWN SQUARE MORTGAGE AND INVESTMENTS LLC. DBA TOWN SQUARE MORTGAGE, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to TROY D. PHILLIPS, P.C., Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto ERIC CALDERON HARO, AN UNMARRIED MAN, herein referred to as the "Grantee", whether one or more, all of Grantor's right, title and interest in and to the real property described as follows, to-wit:

SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.

Commonly known as: 7505 SKY ROAD, GODLEY, TEXAS 76044

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of JOHNSON County, Texas.

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

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. THAT TOWN SQUARE MORTGAGE AND INVESTMENTS LLC. DBA TOWN SQUARE MORTGAGE ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

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

**EXHIBIT A
LEGAL DESCRIPTION**

6.47 acres of land situated in the Johnson County School Land Survey, Abstract No. 437, Johnson County, Texas, and being a portion of the tract described in deed to John David Richardson by deed recorded in Volume 3764, Page 648, Deed Records, Johnson County, Texas, and being more particularly described as follows:

Beginning at a 3/8" iron rod found in the South line of Sky Road (County Road No. 1003), for the Northeast corner of that certain tract described in deed to Roy Wesley Richardson and Joanne L. Richardson by deed recorded in Volume 3306, Page 193, Deed Records, Johnson County, Texas, the Northwest corner of said John David Richardson tract;

Thence N 89 Degrees 56 Minutes 00 Seconds E, along the North line of said John David Richardson tract, 297.39 feet to a 1/2" iron rod found, the Northwest corner of the tract described in deed to Martin and Ann Maria Oviedo by deed recorded in Document Number 2011.18143, Deed Records, Johnson County, Texas, from which a 3/8" iron rod found bears N 89 Degrees 56 Minutes 00 Seconds E, 391.82 feet;

Thence S 00 Degrees 25 Minutes 00 Seconds W, along the West line of said Oviedo tract, 948.10 feet to a 1/2" iron rod found in the North line of the tract described in deed to Bryon Shane Weir and Melissa Wilcox Weir by deed recorded in Volume 3810, Page 689 (tract 1), Deed Records, Johnson County, Texas;

Thence S 89 Degrees 56 Minutes 00 Seconds W, along the common line of said John David Richardson and Weir tracts, 297.38 feet to a 1/2" iron rod found, the Southwest corner of said John David Richardson tract, in the East line of the tract described in deed to Roy Wesley Richardson and Joanne L. Richardson by deed recorded in Volume 1943, Page 657, Deed Records, Johnson County, Texas;

Thence N 00 Degrees 25 Minutes 00 Seconds E, along the common line of said John David Richardson and Roy Wesley Richardson and Joanne L. Richardson (Vol. 1943, Pg. 657) tracts, passing the Northeast corner of said Roy Wesley Richardson and Joanne L. Richardson (Volume 1943, Page 667) tract and the Southeast corner of said Roy Wesley Richardson and Joanne L. Richardson (Volume 3306, Page 193) tract, continuing along the common line of said John David Richardson and Roy Wesley Richardson and Joanne L. Richardson (Volume 3306, Page 193) tracts, in all, a distance of 948.10 feet to the point of beginning and containing 6.47 acres of land.

TOGETHER WITH A 30' INGRESS - EGRESS EASEMENT

DESCRIPTION FOR A 30' INGRESS - EGRESS EASEMENT SITUATED IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABST. NO. 437, JOHNSON COUNTY, TEXAS, OVER AND ACROSS THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JOHN DAVID RICHARDSON RECORDED IN VOLUME 3764, PAGE 648,

EXHIBIT A
(Continued)

DEED RECORDS, JOHNSON COUNTY, TEXAS, AND DESCRIBED IN VOLUME 785, PAGE 612, DEED RECORDS. JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID RICHARDSON TRACT AND BEING IN THE SOUTH LINE OF SKY ROAD;

THENCE N 89°56'00"E, ALONG THE SOUTH LINE OF SAID SKY ROAD, 30.00 FEET;

THENCE S 00°25'00"W, 583.75 FEET;

THENCE S 87°45'38"E, 290.96 FEET;

THENCE S 89°35'00"E, 159.85 FEET;

THENCE S 00°07'58"W, 30.00 FEET;

THENCE N 89°35'00"W, 160.48 FEET;

THENCE N 87°45'38"W, 290.48 FEET;

THENCE S 00°25'00"W, 334.34 FEET TO THE SOUTH LINE OF SAID RICHARDSON TRACT;

THENCE S 89°56'00"W, ALONG THE SOUTH LINE OF SAID RICHARDSON TRACT 30.00 FEET TO THE SOUTHWEST CORNER OF SAID RICHARDSON TRACT;

THENCE N. 00°25'00"E, ALONG THE WEST LINE OF SAID RICHARDSON TRACT, 948.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.96 ACRES OF LAND.