DEC 2 7 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM		
Submission Deadline - Tuesday, 12:00	PM before Court Dates	
SUBMITTED BY: Jennifer VanderLaan	TODAY'S DATE: December 19, 2022	
DEPARTMENT :	Public Works	
SIGNATURE OF DEPARTMENT HEAD: REQUESTED AGENDA DATE:	December 27, 2022	
SPECIFIC AGENDA WORDING:		
Consideration of Variance for 41.81' of Road From Proposed Revision of Lot 60R-1 and Lot 60R-2, C Subdivision in Precinct #3- Public Works Department	Green Oaks Addition, an Unrecorded	
PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan SUPPORT MATERIAL: (Must enclose supporting documentation)		
TIME: 10 minutes (Anticipated number of minutes needed to discuss item)	ACTION ITEM: x WORKSHOP CONSENT: EXECUTIVE:	
AUDITOR: PURCE PERSONNEL: PUBLE	PARTMENT: HASING DEPARTMENT: C WORKS: X	
COUNTY ATTORNEY: IT DEED AUDITOR: PURCH PERSONNEL: PUBLIC BUDGET COORDINATOR: OTHER ***********************************	HASING DEPARTMENT:C WORKS: X R: Dunty Judge's Office***********************************	
COUNTY ATTORNEY: IT DEED AUDITOR: PURCH PERSONNEL: PUBLIC BUDGET COORDINATOR: OTHER ***********************************	HASING DEPARTMENT:C WORKS: XR:	



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

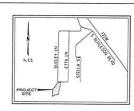
Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name	e Kelly and Farrah Parkins		_ Date <u>12/16/22</u>
Phon	e Number <u>817-713-2816 & 817-487-0504</u>		
Email	Address kellyboping@yahoo.com	***	
Prope	erty Information for Variance Request:		
Prope	erty 911 address 325 Lorrene Street, Burleson, TX. 76028	11	
Subdi	ivision name Green Oaks Addition	_Block	LotLots 60 & Part of 61
Surve	y J. Douglas & D.R. Jackson Surveys Abstract 216 & 451		Acreage 3.075
Requ	est Variance for the lot frontage		
Reaso	on for request Lot frontage is less than 150' long.		
Provid	le the following with this request:		
	Copy of plat (if property has been platted)		
	Copy of property deed		
	Survey or drawing showing existing structures		

Revised 09/14/2022





5/8" IRON ROD SET WITH A CAP 578 IRON KOU SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED IRON ROD FOUND CAPPED IRON ROD FOUND CONTROLLING MONUMENT

(C.M.) O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY TEXAS
MINIMUM FINISHED FLOOR ELEVATION

JACOS DAVALET AND PRODUMATI CONTRACT OF THE PRODUCT OF T 7 2/8, 182 10. IL. 5 89 49 34" E 79.25" PLACE OF BEGINNING 25' B.C FOUND LOT 60R-1 1.000 AC 43550 SF M.F.F.= 738.0 SEE SURVEYORS NOTE NO. 4 D. R. JACKSON SURVEY ABSTRACT NO. 451 LOT 60R-2 2.075 AC 90383 SF M.F.F.= 737.75 SEE SURVEYORS NOTE NO. 4 EAV COOPER POCKUMA CALLED 2.00 ACRES VOLUME 872, PAGE 38 GP.R.LG.T. CALLED J.OJ ACRES INSTRUMENT NO. 2020-28164 O.P.R.J.C.T. N 6662687,22 E:2346783.37

JOHNSON COUNTY, TOXAS MOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BRIANDAKS ETJ AND PLATTED THROUGH JOHNSON COUNTY.
- 2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL
- 1 UTILITY PROVIDERS

LORENE STREET

APPROXIMATE CENTERLINE -

- WATER SERVICE PROVIDED BY BETHESDA WATER, PHONE 817-645-5493 ELECTRIC SERVICE IS TO BE PROVIDED BY UCS. PHONE 817-556-4000 SEWER SERVICE IS PROVIDED BY PRIVATE NOVIDUAL SEPTIC SYSTEMS.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOINSON COUNTY, TEMS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4625100200-J. EFFECTIVE DATE DECEMBER ON, 2012, THIS PROPERTY IS LOCATED IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED).

THE ABOVE REFERENCE THAN FLOOD RESEARCH EAST, MAY IS TOO USE IN ACMOSTRANCE THE "PRP", IT DOES NOT NECESSARILY MOVE ALL MELAS SERVED TO FLOODING-THE WAY BY COMES STREAMS, CRITICAL LOW MAKES, DEALINED, STREAMS OF SHARP SERVICES OF SHEARCH CONDINGS CRISTING OF OR NEW THE SUBJECT PROPERTY WHO ARE NOT SHOOL OF MICHOSELOR AFAIT OF THE YEAR.

5. FLOOD NOTES:

BLOOKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR CONSTRUCTION OF THE FLOODWAY IS PHONEITED. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ACCITON WILL REWAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INCINCUAL CHANNELS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACONT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY MILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION JOHNSON COUNTY MILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS. JONSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY DESTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, MINDH DESTRUCT THE FLOW OF MATER THROUGH DRAINING EASEMONTS.

6. UTILITY EASONENT:

50' FROM LOT LINE (STATE HWY, & F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUB-DIVISION ROADS)

- 11. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNITE SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERKS DIFFICE OF THE JOHNSON COUNTY CLERK.
- 12. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAMAGE FACURES IN A SUBDIVISION WITHIN THELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL

ON-SIE SEWAGE FACULTY PERFORMANCE CHANGE BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACULTES ARE COMPUED WITH.

CONTINUE AND/OR SECTIONS OF A POWER SEASON FACILITY OF THE PROOF OWER CONTINUENT SHALL ADDRESS ON THE THE FACILITY CASES WAS DESIGNATIONS AND SECTION OF THE PROOF OF THE PROOF OF THE CONTINUENT ON CONTINUENT CONTINUENTS. OF THE PROOF OF A POWER APPROOF AS NOTICE UNKNOWN STRONGES, USES OF UPSINGO OF THE CONCERN THE OWNERS SECTION OF FROM CONCERN OF THE FACILITY CONCERNS OF THE PROOF OF THE PRO

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEMADE FACULTY SYSTEM, INSTALLED IN SUITABLE SOLL CAN MAJERACION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACULTY IN A SATISFACTORY.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELEVE THE DEVELOPER OF THE PROPERTY OR DIMIER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN MIGHT THE PROPERTY IS LOCATED.

THE APPROVAL AND FLING OF THIS PLAT BY JOINSON COUNTY DOES NOT RELEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO MAY ADJACDLE OR DOMASTREAN PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABULTY TO JOINSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF VANIOUS AND PROPERTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRANGE HERIOM ARE ACQUALTE RESTING ON THE PROPERTY PORTRANGO BY THIS PLAT DO NOT MOLATE THE STATUTES OR COMMON LAW OF MY INCOMPORATED DITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO WAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN WAKE EXTERNINATIONS RECARRING THE APPROVAL OF DISAPPROVAL OF THIS REAT.

15. BODWITY

16. FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

BE APPOUNDED FINANCE A PLAN MICH DESCRIPTS FAMES AND STREETS FOCK RETURNED, THE BEACH AND STREETS COUNT HANDS SECTION COUNTY MANTHANCE. AND FOCK STREETS OF MANAGEMENT SECTION FOR AN ADMINISTRATION OF THE COMMISSIONES COUNTY MANTHAND FOR THE SECTION OF THE COMMISSIONES COUNTY MANTHAND FOR FAME AND STREETS FOR THE SECTION OF THE SECTION

A. () DENOTES RECORD DATA

THAT KELLY PARKINS IND FARRAN PARKINGS ARE THE SOLE OWNERS OF THE ABOVE OSCINICIO PROPERTY AS LICE FOREI AND LOT EAST PLAT DISSONATING THE HEREN OSCINICIO PROPERTY AS LICE FOREI AND LOT GOLE, CREEN OAK ADDITON, AN EXCEPT PROPERTY AS LICE FOREI AND LOT GOLE, CREEN OAK ADDITON, AN WHOULD RESERVATION, THE STREETS, EXCELOTES, ROUT-OF-WAYS, AND ANY OTHER PROPERTY AND ADDITIONAL PROPERTY, AND ANY OTHER STREETS, ADDITIONAL PROPERTY AND ADDITIONAL PROPERTY AND ANY OTHER STREETS, ADDITIONAL PROPERTY AND ADDITIONAL PROPERTY ADDITIONA

ALL BEARNOS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NADB3 (NAZOII).

THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICION OF THE RESULTS DEPECT ON THIS FRAM. PRIAT AND PROPERTY DECORPTION MERC PREPARED WINDOWS THE BEBENS OF AN ABSTRACT OF THIS. THERE MAY BE CASEMENTS OR GIMEN WATERS THAT COULD EASY AND JACK NOT SHOWN.

MINIMUM FINISHED FLOOR ESTABLISHED BY EVOLVING ENGINEERING AND PLANNING, SAMANTHA D. RENZ, P.E., LETTER DATED NOVEMBER 8TH, 2022

__ DAY OF _____ 20___

BY: KELLY PARKINS

BY: FARRAH PARKINS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

THIS RISTRUMENT WAS ADMINISTRATED BEFORE ME ON THE DAY
OF 20 BY KELLY PARKINS, CHEN UNDER MY HAND AND
SEAL OF OFFICE, THIS DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

		HNSON CO	
DAY OF .		20	
COUNTY	JUDGE		

PLAT RECORDED IN

YEAR _____ INSTRUMENT /____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

SHAPON'S CHARGOSTON

PREJUNARY, FOR REVIEW PURPOSES ONLY. NOT TO BE RECORDED FOR ANY REASON. REQUITATED PROFESSIONAL LAND SURVEYOR

REPLAT SHOWING

LOT 60R-1 AND LOT 60-R2, **GREEN OAKS ADDITION**

AN ADDITION TO JOHNSON COUNTY, TEXAS. BEING 3.075 ACRES OF LAND LOCATED IN THE J. DOUGLASS SURVEY, ABSTRACT NO. 216 AND THE D.R. JACKSON SURVEY, ABSTRACT NO. 451, ALSO BEING KNOWN AS LOT 60R-1 AND A PART OF LOT LOT 60R-2, GREEN OAKS ADDITION. AN UNRECORED SUBDIVISION, JOHNSON COUNTY, TEXAS.

> TRANS TEXAS SURVEYING MAPPING

401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545

Scale: 1"=40" Date: 12/01/2022 DWG: 20220232-REPLAT Drown: LGP Checked: RLY Job: 20220232

GF020-39572 TATCO

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.

General Warranty Deed

Effective Date:

September 4, 2020

Grantor: Dana Elliot Sorenson as Independent Executor of the Estate of Gene F. Sorenson, deceased, Beth Ann Garrison, Sherri Sue Lytle, Thomas Eugene Breece, Paul T. Breece, II a/k/a Paul Thomas Breece, II and Lauren Raye Rich, Individually

Grantor's Mailing Address:

1500 old Town , everyiew, MI, 4BP3

Grantee:

Kelly Parkins and Farrah Parkins

Grantee's Mailing Address:

5759 Creekside Dr. Myrthe Beach, Sc. 29588

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being a parcel of land out of the David Jackson Survey, Abstract No. 451, Johnson County, Texas and being 2.0 acres (Tract 60) and 1.0 acre (Tract 61-A) of Green Oaks Addition, unrecorded as conveyed by deed to Ray N. Williams as recorded in Volume 616 Page 250 and Volume 877 Page 16, Deed Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in place in the south line Lorene Street, for a corner, said corner being the northeast corner of said Williams 2.0 acre tract;

THENCE S10°32'18"W generally with a fence line and the east line of said 2.0 acre tract 514' to a 1/2" iron rod found in place at a corner fence post (deed S11°16'W 514.0');

THENCE S76°53'16W 186.33 feet with a south line of said 2.0 acre tract to a 3/8" iron rod set for corner (deed S77 °29'W 186.33');

THENCE S59°10'00"W 108.13 feet to a 1/2" iron rod found in place for corner at a corner fence post (deed S59°00'16"W 108.13');

THENCE N00°19'03"W 273.0 feet generally with a fence line and the west line of 1.0 acre tract to a 1/2" iron rod found in place for a corner:

THENCE N37°23'38"E a distance of 416.31 feet to a 5/8 iron rod found in place for corner on northwest corner of said 1.0 acre Williams Tract and the south line of said street (deed N37'58'E 416.71');

THENCE S89°51'59°E with the south line of street and north line of 1.0 and 2.0 acre tract, 117.10 feet to the point of beginning and containing 3.03 acres of land, more or less.

Reservations from Conveyance: SAVE AND EXCEPT and there is hereby reserved unto GENERAL WARRANTY DEED - PAGE 1

Exceptions to Conveyance and Warranty:

Nane

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, salls, 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. Granter binds Grantor and Grantor's being 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.

This instrument was acknowledged before new the 3rd day of September, 2020, by Dana Elliot Screnson as Independent Executor of the Estate of Gene F.	Dana Elliot Screenson as Independent Executor of the Estate of Gens F. Screenson, deceased
Executor of the Estate of Gene F. Sorenson, deceased.	Both Ann Garrison
ALEGIA L. WALGO KOTARY PLELIC. STATE OF IM COUNTY OF WANTE MY COMMISSION EIPPRES (202)	Sherri Sue Lytle
WITHOU COUNTY OF WILLIAM SEES	Thomas Rugens Brocce
	Paul T. Brecce, II a/k/a Paul Thomas Brecce, II
	Lauren Raye Rich

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, salls, and conveys to Grantes the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantes and Grantes's heirs, successors, and assigns forever. Granter binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantes 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.

Dana Elliot Sorenson as Independent Execute Estate of Gene F. Sorenson, deceased	utor of
Beth Ann Garrison	· · · · · · · · · · · · · · · · · · ·
Sherri Sue Lytle	· ; —
Thomas Eugene Breece	}
Paul T. Brasce, II a/k/a Paul Thomas Bracce,	<u>'</u> H
Lauren Raye Rich	·

STATE OF)	/ .
COUNTY OF)	
This instrument was acknowledged Dana Elliot Screnson as Independent Execut	before me on the day of September, 2020, by for of the Betate of Gene F. Sorenson, deceased.
	:
	Notary Public, State of
STATE OF ITALIANA)	Matery Poblic, State of Indiane
•	Merion County Commission Rumer H70227764 My Commission County November 01, 2524
COUNTY OF MARICAL)	
This instrument was acknowledged Both Ann Garrison.	before me on the 2 th day of September, 2020, by
	Notary Public, State of OUDTAVA My commission expires: 11-01-2004;
STATE OF)	· ·
COUNTY OF)	:
This instrument was acknowledged. Sherri Spe Livie.	before me on the day of September, 2020, by
	:
	Notary Public, State of
	My commission expires:
STATE OF	
COUNTY OF	•
This instrument was soknowledged. Thomas Bugane Brecce.	before me on the day of September, 2020, by
•	
	Notary Public State of
	My commission expires:
GENERAL WARRANTY DEED - PAGE 3	`

Exceptions to Conveyance and Warranty: None

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 Granter'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 whomsepver 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.

Dana Elliot Screnson as Independent Executor of the Estate of Gene F. Screnson, deceased	
	:
Both Ann Gardson	
Slevie S. Lul	2_
Sheiff Sue Lytic	:
Thomas Bugene Braece	:
Paul T. Breece, II s/k/s Paul Thomas Bree	scé, II
	:
Lauren Raye Rich	

STATE OF)	
COUNTY OF)	
This instrument was acknowledged Dana Billot Screnson as Independent Execu	before me on the day of September, 2020, by tor of the Estate of Gene F. Soranson, deceased.
	:
	Notary Public, State of
	Notary Public, State of My commission expires:
STATE OF	
COUNTY OF	
This instrument was acknowledged Both Ann Garrison.	before me on the day of September, 2020, by
	•
,	Notary Public, State of
STATE OF Tindiana)	Shirt Patrick Robin, State of Indiana
county of marioul)	BEALT OF BOTH STATE OF THE STAT
This instrument was acknowledge Shorri Sue Lytle.	d before me on the S day of September, 2020, by
	Parti Sanaha
	Notary Public, State of TUDTANA
	My commission expires: 11-01-2024
STATE OF)	1
COUNTY OF)	
This instrument was acknowledge Thomas Eugeno-Bresco.	d before me on the day of September, 2020, by
	,
	Note the Park of
	Notary Public, State of
GENERAL WARRANTY DEED - PAGE 1	;

Exceptions to Conveyance and Warranty: None

Granter, 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 heira, successors, and assigns forever. Granter binds Granter and Granter'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.

Dana Elliot Screnson as Independent Executor of the Estate of Gene F. Screnson, deceased
Beth Ann Garrison
Sherri Sue Lytle
Thomas Engent Head
Paul T. Breece, II s/k/a Paul Thomas Breece, II
Lauren Raye Rich

STATE OF)	
COUNTY OF)	
This instrument was acknowledged Dana Elliot Screason as Independent Execu	before me on theay of September, 2020, by tor of the Estate of Gene F. Sorenson, deceased.
	Notary Public, State of
STATE OF)	
COUNTY OF)	
This instrument was acknowledged Beth Ann Garrison.	before me on the day of September, 2020, by
	Notary Public, State of
STATE OF)	
COUNTY OF)	
This instrument was acknowledged Sharri Sue Lytie.	i before me on the day of September, 2020, by
•	Notary Public, State of
STATE OF PL	•
COUNTY OF DRANGE	·
This instrument was acknowledge Thomas Eugene Breece,	d before me on the <u>3^{r2}</u> day of September, 2020, by
S NOTARY PUBLIC ESTATE OF FLORI Compa GG96167	
The state of the s	Notary Public, State of FL My commission expires: 7/9/2024

GENERAL WARRANTY DEED - PAGE 3

Exceptions to Conveyance and Warranty: None

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Dana Elliot Screnson as Independent Executor of the Estate of Gane F. Screnson, deceased		
Beth Ann Garrison	<u> </u>	
Sherri Sue Lytle		
Thomas Hugeno Breece Race T. Breece, II a/k/a	Paul Thomas Breece, II	
Lauren Ravo Rich		

STATE OF Indiana)	
COUNTY OF Hamilton)	
This instrument was acknowledged be Paul T. Breece, II a/k/a Paul Thomas Breece, I	fore me on the $\underline{3}$ day of September, 2020, by I.
Notary Public State of Indiana Kori Cooper Commission Number NP0724618 My Commission Expires 08/04/2028	lotary Public, State of Indiana fly commission expires: 05/04/2028
STATE OF)	
COUNTY OF)	
This instrument was acknowledged be Lauren Rays Rich.	efore me on the day of September, 2020, by
	Notary Public, State of
•	

PREPARED IN THE OFFICE OF: Cain & Associates PC

Cain & Associates PC 508 N. Ridgeway Cleburne, Texas 76033 Tel: (817) 645-1717 Fax: (817) 645-1739

AFTER RECORDING RETURN TO: Trinity Abstract & Title Co.

Trinity Abstract & Title C 508 N. Ridgeway Cleburne, Texas 76033 817-760-0738

GENERAL WARRANTY DEED - PAGE 4

Exceptions to Conveyance and Warranty: No

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Dana Elliot Sorenson as Independent Executor of the Estate of Gene F. Sorenson, deceased	
Beth Ann Garrison	
Sherri Sue Lytle	
Thomas Engene Breece	
Paul T. Brescs, II a/k/a Paul 1	Thomas Breece, II
Laisten Rave Rich	<u> </u>

ed before me on the day of September, 2020, by ca, II.
Notary Public, State of
•
before me on the day of September, 2020, by
Notary Public, State of 32 My commission expires: 07/18/200

PREPARED IN THE OFFICE OF: Cain & Associates PC

Cain & Associates PC 508 N. Ridgeway Cleburne, Texas 76033 Tel: (817) 645-1717 Fax: (817) 645-1739

AFTER RECORDING RETURN TO: Trinity Abstract & Title Co.

Trinity Abstract & Title Co 508 N. Ridgeway Cleburne, Texas 76033 817-760-0738

Johnson County Becky Ivey Johnson County Clerk

Instrument Number: 28164

eRecording - Real Property

Warranty Deed

Recorded On: September 09, 2020 01:38 PM

Number of Pages: 13

" Examined and Charged as Follows: "

Total Recording: \$70.00

************ 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:

Record and Return To:

Document Number: 28164

Corporation Service Company

Becky Iney

Receipt Number:

20200909000137

Recorded Date/Time:

September 09, 2020 01:38 PM

User:

Leslie S

Station:

ccl83



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