



MAY 22 2023

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 5/15/2023

Approved

Meeting Date: 5/22/2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Agenda Title:
Variance

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of Variance to Allow Permitting of Structure and OSSF on .844 acre lot in Burleson ETJ, Precinct 4

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

Please Inter-Office All Original Documents to County Judge’s Office Prior to Deadline & List All External Persons Who Need a Copy of Signed Documents In Your Submission Email



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 Karen Sue Way Date 04-27-2023

Phone Number 817-713-2414

Email Address kway04@yahoo.com

Property Information for Variance Request:

Property 911 address 4306 CROSS TIMBER RD

Subdivision name Way Addition Block 1 Lot 1

Survey D. Clark Abstract 138 Acreage 0.844

Request Variance to allow permitting.

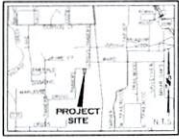
Reason for request Due to acreage of the property being less than one acre.

Provide the following with this request:

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

SURVEYOR'S NOTES

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NAD2011). ALL DISTANCES NOTED HEREON ARE GRID SCALE FACTOR IS 1.000000000.
- THE SURVEY WAS PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT 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.



**VICINITY MAP
(NOT TO SCALE)**



LEGEND

- IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING"
- IRF IRON ROD FOUND
- CRF CAPTED IRON ROD FOUND
- (C.M.) CONTROLLING MONUMENT
- (D.P.R.C.I.C.) OFFICIAL PUBLIC RECORD JOHNSON COUNTY TEXAS

KNOW ALL WHO BY THESE PRESENTS

THAT KAREN SUE WAY DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOTS 1, BLOCK 1. WAY ADDITION, 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 OF ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REPAIRED ALL OR PART OF ANY BUILDINGS, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUINGS IN WHICH ANY WAY ENLARGED OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PRODUCING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, OF TEXAS OR JOHNSON COUNTY.

BY: _____ DATE: _____
KAREN SUE WAY

**STATE OF TEXAS
COUNTY OF JOHNSON**

BEFORE ME, THE UNDERIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KAREN SUE WAY KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

APPROVED BY THE DEVELOPMENT ASSISTANCE COMMITTEE, BURLESON, TEXAS
THIS _____ DAY OF _____ 20____
BY: _____
CITY SECRETARY

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MARCH 22, 2023 AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF BURLESON.

PRELIMINARY FOR REVIEW PURPOSES ONLY.
NOT TO BE RECORDED FOR ANY REASON.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE D. CLARK SURVEY, ABSTRACT NO. 138, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1782, PAGE 825, OFFICIAL PUBLIC RECORD, JOHNSON COUNTY, TEXAS (D.P.R.C.I.C.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN BARRIERS 16, E. 23229.39 (73) IN THE SOUTHERLY LINE OF COUNTY ROAD NO. 9255; FOR THE NORTHEASTERN CORNER OF SAID 1.00 ACRE TRACT; AND BEING THE NORTHERLY LINE OF A CALLED 5.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 756, PAGE 561, D.P.R.C.I.C., FROM WHICH A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" WAS FOUND FOR THE SOUTHWESTERN CORNER OF SAID 5.0 ACRE TRACT BEARS S 89°29'34" W, A DISTANCE OF 225.92 FEET.

THENCE, N 89°29'34" E, WITH THE SOUTHERLY LINE OF SAID COUNTY ROAD NO. 9255, A DISTANCE OF 153.39 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERN CORNER OF SAID 1.00 ACRE TRACT;

THENCE, S 02°10'05" E, A DISTANCE OF 283.61 FEET TO A 1/2" IRON ROD FOUND (NARRATIVE E. 23229.24) IN THE NORTHERLY LINE OF LOT 10, BLOCK 2, CROSS TUMBER ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 213, PLAT RECORD, JOHNSON COUNTY, TEXAS (P.R.C.I.C.), FOR THE SOUTHEASTERN CORNER OF SAID 1.00 ACRE TRACT;

THENCE, S 89°20'04" W, A DISTANCE OF 153.34 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHERLY LINE OF LOT 10, SAID BLOCK 2, FOR THE SOUTHWESTERN CORNER OF SAID 1.00 ACRE TRACT;

THENCE, N 02°26'34" W, WITH THE WESTERLY LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 282.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.997 ACRE OF LAND.

NOTES

- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR CONSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING DRAINAGE OR DRAINAGE CHANNELS TRAVELING 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.
- A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE IS REQUIRED FOR ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS), IF MORE THAN ONE STRUCTURE IS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, RE-PLATTING MAY BE REQUIRED.
- ANY STRUCTURE(S) LOCATED GREATER THAN 150 FEET FROM A PUBLIC ROADWAY OR FIRE LANE SHALL HAVE AN ALL-WEATHER SURFACE DRIVE THAT WILL SUPPORT 80,000 LBS FOR EMERGENCY VEHICLES TO ACCESS THE STRUCTURE(S).
- 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 BELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE. IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTABLE ODORS, IF UNUSUAL 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 MAINTAIN 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.
- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, DECKS, SHRUBS, OTHER GROUINGS OR IMPROVEMENTS WHICH IN ANY WAY ENLARGED OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR PRODUCING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, OF TEXAS OR JOHNSON COUNTY.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED MARCH 28, 2023 SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING MAIN LINES TO BE IMPROVED AND A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON ENGINEERING SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY SUBDIVISION REGULATIONS.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48210C0684, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO TRUST FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- JOHNSON COUNTY WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT IN THE EVENT THE PROPERTY IS EVER REANNEXED INTO THE CITY OF BURLESON. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
- 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.
- 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 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.
- FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING 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 IN EXCESS OF 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 B1051 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.
- THE PURPOSE OF THE REPLAT IS FOR SINGLE FAMILY RESIDENTIAL.
- UTILITY PROVIDERS
WATER SERVICE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-760-5200.
ELECTRIC SERVICE PROVIDED BY ONCOR ELECTRIC DELIVERY COMPANY LLC, 888-313-4747.

CASE 23-XXX
APRIL 2023

MINOR PLAT
SHOWING
LOTS 1, BLOCK 1,
WAY ADDITION
AN ADDITION IN THE CURRENT E.T.J. OF
THE CITY OF BURLESON,
JOHNSON COUNTY, TEXAS
BEING 0.997 ACRES OF LAND LOCATED IN THE D. CLARK SURVEY,
ABSTRACT NO. 138, JOHNSON COUNTY, TEXAS.

TRANS TEXAS SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
www.trans-texas-surveying.com

Scale: 1"=30' Date: 05/02/2023 Pkg: 20230028-MINOR PLAT
Drawn: MLH Checked: RLY Job: 20230028

008574

BK 1782PG0830

PREPARED BY TERRY KL BRADLEY
WITHOUT TITLE EXAMINATION

ORIGINAL

GENERAL WARRANTY DEED

(CASH)

THE STATE OF TEXAS
COUNTY OF JOHNSON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, ERNEST W. TUCKER et ux ELLA RUTH TUCKER, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto JOHNNY E. BURGESS et ux KAREN S. BURGESS, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows:

BEING a part of the David Clark Survey, Abstract 138, Johnson County, Texas and part of a 5.0 acre tract as recorded in Volume 750, Page 561, Deed Records of Johnson County, Texas.

BEGINNING at a steel pin in County Road 803 being East, 460.14 feet from the Northwest corner of Second Tract described in Volume 451, Page 418, Deed Records of Johnson County, Texas.

THENCE, East, with County Road 803, 158.38 feet to a 1/2 inch steel pin for corner;

THENCE, South at 31.0 feet, crossing the South line of County Road 803, in all, 248.0 feet to a steel pin for corner;

THENCE, West, 158.38 feet to a steel pin for corner;

GENERAL WARRANTY DEED (CASH), Page 1
C:\WP51\PROPERTY\BURGESS.DDEED

BK1782FG0831

THENCE, North, 284.0 feet to the place of beginning
and containing 1.0 acres of land.

This conveyance, however, is made and accepted subject to any
and all validly existing encumbrances, conditions and restrictions,
relating to the hereinabove described property as now reflected by
the records of the County Clerk 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.

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

EXECUTED this 7th day of May, 1994.

Ernest W. Tucker
ERNEST W. TUCKER

Ellen Ruth Tucker
ELLA RUTH TUCKER

Grantee's Address:

JOHNNY AND KAREN BURGESS
4300 CROSS TIMBER RD.
BURLESON, TEXAS 76028

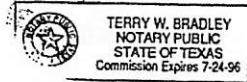
GENERAL WARRANTY DEED (CASH), Page 2
C:\WP51\PROPERTY\BURGESS.DED

BK 1782FG0832

ACKNOWLEDGMENTS

THE STATE OF TEXAS §
 §
COUNTY OF JOHSON §

The foregoing instrument was acknowledged before me on the 7th day of May 1994, by ERNEST W. TUCKER.



Terry W. Bradley
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXASS
§
COUNTY OF JOHNSONS

The foregoing instrument was acknowledged before on the 7th day of May, 1994, by ELLA RUTH TUCKER.



Terry W. Bradley
NOTARY PUBLIC, STATE OF TEXAS

BK 1782PG0833

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

FILED FOR RECORD ^{2/3} P. M.

MAY 09 1994

COUNTY CLERK JOHNSON COUNTY
BY _____ DEPUTY

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL, OR USE OF THE DE-
SCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNEN-
FORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that 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 hereon.



Travis Prime
TRAVIS PRIME County Clerk
Johnson County, Texas