

JUN 26 2023

AGENDA
ITEM
A7

AGENDA PLACEMENT FORM

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

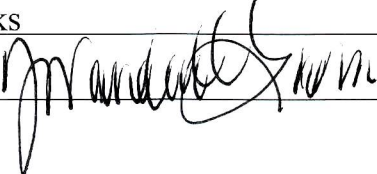
Denied

Date: June 13, 2023

Meeting Date: June 26, 2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Agenda Title:
Public Hearing and Order Approving Application to Operate An Automotive Wrecking & Salvage Yard

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

Public Hearing for Application to Operate an Automotive Wrecking & Salvage Yard at 5164 CR 915, by Hedary Investments, Inc.-PCT 2
Consideration of Order 2023-46, Order Approving Application to Operate an Automotive Wrecking & Salvage Yard at 5164 CR 915, by Hedary Investments, INC.

(May attach additional sheets if necessary)

-PCT 2

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 Item (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

JUN 26 2023

LEGAL NOTICE

Pursuant to Johnson County Ordinance 2011-14,
Johnson County Commissioners Court will consider an application and hear
protests to grant:

License to Operate an Automotive Wrecking and Salvage Yard

To be located at 5164 County Road 915, Joshua, Texas 76009

At: **9:00 o'clock a.m.** on: **June 26, 2023** in the
Commissioners' Courtroom on the second floor
of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

Published in "Times Review" classified section under 'LEGAL NOTICE' on this date:

June 15, 2023

Posted on the Johnson County Website starting 6/2/2023

Posted on the Bulletin Board of the Johnson County Commissioners Court on 6/16/2023



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§

ORDER 2023-46

COUNTY OF JOHNSON

§

§

**LICENSE TO OPERATE AN AUTOMOTIVE WRECKING AND SALVAGE YARD
TO BE LOCATED AT 5164 COUNTY ROAD 915, JOSHUA, TEXAS, BY HEDARY
INVESTMENTS, INC. IN JOHNSON COUNTY PRECINCT 2**

The Johnson County Commissioners Court met on June 26, 2023 in a regular session and held a public hearing to consider “License to Operate an Automotive Wrecking and Salvage Yard to be located at 5164 County Road 915, Joshua, Texas, by Hedary Investments, Inc. in Johnson County Precinct 2.”

The Public Hearing was properly published in the Cleburne Times Review on June 15, 2023, on the County website on June 2, 2023 and on the bulletin board of the Johnson County Commissioners Court at the Johnson County Courthouse on June 16, 2023. Notice was provided to neighboring landowners via Certified Mail on June 9, 2023.

A motion was made by Commissioner _____ and seconded by Commissioner _____ to approve "License to Operate an Automotive Wrecking and Salvage Yard to be located at 5164 County Road 915, Joshua, Texas, by Hedary Investments, Inc. in Johnson County Precinct 2."

Said motion was approved by a vote of the Commissioners Court on the 26th day of June, 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order for the “License to Operate an Automotive Wrecking and Salvage Yard to be located at 5164 County Road 915, Joshua, Texas, by Hedary Investments, Inc. in Johnson County Precinct 2.”

WITNESS OUR HAND THIS THE 26th DAY OF JUNE, 2023.

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1

Voted: ___ yes, ___ no, ___ abstained

Kenny Howell, Comm. Pct. 2

Voted: ___ yes, ___ no, ___ abstained

Mike White, Comm. Pct. 3

Voted: ___ yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4

Voted: ___ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk

Johnson County

Junkyard, Automotive Wrecking & Salvage Yard

License Application

License Application # _____
(for office use only)

Date: 05-12-2023

Name of Applicant: HEDARY INVESTMENTS, INC.

Mailing Address: 2257 HEMPHILL ST

Phone Number: (817) 681-0258 Email address: hedaryinvestments@att.net

Name, address, and phone number of property owner if different from applicant:

Phone Number: () _____ Email address: _____

Exact Legal Name of Proposed Business: HEDARY INVESTMENTS, INC. DBA QUALITY TRUCKS AND AUTOMOBILES PARTS

Is proposed business a corporation, partnership or sole proprietorship?

CORPORATION . If a partnership, provide the names of the partners and their addresses and telephone numbers on a separate page.

Property Address: 5164 COUNTY ROAD 915 - JOSHUA - TX - 76058
(Attach scale map and legal description of property)

Nature of proposed license:

Automotive Wrecking & Salvage Yard

Junkyard Type of Junk to be handled: _____

Location and type of existing screening and proposed screen or fence to be added: _____

PROPOSING BUILDING AN 8 feet WOODEN FENCE ON ALL FOUR SIDES, ON THE

PART OF THE PROPERTY TO BE USED AS AUTOMOTIVE SALVAGE YARD AS SHOWN ON THE DRAWING MADE OF 4 BY 6 WOOD BUILT PARALEL ON TOP OF EACH OTHER, HORIZONTALLY.

(The Commissioners Court may require written details of who will construct the screening and when the construction of the screening will be completed)

Joseph Hedary President
Signature & Title or Corporate Capacity of Applicant
JOSEPH HEDARY, PRESIDENT

05-12-2023
Date

HEDARY INVESTMENTS, INC.
Corporation Name if Applicable

Signature of Property Owner (if different than applicant)

05-12-2023
Date

Signature of Property Owner (if different than applicant)
(Additional or community property owner)

05-12-2023
Date

This application will be presented to the Commissioner's Court of Johnson County for approval or denial after receipt and review by the Public Works Department.

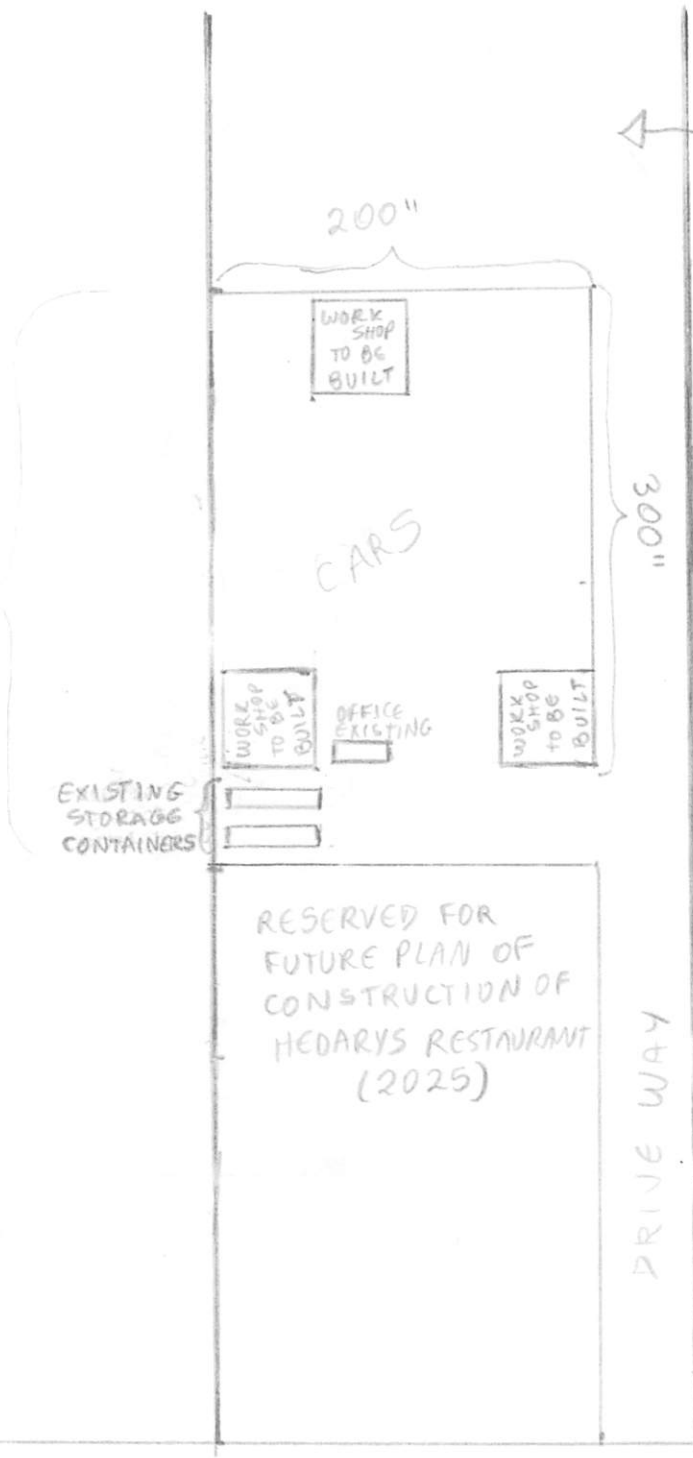
WE WILL START BUILDING THE FENCE UPON APPROVAL OF THE PERMIT AND WE SHOULD BE ABLE TO COMPLETE IT IN THE 4 MONTH ALLOWED BY LAW

SCALE 1" = 100'



JONSON COUNTY, TEXAS
G.B. JAMISON SURVEY
A-445

AUTOMOTIVE WRECKING
& SALVAGE YARD



200"

WORK SHOP
TO BE
BUILT

CARS

WORK SHOP
TO BE
BUILT

OFFICE
EXISTING

WORK SHOP
TO BE
BUILT

EXISTING
STORAGE
CONTAINERS

300"

RESERVED FOR
FUTURE PLAN OF
CONSTRUCTION OF
HEDARYS RESTAURANT
(2025)

DRIVE WAY

018776 WARRANTY DEED

VGL 1312 PAGE 70

Date: SEPTEMBER 25, 1987

Grantor: WANNA B. ARD, a single woman

Grantor's Mailing Address (including county): 1600 CLARK ROAD, CROWLEY, TARRANT COUNTY, TEXAS
76036

Grantee: HEDARY INVESTMENT INCORPORATED

Grantee's Mailing Address (including county): 1901 N.W. 20TH, FORT WORTH, TARRANT COUNTY, TEXAS
76006

Consideration: In consideration of the sum of 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 and; the further consideration of the assumption and agreement to pay by the Grantee, according to the terms thereof, all principal and interest now remaining unpaid on that one certain promissory note in the original principal sum of \$42,500.00, dated October 30, 1984, executed by WANNA B. ARD, and payable to the order of COLEMAN V. SHEWMAKER and wife, MARGARET L. SHEWMAKER, and secured by a Vendor's Lien retained in Deed of even date therewith upon the herein described property and being additionally secured by a Deed of Trust thereon recorded in the Deed of Trust Records of Johnson County, Texas, and Grantee assumes and promises to keep and perform all of the covenants and obligations of the Grantor named in said Deed of Trust.
Property (including any improvements):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

(To additionally secure the Grantor herein in the payment of the note and indebtedness assumed, the Grantee has executed and delivered a Deed of Trust to Secure Assumption of even date herewith, covering the herein described property to GARY J. MANNY, Trustee.)

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is subject to any and all restrictions, covenants, conditions, easements, mineral grants or reservations, oil and gas leases, if any, and to all zoning laws, regulations and 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.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Wanna B Ard
WANNA B. ARD

(Acknowledgment)

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 25 day of SEPTEMBER, 19 87
by WANNA B. ARD



LYNNE MANNY, Notary Public
in and for the State of Texas
My commission expires 9/23/89

Lynne Manny
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 ____
by _____
of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO: _____ PREPARED IN THE LAW OFFICE OF:

HEDARY INVESTMENT INCORPORATED GARY J. MANNY
1801 N.W. 20TH ATTORNEY AT LAW
FORT WORTH, TEXAS 76036 P.O. BOX 11445
FORT WORTH, TX 76109

GF# 6M 75950 TWTC/LM.sd

01/11/87

11/15/87 10

Being a part of the Samuel Dickey Survey, Patent No. 633, Volume 16, and the W.B. Turner Survey, Patent No. 340, Vol. 10, and the G.B. Jamison Survey, Patent No. 612, Vol. 23, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron pin in the North line of County Rd. No. 1013, said point being by description South 0 degrees 21 minutes East, 133 varas from the Southeast corner of said Turner Survey and a Northerly corner of the Jamison Survey and said point being the Southeast corner of a 21.11 acres tract of land recorded in Vol. 389, Page 567, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

THENCE South 89 degrees, 14 minutes West with the North line of said County Rd., a distance of 227.0 feet to a 1/2" iron pin.

THENCE due North and a distance of 1707.46 feet to a 1/2" iron pin.

THENCE South 89 degrees, 14 minutes West and a distance of 208.0 feet to a 1/2" iron pin.

THENCE due North and a distance of 648.44 feet to a 1/2" iron pin.

THENCE North 88 degrees, 45 minutes East and a distance of 42.065 feet to a 1/2" iron pin.

THENCE South 0 degrees, 21 minutes East and a distance of 2,359.30 feet to the point of beginning and containing 15.000 acres of land more or less.

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.



Robby G. Goodnight
ROBBY G. GOODNIGHT, County Clerk
Johnson County, Texas

FILED FOR RECORD 10:10 M

SEPT 28 87

COUNTY CLERK JOHNSON COUNTY
BY DEPUTY

25442

WARRANTY DEED
(LONG FORM)

VOL 1249 PAGE 432

THE STATE OF TEXAS
COUNTY OF TARRANT

} KNOW ALL MEN BY THESE PRESENTS:

That we, JOSEPH HEDARY and wife, SUSAN HEDARY

of the County of Tarrant and State of Texas for and in
consideration of the sum of

-----TEN and ----- DOLLARS

and other valuable consideration to the grantee herein named, the receipt of which
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

HEDARY INVESTMENTS, INCORPORATED, 1801 N.W. 20th, Fort Worth, Texas 76106

of the County of Tarrant and State of Texas, all of

the following described real property in Johnson County, Texas, to-wit:

All that certain lot, tract or parcel of land out of the S. Kinsey Survey, Abst. 475,
Johnson County, Texas, being a portion of that certain 74.0 acre of land as conveyed by
T.H. Spears to Elizabeth Spears by deed dated 1946 and recorded in Volume 241, Page 344,
Deed Records, Johnson County, Texas, and being more particularly described by metes and
bounds as follows:

BEGINNING at an iron rod lying on the west right-of-way line of Interstate Highway 35W,
said iron rod bears South 61 degree 17 minutes East, 138.79 feet and North 29 degrees
07 minutes West, 1122-99 feet from the southeast corner of the aforementioned 74.0 acre
tract of land;

1578-432

THENCE-North 82 degrees 07 minutes West, a distance of 57.50 feet along a fence line to an iron rod for a corner;
THENCE-North 65 degrees 36 minutes West, a distance of 34.0 feet along a fence line to an iron rod for a corner;
THENCE-South 78 degrees 59 minutes 20 seconds West, a distance of 107.70 feet along a fence line to an iron rod for a corner;
THENCE-South 21 degrees 46 minutes East, a distance of 173.40 feet along a fence line to an iron rod for a corner;
THENCE-South 60 degrees 53 minutes West, a distance of 549.30 feet along a fence line to an iron rod for a corner;
THENCE-North 29 degrees 07 minutes West, a distance of 146.60 feet along a fence line to an iron rod for a corner;
THENCE-North 55 degrees 52 Minutes 34 seconds East, a distance of 740.20 feet along a fence line to an iron rod for a corner lying on the West right-of-way line of Interstate Highway 35W;
THENCE-South 29 degrees 07 minutes East, a distance of 131.10 feet along a fence line and said west right-of-way line to the point of beginning and containing 2.47 acres of land more or less.

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, HEDARY INVESTMENTS, INC., its heirs and assigns forever; and do hereby bind JOSEPH HEDARY and SUSAN HEDARY, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 8th day of December, A. D. 1986.

[Signature]
Joseph Hedary
[Signature]
Susan Hedary

Mailing address of each grantee:

Name: Hedary Investments, Incorporated Name:
Address: 1801 N.W. 20th Address:
Fort Worth, Texas 76106

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF Tarrant }

This instrument was acknowledged before me on the 8th day of December, 1986, by Joseph Hedary and Susan Hedary

My commission expires:
1-17-89

[Signature]
Notary Public, State of Texas
Notary's printed name: Vicki Wortley



(Acknowledgment)

VOL 1249 PAGE 435

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

AFTER RECORDING RETURN TO:

Ken Hanson
2001 Airport Freeway
Ft. Worth, TX. 76111

I hereby certify that this instrument was
FILED FOR record at _____ 11:10 A M on
_____ 12/31/86 and was duly RECORDED
on _____ 12/28/86 in the Volume and Page
of the real RECORDS of Johnson County,
Texas as stamped herein by me.

Robby D. Goodright
CP

County Clerk, Johnson County, Texas



12/31/86













