



JUN 26 2023

AGENDA PLACEMENT FORM

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

Date: June 13, 2023

Approved

Meeting Date: June 26, 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 for 125' of Road Frontage on Lot 1 and 125' of Road Frontage on Lot 2, Block 1, for a Proposed Plat in Precinct 1.

(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 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



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 Kevin Bradley Friermood Date 6-9-2023

Phone Number 817 240-4255

Email Address Friermood@windstream.net

Property Information for Variance Request:

Property 911 address 6700 CR 1202

Subdivision name CIRCLE F ESTATES Block 1 Lot 1 # 2

Survey ISSAC BATTERSON Abstract ABCT 21 Acreage 3

Request VARIANCE FOR ROAD FRONTAGE

Reason for request LESS THAN 150' ROAD FRONTAGE

Provide the following with this request:

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

JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OR TOWN OF _____.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROAD FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:
WATER SERVICE TO BE PROVIDED BY PARKER WSC, PHONE 817-314-2495
ELECTRIC SERVICE TO BE PROVIDED BY TEXAS NEW MEXICO POWER COMPANY, PHONE 254-675-3908.
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

PRIVATE SEWAGE FACILITY:

- ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THROUGH 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 OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERTY DESIGNATED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION 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 FACILITY IN A SATISFACTORY MANNER.

FLOOD STATEMENT:

- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 325, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN).
- THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- BLOCKING 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 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 TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS 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 EASEMENT:

- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR COMPLETION OR EFFICACY 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, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- UTILITY EASEMENT:
15' FROM LOT LINE IN FRONT & BACK
5' FROM LOT LINE ON THE SIDES
RIGHT OF WAY DEDICATION:
40' ROW FROM CENTER OF ROAD ON E.M. OR STATE
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.
BUILDING LINES:
5' FROM LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

DUTIES OF DEVELOPER/PROPERTY OWNER:

- 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 OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPROVE, IMPUTE OR TRANSFER ANY DUTY OR 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, DIVERSIONS OR FEATURES PORTRAYED HEREON 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 SURVEYOR 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.
- 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, 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.

PLAT RECORDED:

DATE _____
INSTRUMENT # _____ SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

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

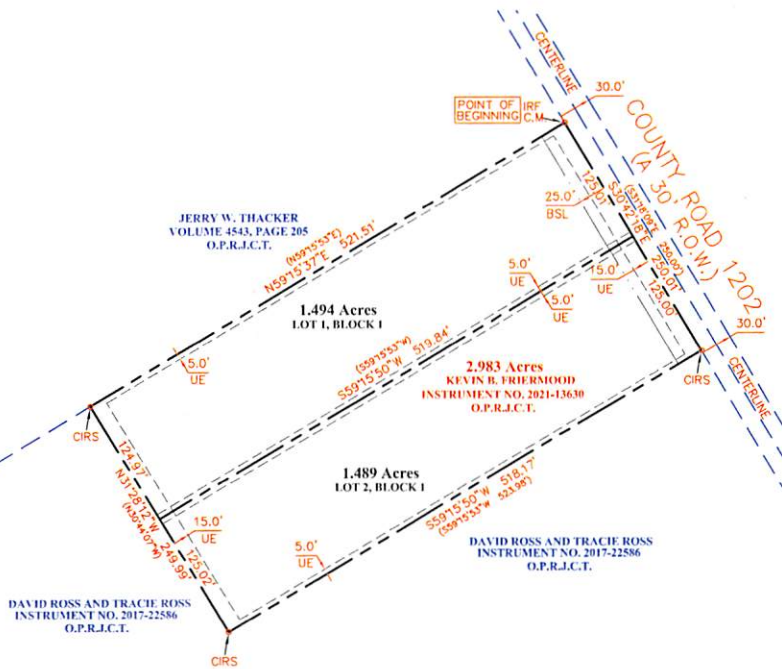
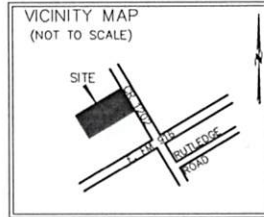
OWNER:
KEVIN B. FRIERMOOD
PO BOX 601
RIO VISTA TEXAS 76093
PHONE NO. 817-240-4255

FILING A PLAT:
IT IS A CRIMINAL 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 SUBDIVISIONS DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND FILED FOR RECORDS 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 NOTICE OF 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 REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.



LEGEND

- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- C.M. STAMPED "GSI SURVEYING"
- UE CONTROLLING MONUMENT
- UE UTILITY EASEMENT
- BSL BUILDING SETBACK LINE



SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MAY 17, 2021 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL BY THE COUNTY.

PROPERTY DESCRIPTION

BEING A 2.983 ACRE TRACT OF LAND, IN THE ISAAC BATTERSON SURVEY, ABSTRACT NO. 21, JOHNSON COUNTY, TEXAS, CONVEYED TO KEVIN B. FRIERMOOD, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2021-1360, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID FRIERMOOD TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO JERRY W. THACKER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 4543, PAGE 295, O.P.R.C.T., IN COUNTY ROAD NO. 1202;

THENCE, WITH SAID COUNTY ROAD NO. 1202, S 89°42'18" E, A DISTANCE OF 250.01 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID FRIERMOOD TRACT, FOR THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO DAVID AND TRACIE ROSS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2017-22586, O.P.R.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FRIERMOOD TRACT AND WITH SAID ROSS TRACT, THE FOREGOING TWO COURSES AND DISTANCES:
1. S 59°15'50" W, A DISTANCE OF 518.17 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. N 81°28'32" W, A DISTANCE OF 249.99 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING"; FOR THE NORTHWEST CORNER OF SAID FRIERMOOD TRACT.

THENCE, WITH THE COMMON LINE BETWEEN SAID FRIERMOOD TRACT AND WITH SAID THACKER TRACT, N 59°15'57" E, A DISTANCE OF 531.51 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.983 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MAY 17, 2021.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS, THAT KEVIN B. FRIERMOOD, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, CIRCLE F ESTATES, AN 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.

KEVIN B. FRIERMOOD

DATE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEVIN B. FRIERMOOD, 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 AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 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, EXPRESSLY PROVIDING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA 2011).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS 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.

**FINAL PLAT
SHOWING**

**LOTS 1 AND 2, BLOCK 1
CIRCLE F ESTATES**

A 2.983 ACRE TRACT OF LAND, IN THE ISAAC BATTERSON SURVEY, ABSTRACT NO. 21, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN ST., SUITE 124-236, FORT WORTH, TEXAS 76109
OFFICE: 817-487-8916

PELS FIRM NO. 10184400, SHELBY@GSI SURVEY.COM

Scale: 1"=80' Date: 04/26/23 DWG: 2021-367-FINAL PLAT
Drawn: OF Checked: SJH Job: 2021-367

Capital Title

GF# 21-572713-CB

**General Warranty Deed
WITH MINERAL RESERVATIONS**

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.

Date: April 15, 2021

Grantor: **Kimberly Katherine Jones, Independent Administrator of the Estate of Steven Cody Jones, Deceased**

Grantor's Mailing Address: 19855 FM 56 Kopperl, TX 76652

Grantee: **Kevin B. Frierhood**

Grantee's Mailing Address P. O. Box 601 Rio Vista, TX 76093

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

BEING A TRACT OF LAND LOCATED IN THE ISAAC BATTERSON SURVEY, ABSTRACT NO. 21, JOHNSON COUNTY, TEXAS AND BEING A PART OF A CALLED 260.76 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3452, PAGE 452, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND FOR A CORNER IN COUNTY ROAD 1202 AT THE MOST EASTERNMOST NORTHEAST CORNER OF SAID CALLED 260.76 ACRE TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 7.50 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2933, PAGE 542, D.R.J.C.T. AND BEING IN THE SOUTHWESTERLY LINE OF A CALLED 31.091 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1671, PAGE 807, D.R.J.C.T.;

THENCE S 31°18'09" E, CALLED S 30°58'41" E, ALONG COUNTY ROAD 1202 AND THE EASTERNMOST LINE OF SAID CALLED 260.76 ACRE TRACT, 250.00 FEET TO A COTTON SPINDLE SET FOR A CORNER;

THENCE S 59°15'53" W, 523.98 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER;

THENCE N 30°44'07" W, 249.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER, BEING IN THE EASTERNMOST NORTHWEST LINE OF SAID CALLED 260.76 ACRE TRACT AND BEING IN THE SOUTHEAST LINE OF SAID CALLED 7.50 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 59°15'53" W, 378.40 FEET FOR THE SOUTHWEST CORNER OF SAID CALLED 7.50 ACRE TRACT AND FOR AN INTERIOR ELL CORNER IN SAID CALLED 260.76 ACRE TRACT;

THENCE N 59°15'53" E, CALLED N 59°37'08" E, ALONG THE EASTERNMOST NORTHWEST LINE OF SAID CALLED 260.76 ACRE TRACT, GENERALLY ALONG A FENCE, AT 499.71 FEET, PASSING A 1-1/2" IRON PIPE FOUND FOR REFERENCE, IN ALL A DISTANCE OF 521.51 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.000 ACRES OF LAND

Reservations from Conveyance:

SAVE AND EXCEPT, AND THERE IS HEREBY RESERVED TO GRANTOR and Grantor's heirs, successors and assigns, title to all oil, gas and other minerals in, under and that may be

produced or extracted from the Property by whatever method, and any royalty, bonus, delay rental, income, lease payment or payment of any kind under any existing or future agreement or lease covering any part of the Property, and all production and drilling rights, and all rights, privileges and immunities relating thereto. Grantor does hereby retain and right to use or occupy the surface of the Property for any purpose, including drilling wells, or exploration for, or development, production, transmission or storage of oil, gas or other minerals, nor the right to place any fixtures, equipment, buildings or structures of any kind on the surface of the Property. Grantor does hereby waive, release or relinquish any right, title or interest to exploit, develop or produce oil, gas or other minerals with wells drilled at surface locations off the Property by directional drilling or any other method that does not require use of the surface of the Property.

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Johnson County, Texas.

Exceptions to Conveyance and Warranty:

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.

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

EXECUTED this 15th day of April, 2021.

Kimberly Katherine Jones
Kimberly Katherine Jones, Independent
Administrator of the Estate of Steven
Cody Jones, Deceased

THE STATE OF Tx §
COUNTY OF Johnson §

Before me, a Notary Public, the foregoing instrument was acknowledged on 15th day of April, 2021 by Kimberly Katherine Jones, Independent Administrator of the Estate of Steven Cody Jones, Deceased who personally appeared before me, and who is known to me through Tx DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



M. Heckler
NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:
Kevin B. Friermud
P.O. Box 601
Rowlett, TX 75093

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 13630

eRecording - Real Property

Warranty Deed

Recorded On: April 16, 2021 09:13 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 13630
Receipt Number: 20210416000012
Recorded Date/Time: April 16, 2021 09:13 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