



JUN 26 2023

AGENDA PLACEMENT FORM

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

Date: 6/16/2023

Meeting Date: 6/26/2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: _____

Approved

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 149.36 feet of Road Frontage on Lot 22A and
129.54 feet of Road Frontage on Lot 22B, a Proposed Plat Revision of Lot 22,
Block 1, in Southern Oaks Addition-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 Gabriel Valencia Date 6-16-23

Phone Number 6827022113

Email Address Gabe1012@hotmail.com

Property Information for Variance Request:

Property 911 address 4218 southern oaks cleburne tx 76031

Subdivision name Southern oaks Block 1 Lot 22A and 22b

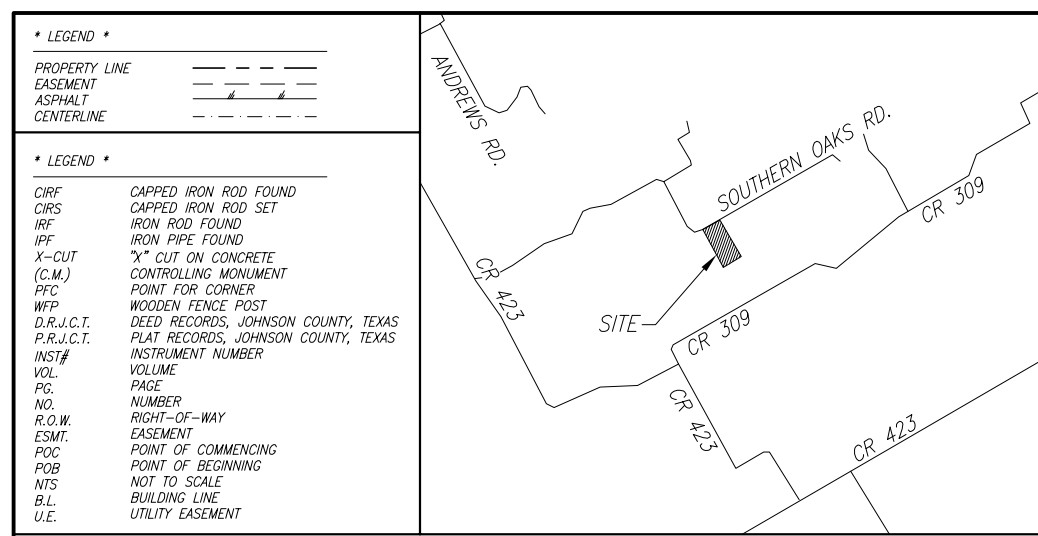
Survey John Swartz Abstract 764 Acreage 3.7

Request Requesting variance on road frontage for the two lots 22A 22B being less than 150 ft

Reason for request Replat of lot 22 into 2 lots (lot22A&22B)and the lots do not meet the road frontage of 150'

Provide the following with this request:

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



STATE OF TEXAS:
COUNTY OF JOHNSON:
LEGAL DESCRIPTION
 BEING ALL OF LOT 22, BLOCK 1, SOUTHERN OAKS ADDITION, AND ADDITION TO JOHNSON COUNTY, TEXAS, AS DEPICTED IN A PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 15, OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AS CONVEYED TO SAMUEL VALENCIA IN A DEED, RECORDED IN INSTRUMENT NUMBER 2023-13448, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 22, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 21C OF SAID SOUTHERN OAKS ADDITION, AS CONVEYED TO EARL AND KELLY SCARBER IN A DEED RECORDED IN INSTRUMENT NUMBER 2010-21532, D.R.J.C.T., SAID POINT ALSO BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHERN OAKS ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHERN OAKS ROAD, NORTH 59 DEGREES 57 MINUTES 18 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 149.36 FEET, AND CONTINUING A TOTAL DISTANCE OF 278.90 FEET, TO A 5/8-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID LOT 22, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 23A OF SAID SOUTHERN OAKS ADDITION, AS CONVEYED TO NORMA SUE BRADY IN A DEED RECORDED IN VOLUME 1458, PAGE 42, D.R.J.C.T.;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHERN OAKS ROAD, AND FOLLOWING THE COMMON LINE OF SAID LOT 22 AND SAID LOT 23A, SOUTH 30 DEGREES 00 MINUTES 43 SECONDS EAST, PASSING THE MOST SOUTHERLY CORNER OF SAID LOT 23A, AND THE MOST WESTERLY CORNER OF LOT 23B OF SAID SOUTHERN OAKS ADDITION, AS CONVEYED TO GARY AND JOYCE LIVELY IN A DEED RECORDED IN INSTRUMENT NUMBER 2011-14905, D.R.J.C.T., PASSING A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID LOT 23B, AND THE MOST WESTERLY CORNER OF LOT 23C OF SAID SOUTHERN OAKS ADDITION, AS CONVEYED TO ANTHONY POULTER IN A DEED RECORDED IN INSTRUMENT NUMBER 2013-22802, D.R.J.C.T., AND CONTINUING A TOTAL DISTANCE OF 546.35 FEET, TO A 1/2-INCH IRON PIPE FOUND, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 22, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID LOT 23C, SAID POINT ALSO BEING IN THE NORTHWESTERLY LINE OF TRACT 19B, AS CONVEYED TO MICHAEL VAN LANHAM IN A DEED RECORDED IN VOLUME 2039, PAGE 324, D.R.J.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 22 AND SAID LOTS 23A, 23B, AND 23C, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 22, AND SAID LANHAM TRACT, SOUTH 59 DEGREES 16 MINUTES 00 SECONDS WEST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 134.31 FEET, AND CONTINUING A TOTAL DISTANCE OF 281.04 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID LOT 22, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 21C;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 22, AND SAID LANHAM TRACT, AND FOLLOWING THE COMMON LINE OF SAID LOT 22 AND SAID LOT 21C, NORTH 29 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 549.73 FEET TO THE POINT OF BEGINNING, AND CONTAINING 153,426.63 SQUARE FEET, OR 3.522 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF JOHNSON:
 NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT GABRIEL VALENCIA, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 22, SOUTHERN OAKS ADDITION, 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.

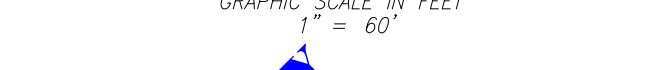
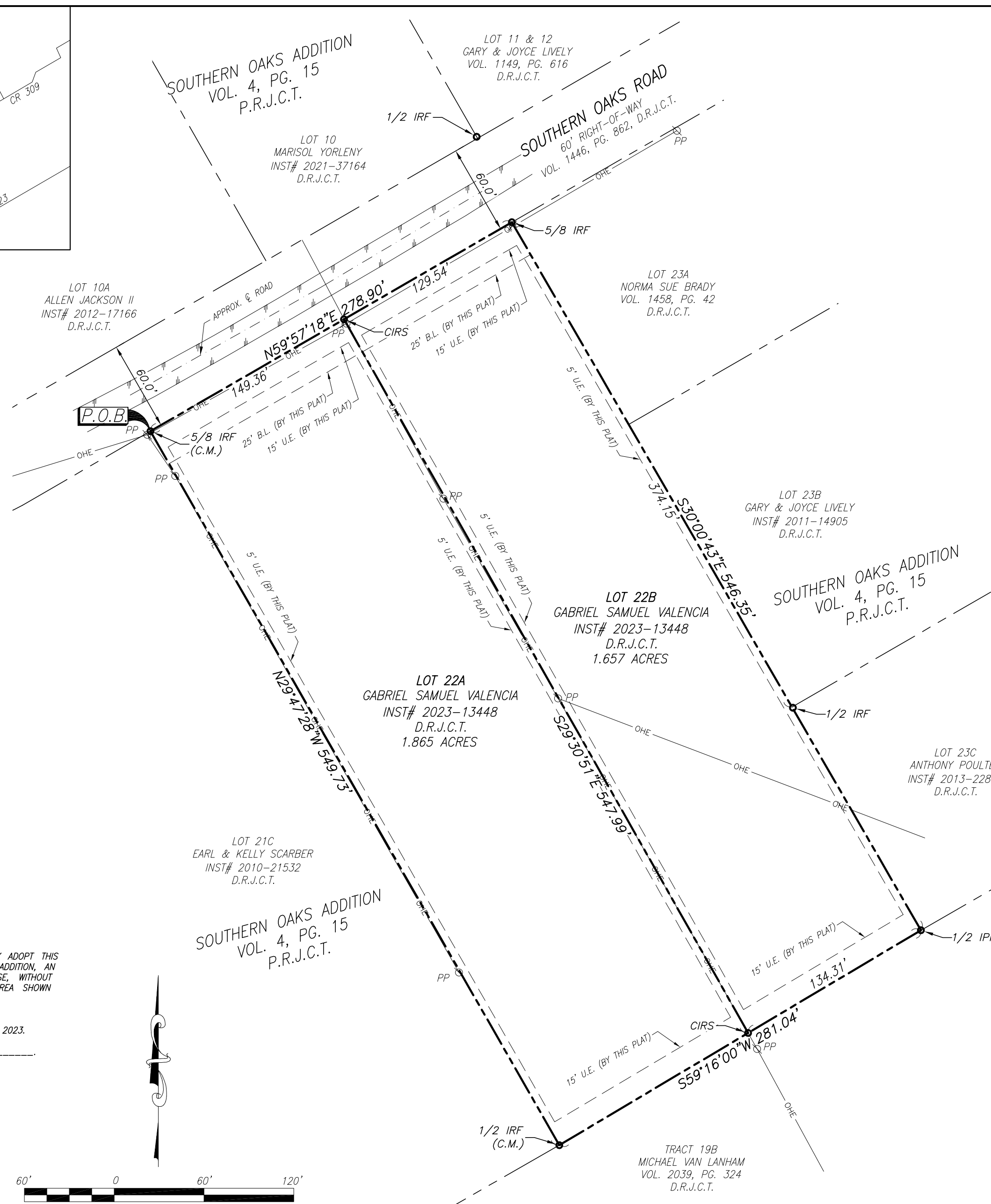
_____(SIGNATURE OF OWNER) DATE ____ / ____ / 2023.

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



CLIENT:
 GABRIEL VALENCIA
 4218 SOUTHERN OAKS ROAD
 CLEBURNE, TEXAS 76031
 FRESA03_44@HOTMAIL.COM
 PH: (882) 702-2113

SURVEYOR:
 HANNA SURVEYING AND ENGINEERING, LLC
 11729 E FM 917
 ALVARADO, TEXAS 76009
 PH: (882) 553-9474
 FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

*** NOTES ***

- THE PURPOSE OF THIS SURVEY IS TO CREATE TWO (2) SINGLE FAMILY RESIDENTIAL LOTS, THEREFORE ALL OTHER IMPROVEMENTS MAY NOT BE SHOWN.
- BASES OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
- CONTROLLING MONUMENTS ARE AS NOTED.
- ALL CAPPED IRON RODS SET ARE SET WITH 5/8 INCH REBAR WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".

FIELD SURVEY BY: AJ DATE: 06/14/2023 PROJECT NO. 23-825
 DRAWN BY: SCH SCALE: 1" = 60' SAMHANNA-SE.COM



I, SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNERS, ANGLES POINT OF CURVES, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

SAMUEL C. HANNA, RP.LS., PE

LAND USE TABLE				
LOT DESIGNATION	NET AREA	GROSS AREA	R.O.W. DEDICATION	LOT USE TYPE
23A	1.865 AC	1.865 AC	0.00 AC	SINGLE FAMILY RESIDENTIAL
23B	1.657 AC	1.657 AC	0.00 AC	SINGLE FAMILY RESIDENTIAL

THIS PLAT RECORDED IN
 INSTRUMENT # _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY, JOHNSON COUNTY, TEXAS

APPROVED JOHNSON COUNTY COMMISSIONER'S COURT

COUNTY JUDGE _____

DATE: _____

- * PLAT NOTES ***
- GENERAL**
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
 - THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT WILL BE SINGLE FAMILY RESIDENTIAL.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 - UTILITY PROVIDERS FOR THIS PROPERTY ARE AS FOLLOWS:
 WATER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT, (817) 760-5200
 ELECTRICITY - UNITED COOPERATIVE SERVICES, (817) 556-4000
 SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEMS
- 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 OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
 - A PROPERLY DESIGNED 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. 48251C0325J, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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 TRAVERSING 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.
 - 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.

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 IMPOSE, 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, DEVICES, 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.

INDEMNITY
 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.

UTILITY EASEMENT
 ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, 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, RECONSTRUCTION, 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.

FILING A PLAT

- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, 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 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 IS 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 USE OR 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.

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

- RIGHT-OF-WAY (ROW) DEDICATION**
- 40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
 - 30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
- UTILITY EASEMENT DEDICATION**
- 15' FROM LOT LINE IN FRONT & BACK
 - 5' FROM LOT LINE ON THE SIDES
- BUILDING LINES**
- 50' FROM LOT LINE (STATE HIGHWAY AND F.M.)
 - 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

REPLAT OF
 LOT 22, BLOCK 1
 SOUTHERN OAKS ADDITION
 AN ADDITION TO JOHNSON COUNTY, TEXAS
 JOHN SWARTZ SURVEY, ABSTRACT NO. 764
 3.713 ACRES
 JUNE 2023

Stewart/2018792/504/LL

GENERAL WARRANTY DEED

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: May 16, 2023

Grantor: **Gary Lively and spouse, Joyce Lively**

Grantor's Mailing Address: 4249 Southern Oaks Road, Cleburne, TX 76031

Grantee: **Gabriel Samuel Valencia**

Grantee's Mailing Address: 839 Barnes Road, Cleburne, TX 76031

Consideration:

TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All that certain tract or parcel of land situated in the County of Johnson, State of Texas, being a part of the John Swartz Survey, Abstract No. 764, and being more particularly described as follows. All bearings being referred to True North.

BEGINNING at an iron pin in a fence line for a corner, said corner being North 30° West, a distance of 594.81 feet and North 60° East, a distance of 3012.97 feet from the southwest corner of the John Swartz Survey;

THENCE North 30° West, a distance of 548.20 feet to an iron pin for reference in the south line of a 60 foot roadway easement, in all a distance of 578.20 feet to a point in the center line of said roadway easement for a corner;

THENCE North 60° East, with the center line of said 60 foot roadway easement, a distance of 278.95 feet to a point for a corner;

THENCE South 30° East, a distance of 30.0 feet to an iron pin for reference in the south line of said 60 foot roadway easement, in all a distance of 577.38 feet to an iron pin in a fence line for a corner;

THENCE South 59°49'50" West, with said fence line, a distance of 278.95 feet to the point of beginning and containing 3.7 acres. Said 3.7 acre tract also being known as Tract 22, SOUTHERN OAKS, according to the Plat thereof recorded in Volume 4, Page 15, Plat Records, Johnson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

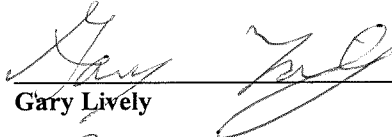
This conveyance is given and accepted subject to any and all restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

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, 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

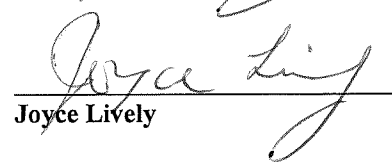
Conveyance and the Exceptions to Conveyance and Warranty.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

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




 Gary Lively



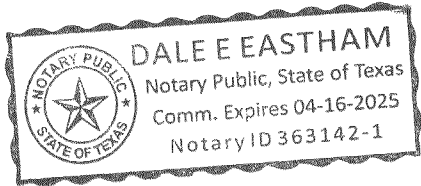
 Joyce Lively

STATE OF TEXAS §
 §
 COUNTY OF Johnson §

This instrument was acknowledged before me on the 16th day of May, 2023, by Gary Lively and Joyce Lively.



 Notary Public, State of Texas



After Recording, Return to:
 Gabriel Samuel Valencia
 839 Barnes Road
 Cleburne, TX 76031

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 13448

eRecording - Real Property

Warranty Deed

Recorded On: May 16, 2023 02:55 PM

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: 2023 - 13448

Receipt Number: 20230516000165

Recorded Date/Time: May 16, 2023 02:55 PM

User: Leslie S

Station: ccl83

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.

April Long
Johnson County Clerk
Johnson County, TX

April Long