



JUL 24 2023

AGENDA PLACEMENT FORM

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

Approved

Date: July 11, 2023

Meeting Date: July 24, 2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: *[Handwritten Signature]*

Agenda Title:

Variance Motion to Approve with Deferred Construction of Turn Lanes ^{BLX} 12 Months from today.

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 Cresson Estates Phase 1 to revise Building Set Back Lines to 15' on side yard Corner Lots, No Utility Easements on Rear or Side Lot Lines, Installation of HP Storm Pipe in lieu of CMP or Concrete Pipe, and to defer Construction of Turn Lanes in Precinct 2.

(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 Ryan Voorhees, Cresson Ventures LLC Date _____

Phone Number 209-329-5133

Email Address ryan@crvonline.com

Property Information for Variance Request:

Property 911 address Varies. All residential lots within Phase 1 of Cresson Estates.

Subdivision name Cresson Estates Phase 1 Block _____ Lot _____

Survey Mendoza Survey Abstract 542 Acreage 97.116

Request Article IV.C.12 Building Lines: Internal to Subdivision; 25' B.L. front and rear yards, 15' side yard corner lots, 5' side yard interior lots.

Reason for request This side yard setback is typical and customary for this type of subdivision

Provide the following with this request:

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



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Survey Mendoza Survey Abstract 542 Acreage 97.116

Request Article IV.C.8 Utilities: 15' Utility Esmt. on street frontages only. No utility easement on rear or side lot lines.

Reason for request The objective is to have no utility installation other than along street frontages. Utilities installed along rear and side

lot lines create problems with fencing and access/maintenance for the utilities.

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Name Ryan Voorhees, Cresson Ventures LLC Date _____

Phone Number 209-329-5133

Email Address ryan@crvonline.com with copy to chucks@barronstark.com

Property Information for Variance Request:

Property 911 address Varies. All residential lots within Phase 1 of Cresson Estates.

Subdivision name Cresson Estates Phase 1 Block _____ Lot _____

Survey Mendoza Survey Abstract 542 Acreage 97.116

Request Article IV.D Drain Pipe Material: permit installation of HP Storm Pipe in lieu of CMP or concrete pipe

Reason for request HP Storm has become the most common storm drain pipe being installed in recent years. Its use has been adopted

by most North Texas Municipalities including Fort Worth, Weatherford, Parker County, and TxDOT.

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Survey Mendoza Survey Abstract 542 Acreage 97.116

Request Defer turn lane construction on CR 1000 with respect to Phase 1 development. Turn lane to be constructed with phase 2 infrastructure.

Reason for request The traffic statement has indicated turn lane not required until phase 2 lots come on line. Currently there are existing power poles

along CR 1000 which preclude installation of the turn lane. Payment has been made for their relocation. It is proposed that turn lane construction

be a requirement for acceptance of phase 2 improvements and bonded as such.

Provide the following with this request:

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

G F No. 2021-9120J

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.

SPECIAL WARRANTY DEED

DATE: July 1, 2021

GRANTOR: Skyline Family Farm, LLC, a Texas limited liability company, Melanie Evans Summey and husband, Jeff Summey

GRANTOR'S MAILING ADDRESS: 2368 Mallory Road, Galax, VA 24333

GRANTEE: Cresson Ventures LLC, a Nevada limited liability company

GRANTEE'S MAILING ADDRESS: 801 Briarwood Street, Weatherford, TX 76087

CONSIDERATION: 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.

PROPERTY (INCLUDING ANY IMPROVEMENTS): TRACT ONE: BEING A 198.532 ACRES TRACT OF LAND OUT OF THE U. MENDOZA SURVEY, ABSTRACT NO. 542, JOHNSON COUNTY, TEXAS: BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN VOLUME 1884, P.198, OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS: BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 100D NAIL AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 1884, P.190, O.R.J.C.T. AND IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED IN V. 3807, P. 752, O.R.J.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE WESTERNMOST NORTHWEST CORNER OF SAID SURVEY IS CALCULATED TO BEAR S 89°48'21" W 4201.64 FEET.

THENCE N 89°36'36" E 1468.93 FEET ALONG SAID V. 3807, P. 752 TO A 3" STEEL POST, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V.1478, P. 57, O.R.J.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 89°37'49" E 1367.40 FEET ALONG SAID V. 1478, P. 57 TO A FOUND 5/8" IRON ROD, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 4208, P. 264, O.R.J.C.T., FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG SAID V. 4208, P. 264 THE FOLLOWING COURSES AND DISTANCES:

S 00°23'31" E 1541.60 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

N 89°29'21" E 1463.91 FEET TO A 4" STEEL POST, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 977, P. 536, O.R.P.C.T., FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°14'06" E AT 1062.39 FEET PASSING A FOUND 1/2"x 2" STEEL BAR AND IN ALL 1080.61 FEET ALONG SAID V. 977, P. 536 TO A POINT IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 1000, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89°52'32" W 434.06 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 1000 TO A POINT, AT THE SOUTHERNMOST SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 4130, P. 514, O.R.J.C.T., FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID V. 4130, P. 514 THE FOLLOWING COURSES AND DISTANCES:

N 00°12'25" W 306.99 FEET TO A POINT, FOR A CORNER OF THIS TRACT,

S 78°52'05" E 398.07 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT,

N 00°13'12" W 500.06 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

N 78°58'26" W 499.43 FEET TO A 4" STEEL POST, FOR A CORNER OF THIS TRACT,

S 00°12'39" E 825.47 FEET TO A POINT, IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 1000, FOR A CORNER OF THIS TRACT.

THENCE N 89°51'13" W 3765.57 FEET TO A POINT, AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 1884, P. 190, O.R.J.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°21'08" W AT 16.85 FEET PASSING A FOUND 5/8" IRON ROD AND IN ALL 2579.53 FEET TO THE POINT OF BEGINNING.

TRACT TWO:

FIELD NOTES of a 176.08 acre tract of land being a part of the URBANO MENDOZA SURVEY, Abstract 542, Johnson County, Texas, and being more fully described by metes and bounds as

follows:

BEGINNING at a set 1/2" iron rod in the NEBL of an A.T. & S.F. R.R. right-of-way, said point being N 89 deg. 41 min. 50 sec. E, 551.09 ft. from the most westerly NW corner of the Urbano Mendoza Survey, Abstract 542;

THENCE with the general line of a fence, the following calls:

N 89 deg. 41 min. 50 sec. E, 902.04 ft. to a point;

N 89 deg. 51 min. 47 sec. E, 2746.51 ft. to set 3/8" steel pin for a corner;

THENCE South, passing a set 3/8" steel pint in the NBL of Johnson County Road No. 1000 at 2559.53 ft. and continuing, a total distance of 25793.53 feet to a set 3/8" steel pin in the approximate centerline of the above mentioned Johnson County Road No. 1000, for corner;

THENCE N 89 deg. 04 min. W, passing a set 1/2" iron rod in the NBL of said Johnson County Road No. 1000 at 22.56 ft. and continuing with the NEBL of said A.T. & S.F. R.R. right-of-way, a total distance of 1403.97 ft. to a point for a corner;

THENCE with the NEBL of the above mentioned A.T. & S.F. R.R. right-of-way, the following calls:

N 62 deg. 56 min. E, 10.0 ft. to a point;

N 27 deg. 04 min. W, 400.00 ft. to a point;

N 62 deg. 56 min. W, 10.0 ft. to a point;

N 27 deg. 04 min. W, 705.37 ft. to a point for corner; said point being the PC of a Curve to the Left;

THENCE with the above mentioned Curve to the Left, said curve having the following datum: Radius 1960.08 ft., Chord N 29 deg. 20 min. 50 sec. W, 155.99 ft., a distance of 156.03 ft. to the point of beginning and containing 176.08 acres of land, more or less.

Note: 1.08 acres is in the occupancy of County roads.

The Property shall also include Grantor's interests in:

- 1.) Any and all privileges and appurtenances pertaining to the Property, including any right, title and interest of Seller in or to adjacent streets, alleys or right(s)-of-way.
- 2.) Any and all leases, licenses, occupancy agreements, permits, rents, warranties, guarantees, wastewater capacity and/or security deposits with respect to the Property, or any portion thereof;
- 3.) Any and all trade names used in connection with the Property
- 4.) All personal property utilized by Seller in the operation of the Property that is currently located on the Property.

- 5.) All of the Mineral Estate owned by Grantor. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. "Mineral Estate" means all oil, gas, and other minerals in and under that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron.

RESERVATIONS FROM CONVEYANCE: None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: Any and all restrictions, covenants, easements, rights-of-way and reservations, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in **Johnson County, Texas**; all zoning laws, regulations or 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; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, which Grantee assumes and agrees to pay.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken.

Further, this conveyance is made subject to any and all prior conveyance or reservation of any mineral interest including but not limited to the conveyance or reservation of any coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of **Johnson County, Texas**.

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, when the claim is by, through, or under Grantor but not otherwise, 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.

SIGNATURE PAGE TO FOLLOW IMMEDIATELY

Skyline Family Farm, LLC,
a Texas limited liability company

By: Melanie Summey
Melanie Summey, Manager

Melanie Evans Summey
Melanie Evans Summey

Jeff Summey
Jeff Summey

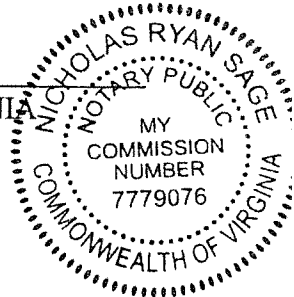
STATE OF VIRGINIA §
COUNTY OF GRAYSON §

June

This instrument was acknowledged before me on July 30, 2021, by Melanie Summey as Manager of Skyline Family Farm, LLC, a Texas limited liability company.

Nicholas Ryan Sage
NOTARY PUBLIC, STATE OF VIRGINIA

Commission expires: 03/31/2022



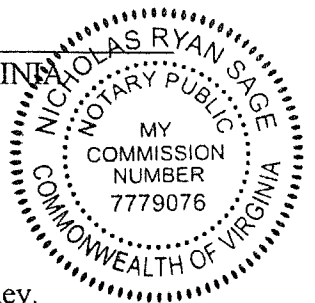
STATE OF VIRGINIA §
COUNTY OF GRAYSON §

June

This instrument was acknowledged before me on July 30, 2021, by Melanie Evans Summey.

Nicholas Ryan Sage
NOTARY PUBLIC, STATE OF VIRGINIA

Commission expires: 03/31/2022



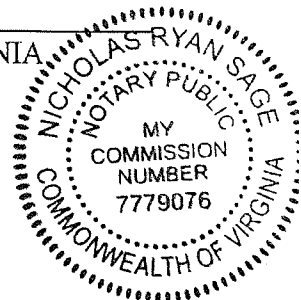
STATE OF VIRGINIA §
COUNTY OF GRAYSON §

June

This instrument was acknowledged before me on July 30, 2021, by Jeff Summey.

Nicholas Ryan Sage
NOTARY PUBLIC, STATE OF VIRGINIA

Commission expires: 03/31/2022



**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 24623

eRecording - Real Property

Warranty Deed

Recorded On: July 07, 2021 08:22 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* 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: 24623
Receipt Number: 20210707000008
Recorded Date/Time: July 07, 2021 08:22 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

LEGEND
 C.M. = CONTROLLING MONUMENT
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 IRF= IRON REBAR FOUND
 IRSC = 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "TX RPLS 5230"

BASIS OF BEARINGS:

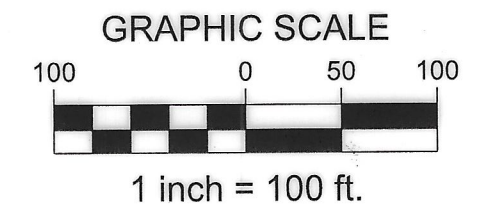
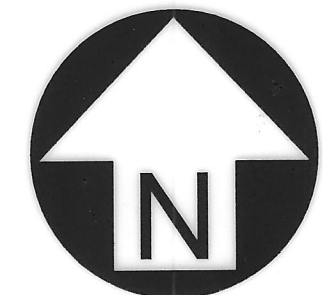
Bearings are based on the Texas Coordinate System, North American Datum of 1983 (NAD83) (2011) EPOCH 2010.000, North Central Zone 4202.

NOTES:

Required monumentation will be installed as directed by Mori's Engineering, Inc. after construction is completed.

All easements shown are by this plot, unless noted otherwise.

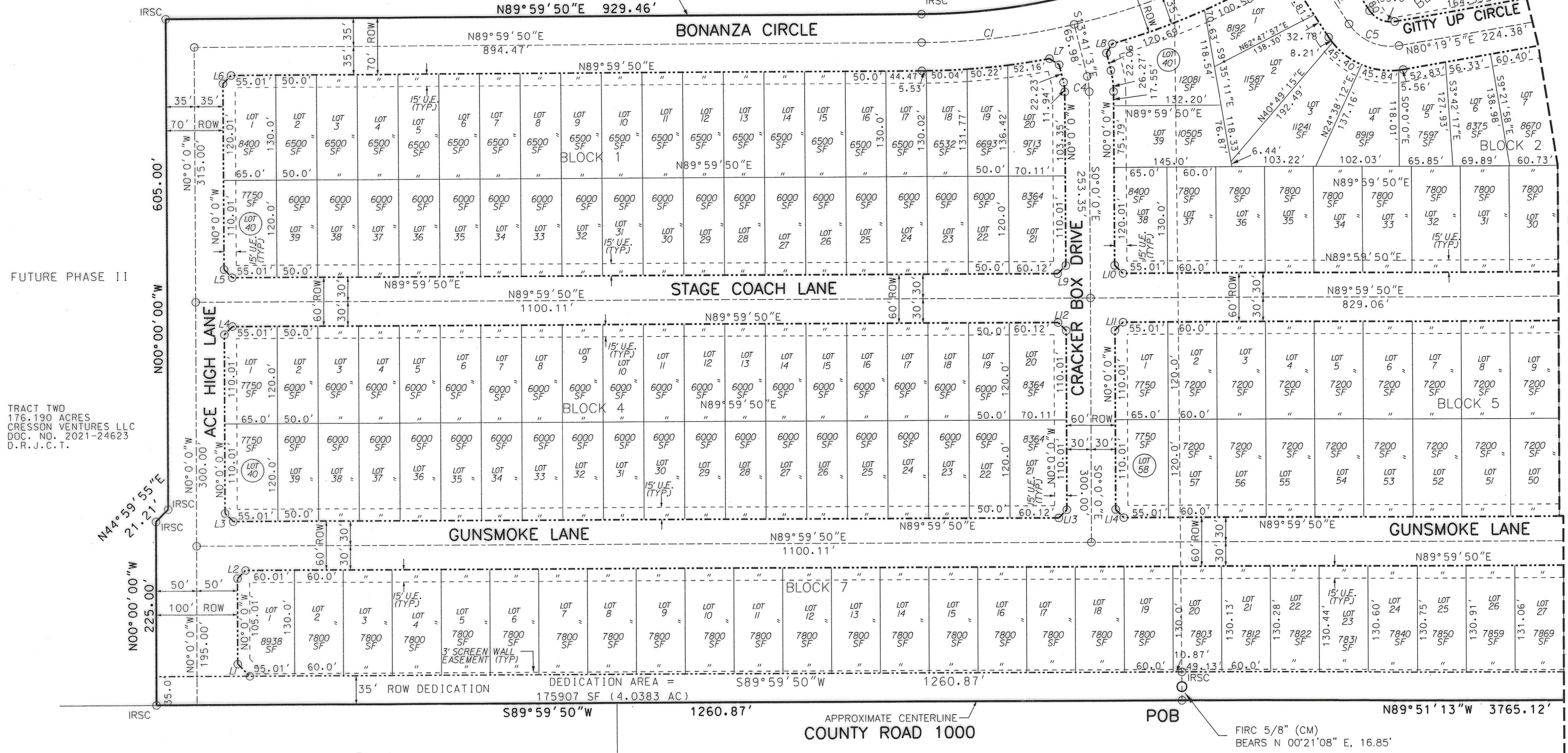
TRACT TWO
 176.190 ACRES
 CRESSON VENTURES LLC
 DOC. NO. 2021-24623
 D.R.J.C.T.



TRACT TWO
 176.190 ACRES
 CRESSON VENTURES LLC
 DOC. NO. 2021-24623
 D.R.J.C.T.

CRESSON ESTATES
 PHASE I ADDITION
 PLAT FILED 11/02/2022
 INSTRUMENT # 2022-249
 SLIDE E-651, P.R.J.C.T.

FUTURE PHASE V



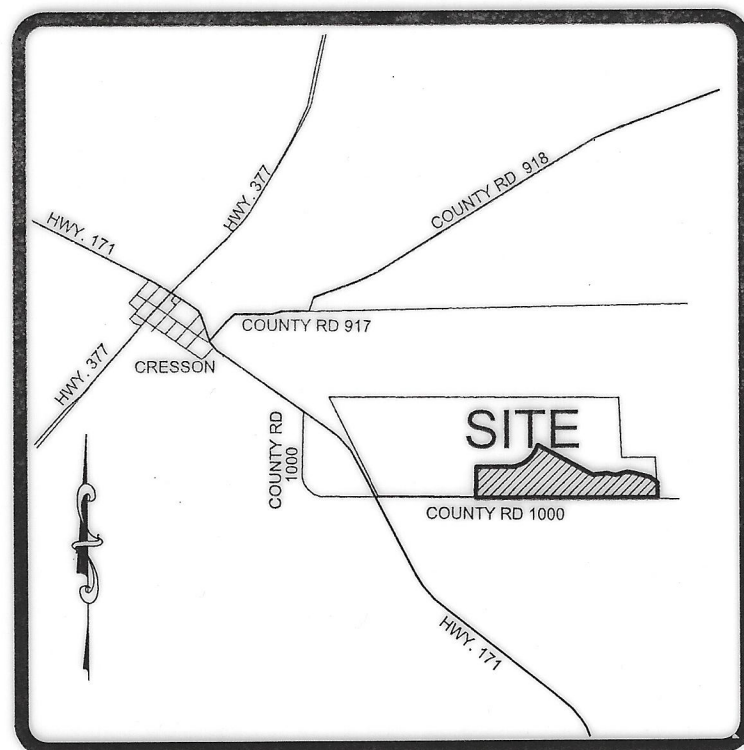
LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S45°00'06"E	21.21'
L2	N44°59'55"E	14.37'
L3	N45°00'05"W	14.13'
L4	N44°59'55"E	14.13'
L5	N45°00'05"W	14.13'
L6	N44°59'55"E	14.13'
L7	N57°40'18"E	14.06'
L8	N32°16'54"E	13.49'
L9	N44°59'55"E	14.13'
L10	N45°00'05"E	14.13'
L11	N44°59'55"E	14.13'
L12	N45°00'05"E	14.13'
L13	N44°59'55"E	14.13'
L14	N45°00'05"E	14.13'
L15	N44°59'55"E	14.13'
L16	N45°00'10"E	14.13'
L17	S76°35'51"E	14.23'
L18	N10°55'57"E	14.23'
L19	N74°40'57"E	14.25'
L20	S15°19'03"E	14.00'
L21	N74°40'57"E	14.25'
L22	S15°19'03"E	14.00'
L23	N74°40'57"E	14.25'
L24	S15°19'03"E	14.00'
L25	N74°40'57"E	14.25'
L26	S15°19'03"E	14.00'
L27	N74°40'57"E	14.25'
L28	S15°19'03"E	14.00'
L29	N74°40'57"E	14.25'
L30	S13°29'28"E	13.76'
L31	S47°20'11"E	15.26'
L32	N44°56'12"E	14.13'
L33	N45°00'40"W	21.16'
L34	N45°00'40"E	21.53'
L35	S52°17'49"E	14.02'

TRACT TWO
 176.190 ACRES
 CRESSON VENTURES LLC
 DOC. NO. 2021-24623
 D.R.J.C.T.

Presley
 v. 2456, P. 962

Core Laboratories, Inc.
 Tract I
 v. 2622, P. 726



VICINITY MAP
 NTS

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°59'43"	835.00'	189.39'	N 83°29'59" E	188.98'
C2	19°50'04"	835.00'	289.06'	N 67°05'05" E	287.62'
C3	26°28'36"	835.00'	385.86'	N 43°55'46" E	382.43'
C4	13°41'04"	80.00'	19.11'	S 06°50'32" E	19.06'
C5	66°50'59"	60.00'	70.00'	S 66°15'26" E	66.10'
C6	49°37'37"	100.00'	86.62'	N 55°30'16" E	83.93'
C7	30°41'37"	835.00'	385.86'	N 43°55'46" E	382.43'
C8	59°18'23"	70.00'	72.46'	N 60°20'39" E	69.26'
C9	59°18'23"	130.00'	134.56'	N 60°20'39" E	128.63'
C10	61°12'07"	350.00'	373.86'	S 30°43'31" E	356.34'
C11	302°15'11"	80.00'	422.02'	S 85°03'09" E	77.26'
C12	308°20'54"	80.00'	430.54'	N 10°19'31" E	69.70'

ROADS LINEAR FOOTAGE

ROAD NAME	LINEAR FOOT
BONANZA CIRCLE	1950
GITTY UP CIRCLE	460
HANG FIRE LANE	620
STAGE COACH LANE	2680
GUNSMOKE LANE	2975
BALDERDASH COURT	531
ACE HIGH LANE	720
CRACKER BOX DRIVE	510
VALLYHOOD LANE	2375
BROOM TAIL COURT	940
TOTAL	13518

BENCHMARKS:

The Benchmarks shown on this plat are based on the vertical datum of North American Vertical Datum of 1988 (NAVD88).
 BENCHMARK NO. 1: "X" CUT ON THE NORTHWEST CORNER OF THE NORTH SLAB WEST OF PROPANE TANK APPROX. 193' EAST OF THE NORTHEAST CORNER OF THIS ADDITION. ELEV. = 997.03
 BENCHMARK NO. 2: "X" CUT ON THE SOUTHWEST CORNER OF REMAINING FOUNDATION OF AN OLD FRAME HOUSE, WEST OF A WATER WELL AND APPROX. 480' NORTH OF NORTHWEST CORNER OF THIS ADDITION. ELEV. = 1066.27

PLAT REVISION
 CRESSON ESTATES
 PHASE I ADDITION

LOTS 1-40, BLOCK 1, LOTS 1-40, BLOCK 2
 LOTS 1-17, BLOCK 3, LOTS 1-40, BLOCK 4
 LOTS 1-58, BLOCK 5, LOTS 1-19, BLOCK 6
 LOTS 1-71, BLOCK 7, LOTS 1-23, BLOCK 8
 LOTS 1, BLOCK 9

97.116 ACRES

Johnson County, Texas

Mendoza Survey, Abstract No. 542,
 and being all of
 CRESSON ESTATES PHASE I ADDITION
 recorded in Instrument No. 2022-249
 Slide E-651 P.R.J.C.T.

OWNER:
 C. Ryan Voorhees
 1800 Lone Oak Road Suite H
 Weatherford, Texas 76086

DMC HENRY LLC
 Texas Engineering Firm Number F-21874
 Texas Surveying Firm Number 10194594

DATE:
 JULY 2023

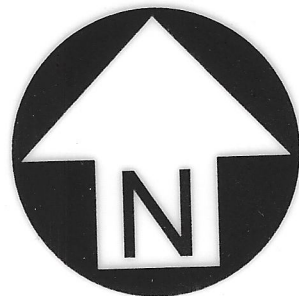
FIRM NO. MORI'S ENGINEERING, INC.
 1812 MacGregor Drive Plano, Texas 75093

SCALE: 1"=100'
 CONTACT: MORI AKHAVAN 972-816-2626
 moriakhavan@yahooc.com

GRAPHIC SCALE



1 inch = 100 ft.



TRACT ONE
176.190 ACRES
CRESSON VENTURES LLC
DOC. NO. 2021-24623
D.R.J.C.T.

OWNER'S CERTIFICATE

State of Texas
County of Johnson

WHEREAS CRESSON VENTURES LLC, a Nevada limited liability company, is the owner of those certain tracts or parcels of land lying and being situated in Johnson County, Texas, in the U. Mendoza Survey, Abstract Number 542, Johnson County, Texas, and being part of TRACT ONE and TRACT TWO described in Special Warranty and Deed as recorded in Document Number 2021-24623 of Deed Records, Johnson County, Texas, and being all of CRESSON ESTATES PHASE I ADDITION, to Johnson County, Texas, as recorded in Document Number 2022-249, Slide E-651, Plat Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner at the southwest corner of said TRACT ONE, same being the southeast corner of said TRACT TWO, said point being in the gravel paving of County Road 1000, from which point a 5/8-inch iron rod found with cap (controlling monument) bears North 00°21'08" East, a distance of 16.65 feet;

THENCE South 89° 59' 50" West, along the south line of said TRACT TWO and with said County Road, a distance of 1260.87 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 00° 00' 00" West, departing said County Road over and across said TRACT TWO, a distance of 225.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 44° 59' 55" East, a distance of 21.21 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 00° 00' 00" West, a distance of 605.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 89° 59' 50" East, a distance of 929.46 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for the beginning of a tangent curve to the left having a radius of 800.00 feet, a delta angle of 59° 18' 23" and a chord of North 60° 20' 39" East, 791.60 feet;

THENCE in a northeasterly direction with said curve, passing at 319.25 feet the common line of said TRACT ONE and TRACT TWO, continuing in all, a total arc distance of 828.07 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 30° 41' 28" East, a distance of 134.68 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 15° 00' 23" West, a distance of 20.44 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 29° 17' 46" East, a distance of 70.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 61° 19' 34" East, a distance of 1710.93 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 83° 13' 57" East, a distance of 382.11 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 77° 31' 46" East, a distance of 245.34 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE North 76° 09' 18" East, a distance of 341.38 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 82° 07' 39" East, a distance of 189.91 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 75° 14' 46" East, a distance of 448.15 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 for corner;

THENCE South 55° 46' 18" East, a distance of 267.71 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230 in the west line of a tract of land described in Warranty Deed to Enbridge Pipeline LP, as recorded in Volume 4130, Page 514 of Deed Records, Johnson County, Texas;

THENCE South 00° 12' 39" East, with the west line of said Enbridge Pipeline tract, a distance of 404.96 feet to a 1/2-inch iron rod set with yellow plastic cap stamped TXRPLS 5230, and being in the gravel paving of said County Road 1000 for corner;

THENCE North 89° 51' 13" West, along the south line of said TRACT ONE, a distance of 3765.12 feet to the POINT OF BEGINNING containing 4,230,363 square feet or 97.116 acres of land.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

That CRESSON VENTURES LLC, Owner of the above described tract of land, do hereby adopt this plat designating the herein described property as CRESSON ESTATES PHASE I ADDITION, on addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, streets, easements, right-of-way and any other public area shown hereon.

Owner: _____ Date: 7/10/23

State of Texas
County of Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the 10th day of July, 2023.

My commission expires: 10/27/2025

State of Texas
County of Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Colin J. Henry, 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.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the 7th day of July, 2023.

My commission expires: 12-9-23

State of Texas
County of Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Colin J. Henry, 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.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the 7th day of July, 2023.

My commission expires: 12-9-23

State of Texas
County of Parker

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My commission expires: 12-9-23

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Colin J. Henry, a Registered Professional Land Surveyor licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision.

Colin J. Henry, RPLS
Registered Professional Land Surveyor No. 5230

TBPLS FIRM# 101945

State of Texas
County of Parker

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My commission expires: 12-9-23

PLAT REVISION
CRESSON ESTATES
PHASE I ADDITION

LOTS 1-40, BLOCK 1, LOTS 1-40, BLOCK 2
LOTS 1-17, BLOCK 3, LOTS 1-40, BLOCK 4
LOTS 1-68, BLOCK 5, LOTS 1-19, BLOCK 6
LOTS 1-71, BLOCK 7, LOTS 1-23, BLOCK 8
LOTS 1, BLOCK 9

97.116 ACRES
Johnson County, Texas

Mendoza Survey, Abstract No. 542,
and being all of
CRESSON ESTATES PHASE I ADDITION
recorded in Instrument No. 2022-249
Slide E-651 P.R.J.C.T.

OWNER:
DMC HENRY LLC
Texas Engineering Firm Number F-21874
Texas Surveying Firm Number 10194594

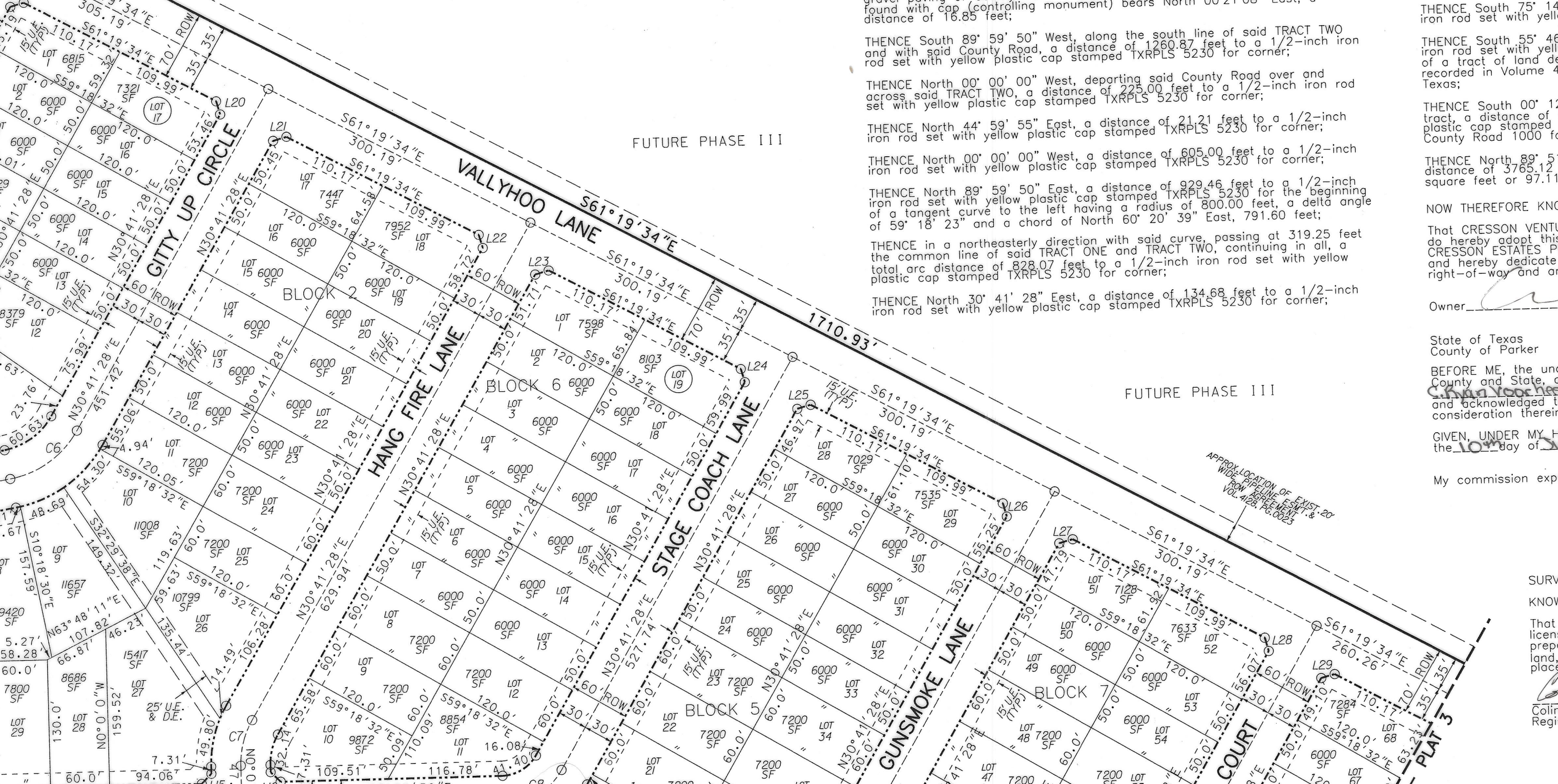
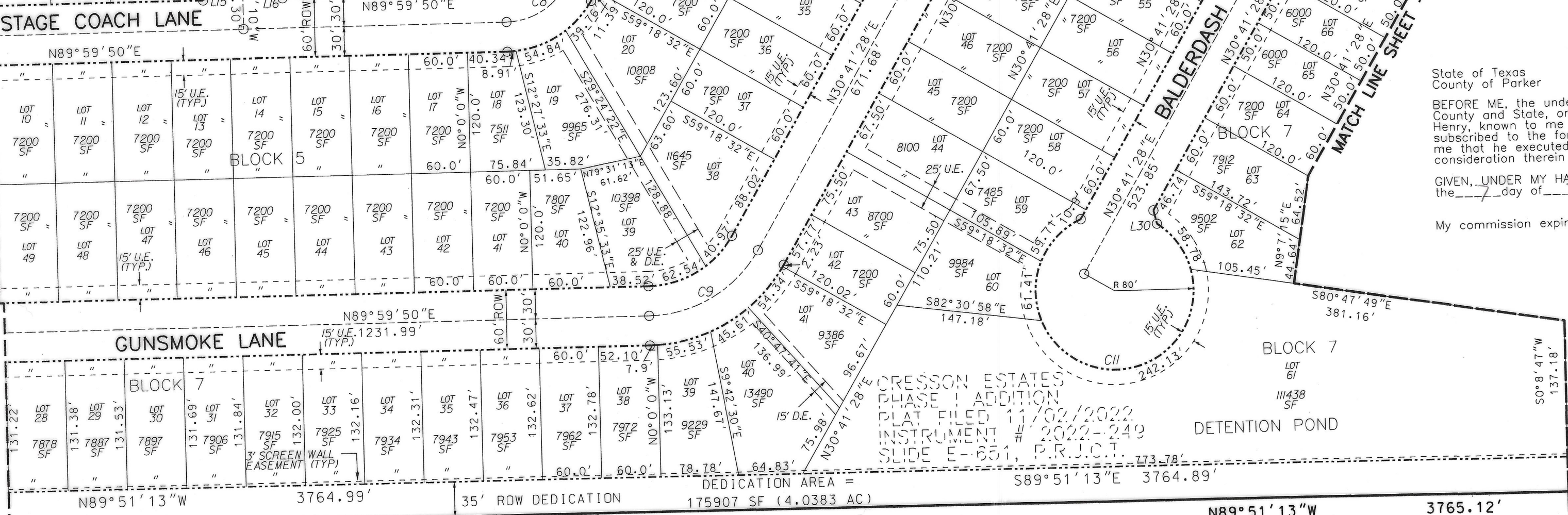
PREPARED BY:
MORI'S ENGINEERING, INC.
F-7701
1812 MacGregor Drive Plano, Texas 75093

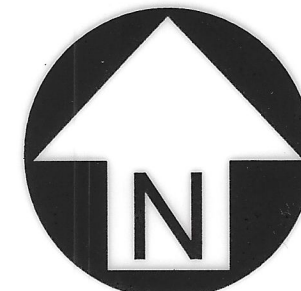
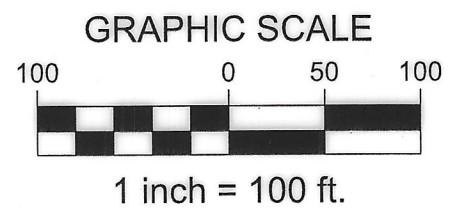
DATE: JULY 2023
SCALE: 1"=100'
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavanyahoo.com

PLAT-2

Core Laboratories, Inc.
Tract I
V. 2622, P. 726

APPROXIMATE CENTERLINE
COUNTY ROAD 1000

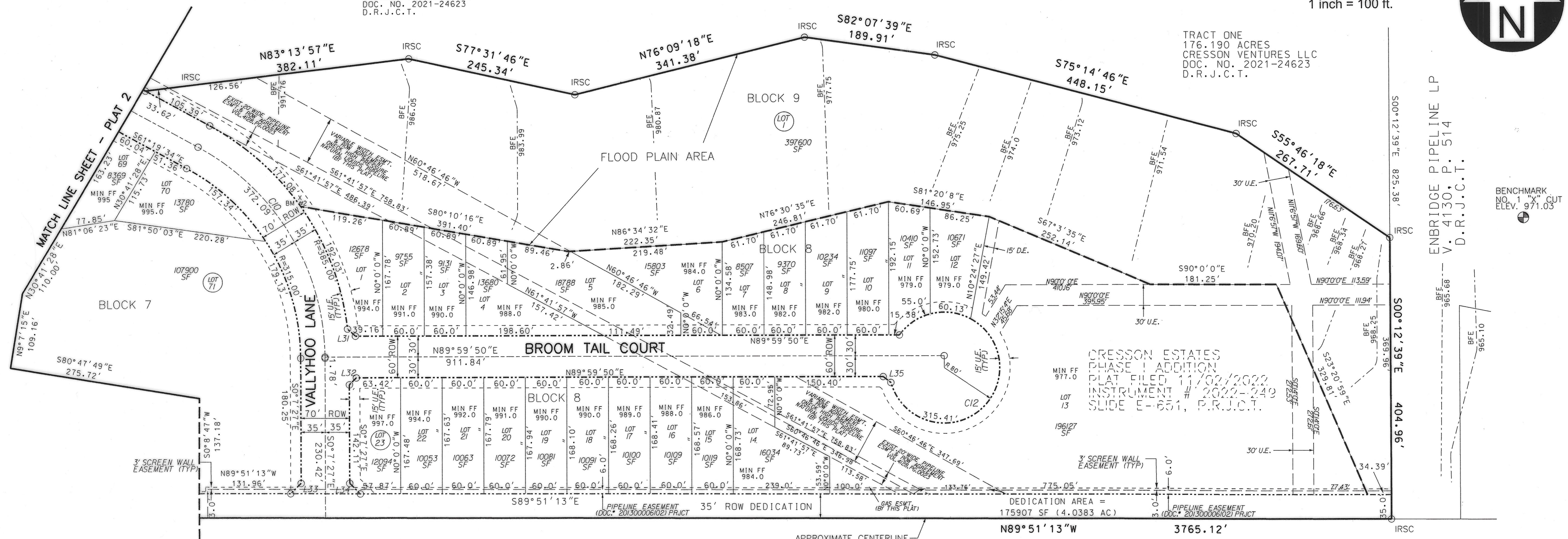




TRACT ONE
176.190 ACRES
CRESSON VENTURES LLC
DOC. NO. 2021-24623
D.R.J.C.T.

FUTURE PHASE IV

TRACT ONE
176.190 ACRES
CRESSON VENTURES LLC
DOC. NO. 2021-24623
D.R.J.C.T.



NOTES:

- This subdivision or any part thereof is located within the ETJ of the City of Cresson.
- The designation of the proposed usage of the area shown on plat; are for 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 should be listed on the plat including company name and phone number. *Newly created lots to be serviced by a private water well shall be a minimum of 2 acres.
- Water: Cresson MUD No. 2, Phone No. (214) 745-5353
- Electricity: United Cooperative Services, Phone No. (817)782-8361
- Sewer: Cresson MUD No. 2, Phone No. (214) 745-5353
- Flood Statement:**
- According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0025J, dated December 4, 2012; by graphical plotting portions of this property are located in (unshaded) Other Areas Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain; and portions of this property are located in Special Flood Hazard Area, (shaded) Zone "A" - Area determined to be subject to flooding by the 1% annual chance flood.
- 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 roadway 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.

Public Utilities:

-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 of any time of procuring the permission of anyone.

Filing The 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 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 record 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 Johnson County Clerk's office.

-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.

FLOOD PLAIN NOTE:

-The Flood Plain Cross Section Elevations shown on this plat are from the report titled "CRESSON 374-ACRE DEVELOPMENT FLOOD PLAIN STUDY JOHNSON COUNTY, TEXAS" Dated 10/25/21, performed by M. Evans Consulting, LLC, Firm No. F-13662. According to the report, Digital Elevation Models (DEMs) were obtained from the Texas Natural Resources Information System (TNRIS) website. The vertical datum is NAVD88 (North American Vertical Datum of 1988).

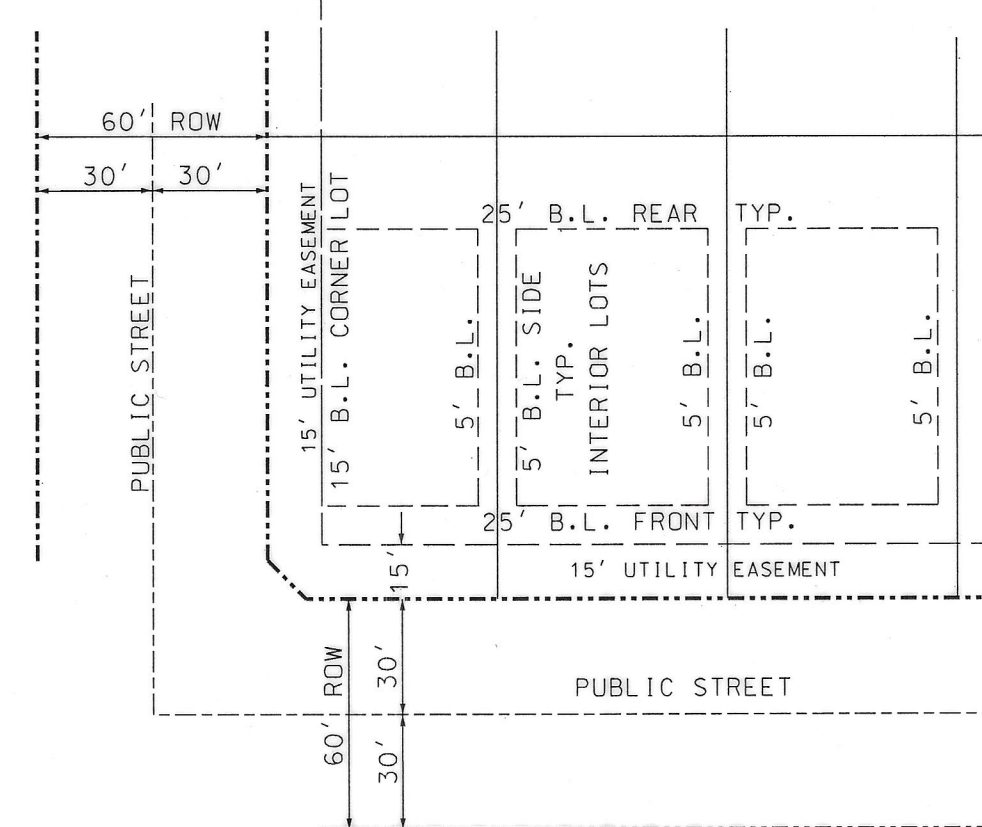
-The Minimum Finished Floor Elevations shown on this plat are set to be Minimum 3 feet above the freeboard Flood Plain Elevation, according to the County requirements.

ROADS:

-The Roads within this addition will be privately maintained by Cresson MUD No. 2.

APPROXIMATE CENTERLINE
COUNTY ROAD 1000

Core Laboratories, Inc.
Tract I
V. 2622, P. 726



TYPICAL LOT LAYOUT

ROW, EASEMENT, AND BUILDING LINE NOTES:

- Utility Easements
15' from lot line on all public street frontages.
- Right of Way Dedication
40' ROW from center of road on F.M. or State.
30' ROW from center of County road or roads in subdivision.
- Building Lines EXTERNAL
50' from lot lines on any State Hwy. or F.M. Road.
- Building Lines INTERNAL to subdivision
Front lot line - 25'
Rear lot line - 25'
Side lot line, Corner lot - 15'
Side lot line, Internal lot - 5'

COUNTY APPROVAL:
County Judge acting on the behalf of and for the Commissioners' Court of Johnson County.
Signature _____ Date: _____

County Clerk Signature _____
Date _____, instrument # _____ & slide _____

**PLAT REVISION
CRESSON ESTATES
PHASE I ADDITION**

LOTS 1-40, BLOCK 1, LOTS 1-40, BLOCK 2
LOTS 1-17, BLOCK 3, LOTS 1-40, BLOCK 4
LOTS 1-59, BLOCK 5, LOTS 1-19, BLOCK 6
LOTS 1-71, BLOCK 7, LOTS 1-23, BLOCK 8
LOTS 1, BLOCK 9

**97.116 ACRES
Johnson County, Texas**

Mendoza Survey, Abstract No. 542,

**and being all of
CRESSON ESTATES PHASE I ADDITION
recorded in Instrument No. 2022-249
Slide E-651 P.R.J.C.T.**

OWNER:
C. Ryan Voorhees
1800 Lone Oak Road Suite H
Weatherford, Texas 76086
209-329-5133
RYAN@CRVONLINE.COM

PREPARED BY:
DMC HENRY LLC
Texas Engineering Firm Number F-21874
Texas Surveying Firm Number 10194594

DATE:
JULY 2023
SCALE:
1"=100'

CONTACT:
MORI AKHAVAN 972-816-2626
moriakhavan@yhoo.com