

AGENDA PLACEMENT FORM

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

COMMISSIONERS COURT

Date: September 13, 2023

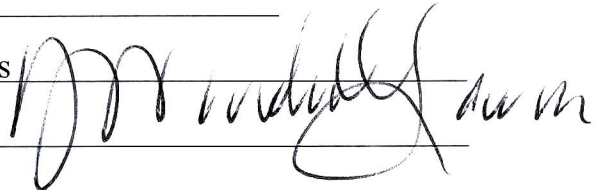
SEP 25 2023

Meeting Date: September 25, 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 to allow Permitting and Plat Revision to Combine
Lot 22 and a Portion of Recreation Area to create a .849 acre Lot in Fisherman's
Paradise 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 L T Etchison Date 09/11/2023

Phone Number 817-513-3213

Email Address LTomEtchison@gmail.com

Property Information for Variance Request:

Property 911 address 9000 Old Wagon Trl Rio Vista, TX 76093

Subdivision name Fisherman Paradise Block A Lot 22

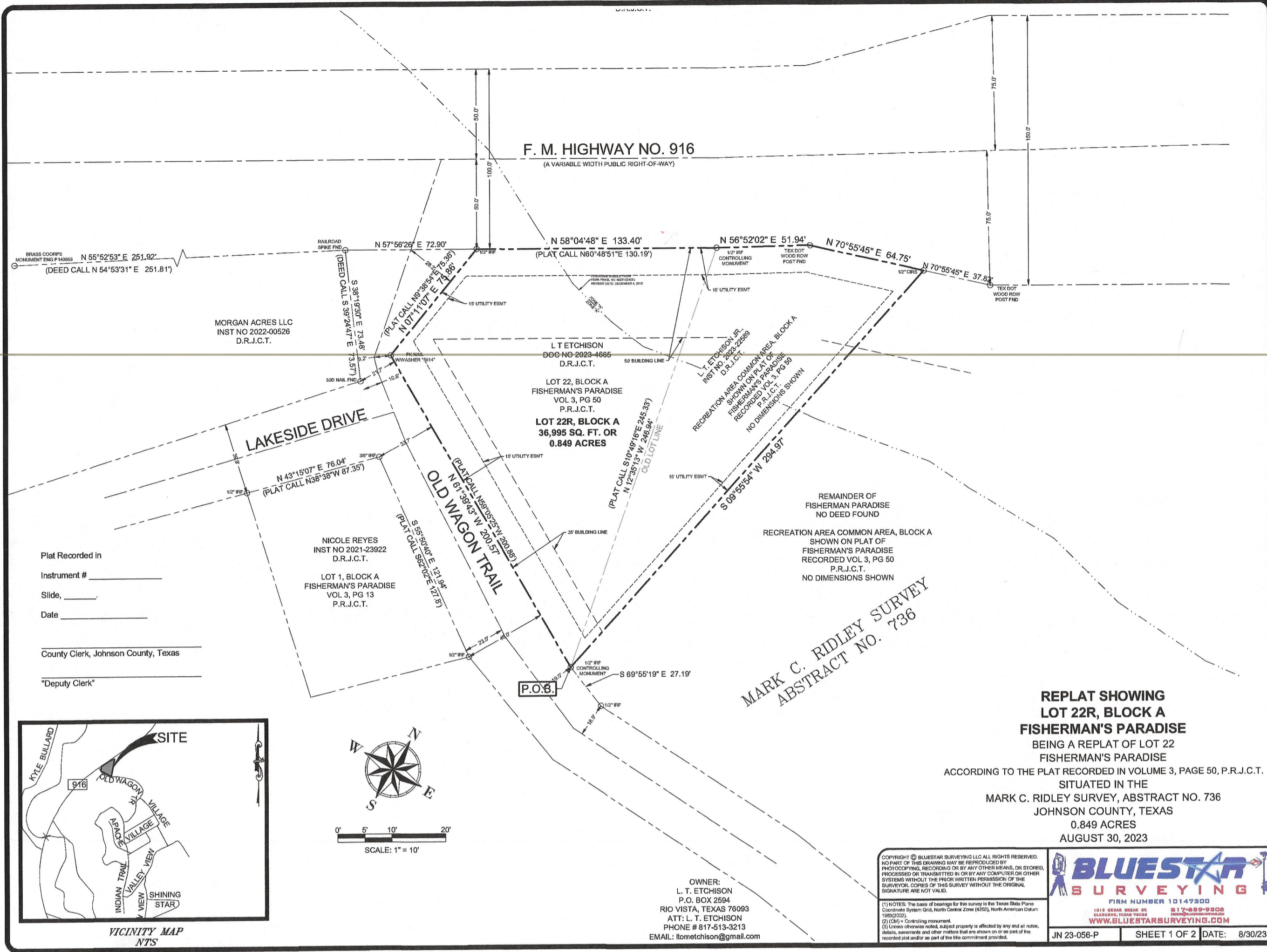
Survey _____ Abstract _____ Acreage 0.849

Request Permitting and platting less than one acre.

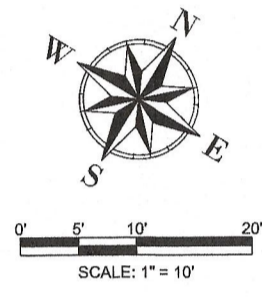
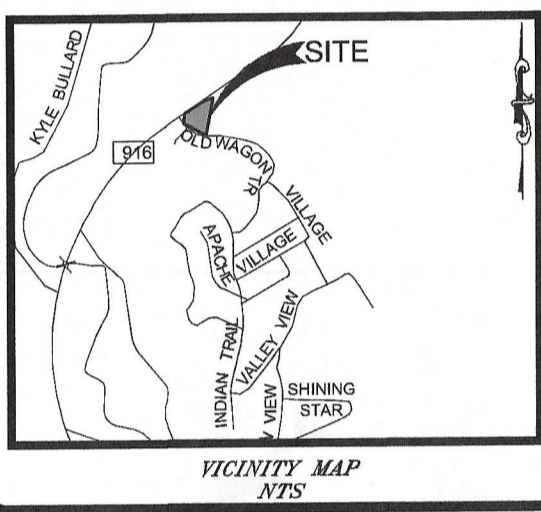
Reason for request Due to less than one acre regulation

Provide the following with this request:

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



Plat Recorded in _____
 Instrument # _____
 Slide, _____
 Date _____
 County Clerk, Johnson County, Texas _____
 "Deputy Clerk" _____



**MARK C. RIDLEY SURVEY
 ABSTRACT NO. 736**

**REPLAT SHOWING
 LOT 22R, BLOCK A
 FISHERMAN'S PARADISE**
 BEING A REPLAT OF LOT 22
 FISHERMAN'S PARADISE
 ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 50, P.R.J.C.T.
 SITUATED IN THE
 MARK C. RIDLEY SURVEY, ABSTRACT NO. 736
 JOHNSON COUNTY, TEXAS
 0.849 ACRES
 AUGUST 30, 2023

OWNER:
 L. T. ETCHISON
 P.O. BOX 2594
 RIO VISTA, TEXAS 76093
 ATT: L. T. ETCHISON
 PHONE # 817-513-3213
 EMAIL: ltoetchison@gmail.com

BLUESTAR SURVEYING
 FIRM NUMBER 10147300
 1010 TEXAS DRIVE, SUITE 100, RIO VISTA, TEXAS 76093
 WWW.BLUESTARSURVEYING.COM
 JUN 23-056-P SHEET 1 OF 2 DATE: 8/30/23

OWNER'S CERTIFICATE

WHEREAS L. T. ETCHISON is the sole owner of a 0.849 acre tract of land situated in the MARK C. RIDLEY SURVEY, ABSTRACT NO. 736, in Johnson County, Texas, being Lot 22, Block A, Fisherman's Paradise, an addition in Johnson County, Texas, recorded in Volume 3, Page 50, Plat Records, Johnson County, Texas, and a portion of Recreation Area Common Area, Block A, as shown on Fisherman's Paradise, an addition in Johnson County, Texas, recorded in Volume 3, Page 50, Plat Records, Johnson County, Texas, being that same tract of land described in a deed to L. T. Etchison, recorded in Instrument Number 2023-4665, and Instrument Number 2023-22589, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Lot 22, Block A, and said Recreation Area Common Area, Block A, said point being in the north right-of-way line of Old Wagon Trail, (a variable width public right-of-way);

THENCE N 81°39'43" W, along the south line of said Lot 22, Block A, and along the north right-of-way line of said Old Wagon Trail, a distance of 200.57 feet to a PK Nail with washer STAMPED "5614" found for the southwest corner of said Lot 22, Block A, said point being the southeast corner clip intersection of said Old Wagon Trail, and F.M. Highway No. 916, (a variable width public right-of-way);

THENCE N 07°11'07" E, along the west line of said Lot 22, Block A, and along said Corner clip intersection, a distance of 75.86 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 22, Block A, the northerly corner clip intersection of said Old Wagon Trail, and F.M. Highway No. 916;

THENCE N 58°04'48" E, along the north line of said Lot 22, Block A, and along the south right-of-way line of said F.M. Highway No. 916, a distance of 133.40 feet to a 1/2 inch iron rod found for the common corner of said Lot 22, Block A, and said Recreation Area Common Area, Block A, same being the common corner of said Etchison tract, recorded in Instrument Number 2023-4665, and said Etchison tract, recorded in Instrument Number 2023-22589;

THENCE N 56°52'02" E, along the north line of said Recreation Area Common Area, Block A, and along the south right-of-way line of said F.M. Highway No. 916, a distance of 51.94 feet to a Texas Department of Transportation wood right-of-way marker found for corner;

THENCE N 70°55'45" E, along the north line of said Recreation Area Common Area, Block A, and along the south right-of-way line of said F.M. Highway No. 916, a distance of 64.75 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being the northeast corner of said Etchison tract, recorded in Instrument Number 2023-22589;

THENCE S 09°55'54" W, along the east line of said Etchison tract, recorded in Instrument Number 2023-22589, and crossing said Recreation Area Common Area, Block A, a distance of 294.97 feet to the **POINT OF BEGINNING**, and containing 36,995 square feet or 0.849 acres of land more or less.

GENERAL NOTES:

This subdivision or any part thereof is not located within the ETJ of any city or town.
 The designation of the proposed use of the area shown on this plat is for Single Family Residential use.
 The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Crest Water Company 817-645-5493
 Electricity: Hilltop Electric Coop 800-338-6425
 Septic: 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. 48251C04251, effective date December 4, 2012, (this property is located in zone "A & X" (Areas determined to be in the flood plain).
 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, impede 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 herein 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 efficiency 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 \$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 reprint 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.

SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (COORDS96).
 2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".

NOTES:
 Right-Of-Way 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: 15' from lot line in front and back; 5' from lot line on the sides.
 Building Lines: 50' from lot line (State Highway & F.M.); 25' from lot line (County Road or Subdivision Roads)

Plat Recorded in _____
 Instrument # _____
 Slide, _____
 Date _____ DAY OF _____, 2023

County Clerk, Johnson County, Texas _____
 County Judge _____

SURVEYOR'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:
 That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, August 30, 2023. The subdivision boundary corners are marked with iron pins as noted.

PRELIMINARY
 RELEASED 08/30/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
 Signature _____
 Date _____

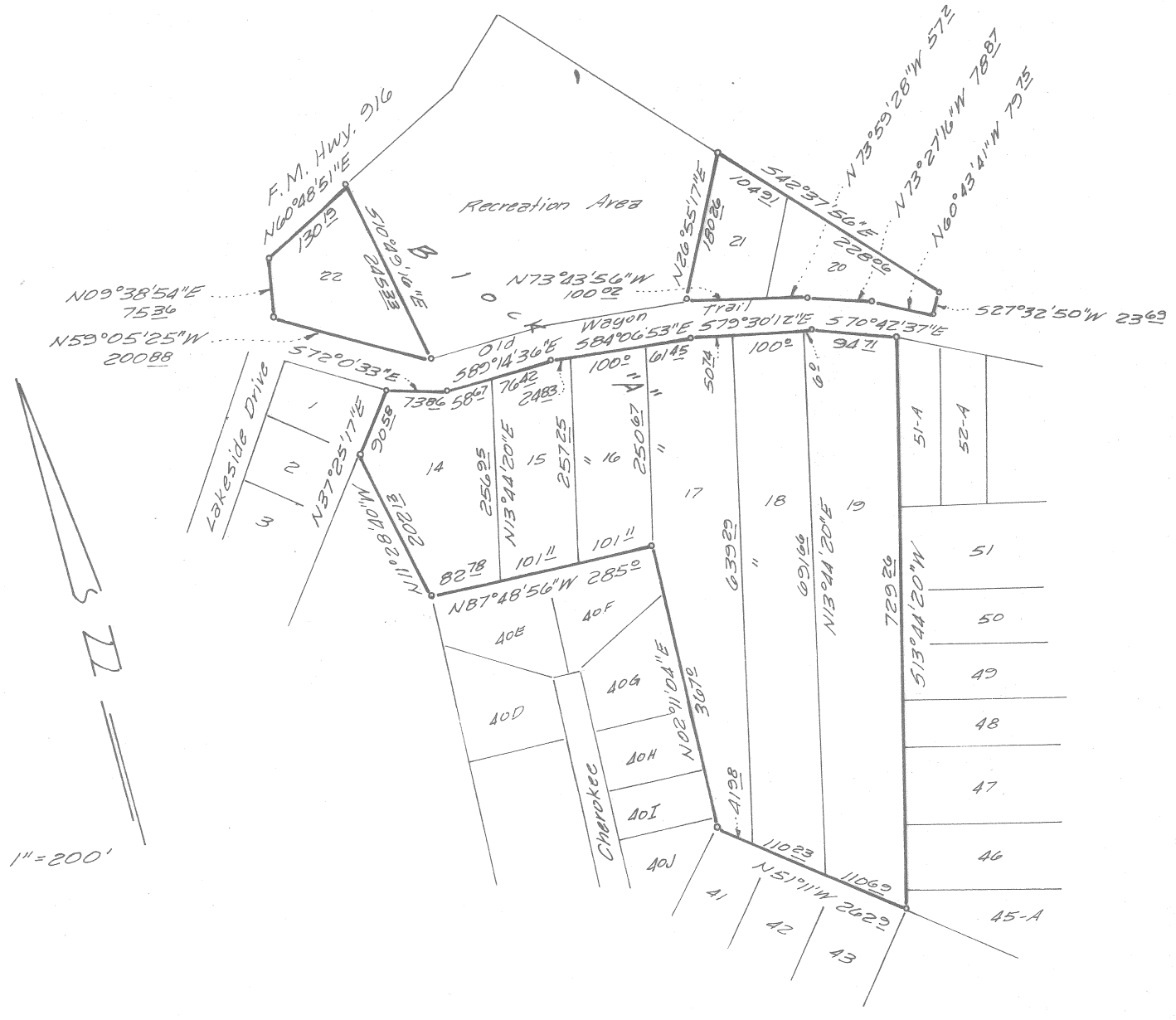
OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
 That L. T. ETCHISON, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as FISHERMAN'S PARADISE, LOT 22R, BLOCK A, 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.
 WITNESS OUR HAND, this _____ day of _____, 2023.
 By: _____
 L. T. Etchison
 STATE OF TEXAS
 COUNTY OF JOHNSON
 BEFORE ME, the undersigned authority, on this day personally appeared L. T. Etchison, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said ownership.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.
 Notary Public in and for
 The State of Texas
 My Commission Expires: _____

**REPLAT SHOWING
 LOT 22R, BLOCK A
 FISHERMAN'S PARADISE**
 BEING A REPLAT OF LOT 22
 FISHERMAN'S PARADISE
 ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 50, P.R.J.C.T.
 SITUATED IN THE
 MARK C. RIDLEY SURVEY, ABSTRACT NO. 736
 JOHNSON COUNTY, TEXAS
 0.849 ACRES
 AUGUST 30, 2023

OWNER:
 L. T. ETCHISON
 P.O. BOX 2594
 RIO VISTA, TEXAS 76093
 ATT: L. T. ETCHISON
 PHONE # 817-513-3213
 EMAIL: ltoetchison@gmail.com

BLUESTAR SURVEYING
 FIRM NUMBER 10147300
 1010 TEXAS DRIVE, SUITE 100, RIO VISTA, TEXAS 76093
 WWW.BLUESTARSURVEYING.COM
 JUN 23-056-P SHEET 2 OF 2 DATE: 8/30/23



FISHERMAN'S PARADISE

Lots 14 thru 22 Block "A"
A Private Road Subdivision

THE STATE OF TEXAS, COUNTY OF JOHNSON
 Before me, the undersigned Notary Public in and for said County, on this day appeared Larry Teague 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 and seal of office this 3 day of Oct, 1983.
[Signature]
 Notary Public in and for Johnson County, Texas

Approved by the Johnson County Commissioners Court this 3 day of Oct, 1983.
[Signature]
 County Judge

Note: Johnson County is not responsible in any manner for construction and/or maintenance of this sub-division including roads.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT LARRY TEAGUE, ET AL, being owner does hereby adopt this plat designating the hereinabove described property as FISHERMAN'S PARADISE, Johnson County, Texas and does hereby reserve the private roads to easements shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed any buildings, fences, trees, shrubs or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement roads, and public shall have the right of ingress or egress to, from and upon the said easement roads for purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective system without the necessity of at any time procuring the permission of anyone.

Witness my hand at Cleburne, Texas this 3 day of Oct, 1983.
[Signature]
 Larry Teague, et al

Recorded at 8:00 A. M. October 17, 1983
 Volume 3 Page 50

ROADS IN THIS SUBDIVISION
 ACCEPTED FOR MAINTENANCE BY ORDER
 OF COMMISSIONERS COURT JOHNSON
 COUNTY MAY 29, 1990
 Vol 1488 pg 349

STARGO, INC.
 P.O. Box 297, Joshua, Tx. 76058
 295-3608



I, Ben B. Sturgot, Registered Public Surveyor No. 1390, State of Texas, do hereby certify that I went upon the ground and surveyed the above property, and find that the improvements lie wholly within the bounds of same, and there are no encroachments, protrusions or easements except as shown.
 Witness my hand and seal of office this...
31st day of August, 1983
[Signature]
 Ben B. Sturgot, Registered Public Surveyor No. 1390, State of Texas

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.

GF 023-56560TATCO

General Warranty Deed

Date: FEBRUARY 23, 2023

Grantor: ALICIA TENNES and husband, NICHOLAS CARPENTER

Grantor's Mailing Address: 913 Clara St Cleburne, TX 76031

Grantee: ~~ETCHISON~~ L.T. G, a single man

Grantee's Mailing Address: P.O. Box 594 Rio Vista TX 76093

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

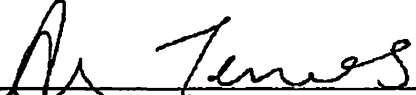
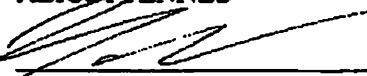
Lot 22, Block A, FISHERMAN'S PARADISE, an addition in Johnson County, Texas, according to the Plat recorded in Volume 3, Page 50, Plat Records of Johnson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

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.

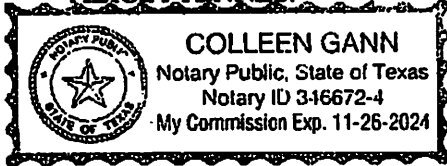
When the context requires, singular nouns and pronouns include the plural.


ALICIA TENNES

NICHOLAS CARPENTER

STATE OF TEXAS)

COUNTY OF JOHNSON)

This instrument was acknowledged before me on the 7th day of FEBRUARY, 2023, by ALICIA TENNES.

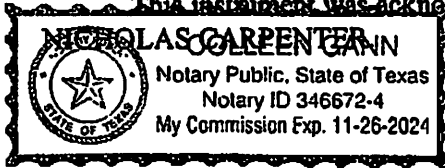


Colleen Gann
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF JOHNSON)

This instrument was acknowledged before me on the 7th day of FEBRUARY, 2023, by



Colleen Gann
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Cain & Kiel, PC
508 N. Ridgeway
Cleburne, Texas 76033
Tel: (817) 645-1717

AFTER RECORDING RETURN TO:

Trinity Abstract & Title Co.
508 N. Ridgeway
Cleburne, Texas 76033
Tel: (817) 760-0738

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 4665

eRecording - Real Property

Warranty Deed

Recorded On: February 27, 2023 08:10 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: 2023 - 4665
Receipt Number: 20230225000003
Recorded Date/Time: February 27, 2023 08:10 AM
User: Leslie S
Station: ccl83

Record and Return To:

Corporation Service Company



**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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED
(Without Title Examination)

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF JOHNSON §

THAT THE UNDERSIGNED, ROGER MONCUS on behalf of FISHERMAN'S PARADISE PROPERTY OWNERS ASSOCIATION, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) Cash, and other consideration from the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto L.T. ETCHISON JR., a married man, as his sole and separate property, whose address is P.O. Box 594, Rio Vista, Texas 76093, herein referred to as "Grantee", whether one or more, the real property described as follows:

Being a 0.330 acre tract of land situated in the Mark C. Ridley Survey, Abstract No. 736, in the City of Rio Vista, Johnson County, Texas, more specifically described on Exhibit A attached hereto.

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

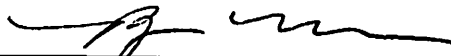
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind

Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Grantee assumes all property taxes of the tract.

EXECUTED this 5th day of August, 2023.

FISHERMAN'S PARADISE PROPERTY OWNERS ASSOCIATION

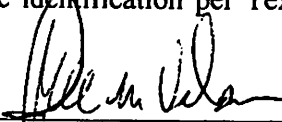


FISHERMAN'S PARADISE PROPERTY OWNERS ASSOCIATION
by Roger Moncus
Its President, Grantor

ACKNOWLEDGMENT

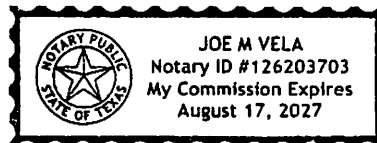
THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

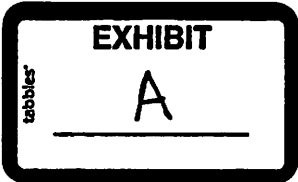
The foregoing instrument was acknowledged before me on the 5 day of August, 2023, by Fisherman's Paradise Property Owners Association by Roger Moncus its President, after presenting proper photographic identification per Texas Civil Practices and Remedies Code §121.005.



Notary Public, State of Texas

After Recording, Return to:
L.T. Etchison Jr.
P.O. Box 594
Rio Vista, TX 76093





BEING a 0.330 acre tract of land situated in the **MARK C. RIDLEY SURVEY, ABSTRACT NO. 736**, in the City of Rio Vista, Johnson County, Texas, Recreation Area Common Area, Block A, Fisherman's Paradise, an addition in the City of Rio Vista, Johnson County, Texas, recorded in Volume 3, Page 50, Plat Records, Johnson County, Texas, being that same tract of land to Fisherman Paradise, (No Deed Found), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Lot 22, Block A of said Fisherman's Paradise, and said Recreation Area Common Area, Block A, said point being in the north right-of-way line of old Wagon Trail (a 40 foot wide public right-of-way);

THENCE N 12°35'13" W, along the common line of said Lot 22, Block A, and said Recreation Area Common Area, Block A, a distance of 246.94 feet to a 1/2 inch iron rod found for the common corner of said Lot 22, Block A, and said Recreation Area Common Area, Block A, said point being in the south right-of-way line of F. M. Highway No. 916 (A variable width public right-of-way);

THENCE N 56°52'02" E, along the north line of said Recreation Area Common Area, Block A, and along the south right-of-way line of F. M. Highway No. 916, a distance of 51.94 feet to a Texas Department of Transportation wood right-of-way marker found for corner;

THENCE N 70°55'45" E, along the north line of said Recreation Area Common Area, Block A, and along the south right-of-way line of F. M. Highway No. 916, a distance of 64.75 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 09°55'54" W, crossing said Recreation Area Common Area, Block A, a distance of 294.97 feet to the **POINT OF BEGINNING**, and containing 14,357 square feet or 0.330 acres of land more or less.

BEING a 0.330 acre tract of land situated in the **MARK C. RIDLEY SURVEY, ABSTRACT NO. 736**, in the City of Rio Vista, Johnson County, Texas, Recreation Area Common Area, Block A, Fisherman's Paradise, an addition in the City of Rio Vista, Johnson County, Texas, recorded in Volume 3, Page 50, Plat Records, Johnson County, Texas, being that same tract of land to Fisherman Paradise, (No Deed Found), and being more particularly described by metes and bounds as follows:

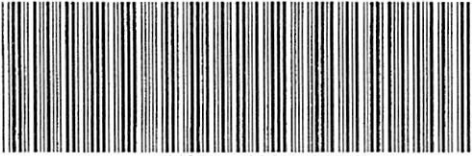
BEGINNING at a 1/2 inch iron rod found for the common corner of said Lot 22, Block A of said Fisherman's Paradise, and said Recreation Area Common Area, Block A, said point being in the north right-of-way line of old Wagon Trail (a 40 foot wide public right-of-way);

THENCE N 12°35'13" W, along the common line of said Lot 22, Block A, and said Recreation Area Common Area, Block A, a distance of 246.94 feet to a 1/2 inch iron rod found for the common corner of said Lot 22, Block A, and said Recreation Area Common Area, Block A, said point being in the south right-of-way line of F. M. Highway No. 916 (A variable width public right-of-way);

THENCE N 56°52'02" E, along the north line of said Recreation Area Common Area, Block A, and along the south right-of-way line of F. M. Highway No. 916, a distance of 51.94 feet to a Texas Department of Transportation wood right-of-way marker found for corner;

THENCE N 70°55'45" E, along the north line of said Recreation Area Common Area, Block A, and along the south right-of-way line of F. M. Highway No. 916, a distance of 64.75 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 09°55'54" W, crossing said Recreation Area Common Area, Block A, a distance of 294.97 feet to the **POINT OF BEGINNING**, and containing 14,357 square feet or 0.330 acres of land more or less.



VG-137-2023-22589

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2023 - 22589

Real Property Recordings

Recorded On: August 11, 2023 03:06 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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 - 22589
Receipt Number: 20230811000193
Recorded Date/Time: August 11, 2023 03:06 PM
User: Leslie S

Record and Return To:

L T ETCHISON JR
P O BOX 594

Station: ccl83

RIO VISTA TX 76093



STATE OF TEXAS
Johnson County

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