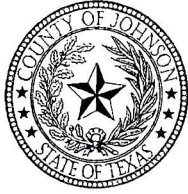


Filed For Record 8:51 AM



# JOHNSON COUNTY COMMISSIONERS COURT

OCT 11 2023

April Long  
County Clerk, Johnson County Texas  
BY act DEPUTY

Christopher Boedeker  
County Judge

Rick Bailey  
Commissioner  
Precinct 1

Kenny Howell  
Commissioner  
Precinct 2

Mike White  
Commissioner  
Precinct 3

Larry Woolley  
Commissioner  
Precinct 4

THE STATE OF TEXAS

§  
§  
§

ORDER 2023-82

COUNTY OF JOHNSON

**LICENSE TO OPERATE A JUNKYARD TO BE LOCATED AT  
980 N. STATE HIGHWAY 174, RIO VISTA, TEXAS,  
BY WHITE RECYCLING GROUP, LLC IN JOHNSON COUNTY, PRECINCT 1**

The Johnson County Commissioners Court met on October 10, 2023 in a regular session and held a public hearing to consider “License to Operate a Junkyard to be located at 980 N. State Highway 174, Rio Vista, Texas, by White Recycling Group, LLC in Johnson County, Precinct 1.”

The Public Hearing was properly published in the Cleburne Times Review on September 26, 2023, on the County website on September 15, 2023. Notice was provided to neighboring landowners via Certified Mail on September 20, 2023.

A motion was made by Commissioner Bailey, Pct. 1 and seconded by Commissioner Howell, Pct. 2 to approve “License to Operate a Junkyard to be located at 980 N. State Highway 174, Rio Vista, Texas, by White Recycling Group, LLC in Johnson County, Precinct 1.”

Said motion was approved by a vote of the Commissioners Court on the 10<sup>th</sup> day of October, 2023.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this Order for the “License to Operate a Junkyard to be located at 980 N. State Highway 174, Rio Vista, Texas, by White Recycling Group, LLC in Johnson County, Precinct 1.”

WITNESS OUR HAND THIS THE 10<sup>th</sup> DAY OF OCTOBER, 2023.

Chris Boede  
**Christopher Boedeker, Johnson County Judge**  
Voted:  yes,  no,  abstained

Rick Bailey  
**Rick Bailey, Comm. Pct. 1**  
Voted:  yes,  no,  abstained

Kenny Howell  
**Kenny Howell, Comm. Pct. 2**  
Voted:  yes,  no,  abstained

Mike White  
**Mike White, Comm. Pct. 3**  
Voted:  yes,  no,  abstained

Larry Woolley  
**Larry Woolley, Comm. Pct. 4**  
Voted:  yes,  no,  abstained

April Long  
**ATTEST: April Long, County Clerk**



**AGENDA PLACEMENT FORM**


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

Date: September 27, 2023

Meeting Date: October 10, 2023

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:  


<b>Court Decision:</b> This section to be completed by County Judge's Office
<b>COMMISSIONERS COURT</b>
<b>OCT 10 2023</b>
<b>Approved</b>

**Description:**

Public Hearing for Application to Operate a Junkyard at 980 N State Highway 174, by White Recycling Group LLC. Precinct 1  
Consideration of order 2023-82, Order Approving Application to Operate a Junkyard at 980 N State Highway 174, by White Recycling Group LLC. 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: (check one)

Action Item     Consent     Workshop     Executive     Other \_\_\_\_\_

Check All Departments That Have Been Notified:

County Attorney     IT     Purchasing     Auditor  
 Personnel     Public Works     Facilities Management

Other Department/Official (list) \_\_\_\_\_

**Please List All External Persons Who Need a Copy of Signed Documents  
In Your Submission Email**

# Johnson County

## Junkyard, Automotive Wrecking & Salvage Yard

### License Application

License Application #  
(for office use only)

OL-00005

Date: 8.25.23

Name of Applicant: FCRC- Rio Vista

Mailing Address: 980 174 N Rio Vista TX 76093

Phone Number: (817) 612-4988 Email address: seymoracleaver@gmail.com

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

Timon White

8100 Mansfield Hwy Snt B Kennedale TX 76060

Phone Number: (682) 218 8092 Email address: timonwhite@yahoo.com

Exact Legal Name of Proposed Business: Fast Cash Recycling Center, LLC

Is proposed business a corporation, partnership or sole proprietorship?

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

Property Address: 980 N 174 Rio Vista TX 76093  
(Attach scale map and legal description of property)

Nature of proposed license:

Automotive Wrecking & Salvage Yard

Junkyard Type of Junk to be handled: recycling of metal

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

metal solid fence

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

  
Signature & Title or Corporate Capacity of Applicant

8.25.23  
Date

Seymora Cleaver Agent  
Corporation Name if Applicable

\_\_\_\_\_  
Signature of Property Owner (if different than applicant)

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

Form 205  
(Revised 05/11)

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512 463-5709  
Filing Fee: \$300



This space reserved for office use.

**Certificate of Formation  
Limited Liability Company**

**Article 1 – Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**FCRC RIO VISTA, LLC**

The name must contain the words "limited liability company," "limited company," or an abbreviation of one of these phrases.

**Article 2 – Registered Agent and Registered Office**  
(See instructions. Select and complete either A or B and complete C.)

A. The initial registered agent is an organization (cannot be entity named above) by the name of:

**IMAGE INTEGRATORS INC**

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

*First Name* *M.I.* *Last Name* *Suffix*

C. The business address of the registered agent and the registered office address is:

**6731 BRIDGE STREET** **FORT WORTH** **TX** **76112**  
*Street Address* *City* *State* *Zip Code*

**Article 3—Governing Authority**

(Select and complete either A or B and provide the name and address of each governing person.)

A. The limited liability company will have managers. The name and address of each initial manager are set forth below.

B. The limited liability company will not have managers. The company will be governed by its members, and the name and address of each initial member are set forth below.

GOVERNING PERSON 1			
NAME (Enter the name of either an individual or an organization, but not both.)			
IF INDIVIDUAL			
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>
OR			
IF ORGANIZATION			
<b>WHITE RECYCLING GROUP, LLC</b>			
<i>Organization Name</i>			
ADDRESS			
<b>6731 BRIDGE STREET STE 505</b>	<b>FORT WORTH</b>	<b>TX</b>	<b>USA 76112</b>
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i> <i>Zip Code</i>

signed (option B). The effectiveness of the instrument also may be delayed on the occurrence of a future event or fact, other than the passage of time (option C). If option C is selected, you must state the manner in which the event or fact will cause the instrument to take effect and the date of the 90<sup>th</sup> day after the date the instrument is signed. In order for the certificate to take effect under option C, the entity must, within ninety (90) days of the filing of the certificate, file a statement with the secretary of state regarding the event or fact pursuant to section 4.055 of the BOC.

On the filing of a document with a delayed effective date or condition, the computer records of the secretary of state will be changed to show the filing of the document, the date of the filing, and the future date on which the document will be effective or evidence that the effectiveness was conditioned on the occurrence of a future event or fact. In addition, at the time of such filing, the status of the entity will be shown as "in existence" on the records of the secretary of state.

- **Execution:** The organizer must sign the certificate of formation, but it does not need to be notarized. However, before signing, please read the statements on this form carefully. The designation or appointment of a person as registered agent by an organizer is an affirmation that the person named in the certificate of formation has consented to serve in that capacity. (BOC § 5.2011, effective January 1, 2010)

*A person commits an offense under section 4.008 of the BOC if the person signs or directs the filing of a filing instrument the person knows is materially false with the intent that the instrument be delivered to the secretary of state for filing. The offense is a Class A misdemeanor unless the person's intent is to harm or defraud another, in which case the offense is a state jail felony.*

- **Payment and Delivery Instructions:** The filing fee for a certificate of formation for an LLC is \$300. Fees may be paid by personal checks, money orders, LegalEase debit cards, or American Express, Discover, MasterCard, and Visa credit cards. Checks or money orders must be payable through a U.S. bank or financial institution and made payable to the secretary of state. Fees paid by credit card are subject to a statutorily authorized convenience fee of 2.7 percent of the total fees.

Submit the completed form in duplicate along with the filing fee. The form may be mailed to P.O. Box 13697, Austin, Texas 78711-3697; faxed to (512) 463-5709; or delivered to the James Earl Rudder Office Building, 1019 Brazos, Austin, Texas 78701. If a document is transmitted by fax, credit card information must accompany the transmission (Form 807). On filing the document, the secretary of state will return the appropriate evidence of filing to the submitter together with a file-stamped copy of the document, if a duplicate copy was provided as instructed.

- **FYI:** An LLC is required to maintain a registered agent and a registered office address in Texas. If the registered agent or registered office address changes, it is important to file a statement with the secretary of state to effect a change to the certificate of formation. Failure to maintain a registered agent and registered office may result in the involuntary termination of the LLC.

Revised 05/11

**Office Address Requirements:** The registered office address must be located at a street address where service of process may be personally served on the entity's registered agent during normal business hours. Although the registered office is not required to be the entity's principal place of business, the registered office may not be solely a mailbox service or telephone answering service (BOC § 5.201).

- **Article 3—Governing Authority:** The certificate of formation must state whether the LLC will or will not have managers. If the LLC will have managers, select option A and provide the name and address of each initial manager in the space provided. If the LLC will not have managers, select option B and provide the name and address of each initial member of the LLC in the space provided. A minimum of one person is required.

If the governing person is an individual, set forth the name of the individual in the format specified. Do not use prefixes (e.g., Mr., Mrs., Ms.). Use the suffix box only for titles of lineage (e.g., Jr., Sr., III) and not for other suffixes or titles (e.g., M.D., Ph.D.). If the governing person is an organization, set forth the legal name of the organization. For each governing person, only one name should be entered. Do not include both the name of an individual and the name of an organization. An address is always required for each governing person.

Please note that a document on file with the secretary of state is a public record that is subject to public access and disclosure. When providing address information for a manager or member, use a business or post office box address rather than a residence address if privacy concerns are an issue.

- **Article 4—Purpose:** An LLC may be formed for any lawful purpose or purposes not expressly prohibited under chapter 2 of title 1 or title 3 of the BOC. This form provides for the creation of an LLC with a general purpose. Please note that while the BOC allows a general purpose, other laws, including the Internal Revenue Code, may require that the certificate of formation include more specific purposes or language as a basis for granting a license or tax-exempt or tax-deductible status. The additional space provided in the "Supplemental Provisions/Information" section may be used to set forth a more specific purpose or purposes.

This form cannot be used to engage in a licensed activity when such license cannot be issued to the LLC. To form a professional limited liability to provide a professional service use Form 206.

- **Supplemental Provisions/Information:** Additional space has been provided for additional text to an article within this form or to provide for additional articles to contain optional provisions.

**Duration:** Pursuant to section 3.003 of the BOC, a Texas LLC exists perpetually unless provided otherwise in the certificate of formation. If formation of an LLC with a stated period of duration is desired, use the "Supplemental Provisions/Information" section of this form to provide for a limited duration.

- **Organizer:** Only one organizer is required for the formation of an LLC. An organizer may be any person having the capacity to contract for the person or for another; that is, a natural person 18 years of age or older, or a corporation or other legal entity. There are no residency requirements for an organizer.
- **Effectiveness of Filing:** A certificate of formation becomes effective when filed by the secretary of state (option A). However, pursuant to sections 4.052 and 4.053 of the BOC the effectiveness of the instrument may be delayed to a date not more than ninety (90) days from the date the instrument is



**Form 205—General Information  
(Certificate of Formation—Limited Liability Company)**

**The attached form is designed to meet minimal statutory filing requirements pursuant to the relevant code provisions. This form and the information provided are not substitutes for the advice and services of an attorney and tax specialist.**

**Commentary**

The limited liability company (hereinafter LLC) is neither a corporation nor a partnership; rather, it is a distinct type of entity. An LLC is governed by title 3, chapter 101 of the Texas Business Organizations Code (BOC). Title 1, chapter 3, subchapter A of the BOC governs the formation of an LLC and sets forth the provisions required or permitted to be contained in the certificate of formation.

The owners of an LLC are called “members.” An LLC may have one or more members. Members may be individuals, partnerships, corporations, and any other type of legal entity.

**Taxes:** LLCs are subject to a state franchise tax. Contact the Texas Comptroller of Public Accounts, Tax Assistance Section, Austin, Texas, 78774-0100, (512) 463-4600 or (800) 252-1381 for franchise tax information. For information relating to federal employer identification numbers, federal income tax filing requirements, tax publications, and forms call (800) 829-3676 or visit the Internal Revenue Service web site at [www.irs.gov](http://www.irs.gov).

**Instructions for Form**

- **Article 1—Entity Name and Type:** Provide a company name and organizational designation. Under section 5.053 of the BOC, if the name chosen is the same as, deceptively similar to, or similar to the name of any existing domestic or foreign filing entity, or any name reservation or registration filed with the secretary of state, the document cannot be filed. The administrative rules adopted for determining entity name availability (Texas Administrative Code, title 1, part 4, chapter 79, subchapter C) may be viewed at [www.sos.state.tx.us/tac/index.shtml](http://www.sos.state.tx.us/tac/index.shtml). If you wish the secretary of state to provide a preliminary determination on name availability, you may call (512) 463-5555, dial 7-1-1 for relay services, or e-mail your name inquiry to [corpinfo@sos.state.tx.us](mailto:corpinfo@sos.state.tx.us). A final determination cannot be made until the document is received and processed by the secretary of state. Do not make financial expenditures or execute documents based on a preliminary clearance. Also note that the preclearance of a name or the issuance of a certificate of formation under a name does not authorize the use of a name in violation of another person’s rights to the name.
- **Article 2—Registered Agent and Registered Office:** The registered agent can be either (option A) a domestic entity or a foreign entity that is registered to do business in Texas or (option B) an individual resident of the state. The limited liability company cannot act as its own registered agent; do not enter the limited liability company name as the name of the registered agent.

**Consent:** Effective January 1, 2010, a person designated as the registered agent of an entity must have consented, either in a written or electronic form, to serve as the registered agent of the entity. Although consent is required, a copy of the person’s written or electronic consent need not be submitted with the certificate of formation. *The liabilities and penalties imposed by sections 4.007 and 4.008 of the BOC apply with respect to a false statement in a filing instrument that names a person as the registered agent of an entity without that person’s consent.* (BOC § 5.207)

<b>GOVERNING PERSON 2</b>			
<b>NAME</b> (Enter the name of either an individual or an organization, but not both.)			
<b>IF INDIVIDUAL</b>			
<b>TIMON</b>	<b>D</b>	<b>WHITE</b>	
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>
<b>OR</b>			
<b>IF ORGANIZATION</b>			
<i>Organization Name</i>			
<b>ADDRESS</b>			
<b>6731 BRIDGE STREET STE 505</b>	<b>FORT WORTH</b>	<b>TX</b>	<b>USA 76112</b>
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country Zip Code</i>

<b>GOVERNING PERSON 3</b>			
<b>NAME</b> (Enter the name of either an individual or an organization, but not both.)			
<b>IF INDIVIDUAL</b>			
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>
<b>OR</b>			
<b>IF ORGANIZATION</b>			
<i>Organization Name</i>			
<b>ADDRESS</b>			
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country Zip Code</i>

#### Article 4 – Purpose

The purpose for which the company is formed is for the transaction of any and all lawful purposes for which a limited liability company may be organized under the Texas Business Organizations Code.

#### Supplemental Provisions/Information

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

The Company purpose is to operate a recycling center in Rio Vista Texas. The company operations will comply with all laws within the state of Texas. Company will primarily recycle dry goods, ferrous and non-ferrous metals and electronics.

**Organizer**

The name and address of the organizer:

WHITE RECYCLING GROUP, LLC

Name

6731 BRIDGE STREET STE 505

Street or Mailing Address

FORT WORTH

City

TX 76112

State Zip Code

**Effectiveness of Filing** (Select either A, B, or C.)

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized to execute the filing instrument.

Date: MARCH 21, 2019

  
Signature of organizer

WHITE RECYCLING GROUP, LLC - TIIMON D WHITE

Printed or typed name of organizer

Date of this notice: 04-03-2019

Employer Identification Number:  
83-4272940

Form: SS-4

Number of this notice: CP 575 A

FCRC RIO VISTA  
§ MANAGER  
980 N HIGHWAY 174  
RIO VISTA, TX 76093

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-4272940. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

04/15/2020

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

**IMPORTANT INFORMATION FOR S CORPORATION ELECTION:**

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at [www.irs.gov](http://www.irs.gov) for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is FCRC. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

(IRS USE ONLY) 575A

04-03-2019 FCRC B 9999999999 SS-4

Keep this part for your records.

CP 575 A (Rev. 7-2007)

Return this part with any correspondence  
so we may identify your account. Please  
correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number    Best Time to Call  
(         )                                -

DATE OF THIS NOTICE: 04-03-2019  
EMPLOYER IDENTIFICATION NUMBER: 83-4272940  
FORM: SS-4                                NOBOD

INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023  
|||

FCRC RIO VISTA  
& MANAGER  
980 N HIGHWAY 174  
RIO VISTA, TX 76093

\*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

# Johnson County

Becky Ivey  
Johnson County Clerk  
Cleburne, TX

---

Document Number: 2018-21212

Recorded As : ERX-WARRANTY DEED

Recorded On: July 31, 2018

Recorded At: 11:14:35 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-

Indirect-

Receipt Number: 137022

Processed By: Linda Bailey

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\*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\*

---



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

*Becky Ivey*

BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

Capital Title  
GF# 18- 369122 CB 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: July 26<sup>th</sup> 2018

Grantor: Johnny Ford and Brandon Ford, both single persons

Grantor's Mailing Address: 319 S. Fox Ln Burleson, TX 76028

Grantee: White Recycling Group, LLC

Grantee's Mailing Address: 8805 Summit Point Ct. Fort Worth, TX 76179

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

Property (including any improvements):

BEING THAT SAME PARCEL DESCRIBED IN DEED FROM DURHAM ENTERPRISES, INC., TO JOHNNY FORD, ET AL, DATED APRIL 23, 2014, FILED APRIL 25, 2014, RECORDED IN DOCUMENT NO. 8330, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THAT CERTAIN CALLED TRACT OR PARCEL OF LAND SITUATED IN THE JAMES H. POINDEXTER SURVEY, ABSTRACT NO. 707, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 10.265 ACRE TRACT OF LAND AS CONVEYED BY GARY ESTES, HENRY LONG AND HAROLD MCKEE TO DURHAM ENTERPRISES, INC. BY THE DEED RECORDED IN VOLUME 4037, PAGE 479, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED (STAMPED "RPLS 5614") 1/2" IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ROD FOUND ON A NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, SAID IRON ROD FOUND FOR A SOUTHWESTERLY CORNER OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO BRANDON FORD BY THE DEED RECORDED AS INSTRUMENT NO. 2013.12550, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND SAID IRON ROD FOUND ON A SOUTHWESTERLY LINE OF SAID DURHAM 10.265 ACRE TRACT OF LAND;

THENCE NORTH 56 DEGREES 29 MINUTES 31 SECONDS EAST, ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND SAID 2.000 ACRE TRACT, A DISTANCE OF 438.00 FEET, TO A CAPPED (STAMPED "RPLS 5614") 1/2" IRON ROD FOUND FOR AN INSET CORNER OF THE HEREIN DESCRIBED TRACT, AND SAID IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID 2.000 ACRE TRACT;

THENCE NORTH 02 DEGREES 07 MINUTES 31 SECONDS WEST, ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND SAID 2.000 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 93.19 FEET, TO A CAPPED (STAMPED "RPLS 5614") 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD FOUND BEING THE NORTHEAST CORNER OF SAID 2.000 ACRE TRACT SAID IRON ROD FOUND BEING SET ON THE NORTHERLY LINE OF SAID DURHAM 10.265 ACRE TRACT, AND SAID IRON ROD FOUND BEING ON A SOUTHERLY LINE OF THAT CERTAIN CALLED 4.00 ACRE TRACT OF LAND AS CONVEYED TO STEVE EDWARDS AND WIFE, JANICE EDWARDS, BY THE DEED RECORDED IN VOLUME 2627, PAGE 722, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS;



THENCE NORTH 87 DEGREES 52 MINUTES 29 SECONDS EAST, ALONG A COMMON LINE BETWEEN SAID DURHAM 10.265 ACRE TRACT AND SAID EDWARDS 4.00 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 588.44 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD FOUND ON THE EASTERLY LINE OF SAID 10.265 ACRE TRACT, SAID IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID EDWARDS 4.00 ACRE TRACT OF LAND AND SAID IRON ROD FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF G.C.&S.F. RAILROAD;

THENCE SOUTH 01 DEGREES 39 MINUTES 06 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID DURHAM 10.265 ACRE TRACT AND ALONG THE WESTERLY RIGHT-OF-WAY OF SAID G.C.&S.F. RAILROAD. AND GENERALLY ALONG A FENCE, A DISTANCE OF 277.78 FEET, TO A CAPPED (STAMPED "RPLS 5614") 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND SAID IRON ROD SET BEING THE RESTORED NORTHEAST CORNER OF THAT CERTAIN CALLED 3.819 ACRE TRACT OF LAND CONVEYED TO DOUD LAND COMPANY, LLC, BY THE DEED RECORDED IN VOLUME 4606, PAGE 290, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 15 MINUTES 05 SECONDS WEST, ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND SAID 3.819 ACRE TRACT AND GENERALLY ALONG A FENCE, A DISTANCE OF 842.98 FEET TO A CAPPED (STAMPED "RPLS 5614") 1/2" IRON ROD FOUND FOR AN INSET CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND SAID IRON ROD FOUND BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 3.819 ACRE TRACT OF LAND;

THENCE SOUTH 58 DEGREES 29 MINUTES 31 SECONDS WEST, ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND SAID 3.819 ACRE TRACT, A DISTANCE OF 126.27 FEET, TO A PK NAIL WITH A WASHER-STAMPED "RPLS 5614" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID PK NAIL SET BEING THE RESTORED MOST WESTERLY NORTHWEST CORNER OF SAID 3.819 ACRE TRACT, SAID PK NAIL SET ON THE SOUTHWESTERLY LINE OF SAID DURHAM 10.265 ACRE TRACT, AND SAID PK NAIL SET BEING ON A NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174;

THENCE NORTH 31 DEGREES 42 MINUTES 51 SECONDS WEST, ALONG A NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174 AND ALONG A SOUTHWESTERLY LINE OF SAID DURHAM 10.265 ACRE TRACT, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.446 ACRES OF LAND MORE OR LESS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

EXECUTED this 20th day of July, 2018.

Johnny Ford  
Johnny Ford

Brandon Ford  
Brandon Ford

THE STATE OF TX §  
COUNTY OF TARRANT §

The foregoing instrument was acknowledged before me on the 20th day of July, 2018 by Johnny Ford and Brandon Ford.



R. Heckler  
NOTARY PUBLIC, STATE OF  
TEXAS

AFTER RECORDING, RETURN TO:  
White Recycling Group LLC  
8205 Summit Point Ct.  
Fort Worth, Tx. 76179

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















OCT 10 2023

## NOTICE OF PUBLIC HEARING

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

### **License to Operate Junkyard**

To be located at 980 N. Hwy 174, Rio Vista, Texas

At: **9:00 o'clock a.m.** on: **October 10, 2023** in the  
Commissioners' Courtroom on the second floor  
of the Johnson County Courthouse  
2 North Main Street, Cleburne, Texas

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

September 26, 2023

Published on Johnson County webpage September 15, 2023

Certified Letters to surrounding properties within 1000 ft were mailed on September 20<sup>th</sup>, 2023