

**AGENDA PLACEMENT FORM**

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

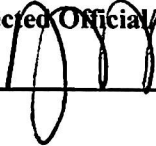
Date: November 13, 2023

Meeting Date: November 27, 2023

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



<p align="center"><b>Court Decision:</b> This section to be completed by County Judge's Office</p> <p align="center">COMMISSIONERS COURT</p> <p align="center">NOV 27 2023</p> <p align="center"><b>Approved</b></p>
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**Description:**

Consideration of Variance to allow permitting for Residential Development and OSSF on a Lot less than 1 Acre in Precinct 2.

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(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 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 Ilda Guadalupe Limon Juarez Date 11-6-23

Phone Number 817 705 0764

Email Address marisolcastilleja30@icloud.com

Property Information for Variance Request:

Property 911 address 3612 sparks Ln crowley

Subdivision name Bellmanor Estates Block          Lot 29

Survey 5513 Abstract 29 Acreage 0.73

Request Development permit and septic permit

Reason for request Septic - less than 1 Acre

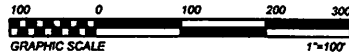
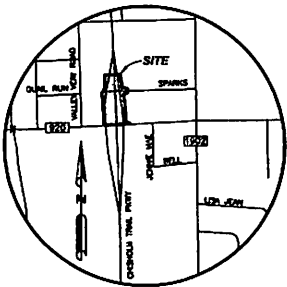
To Park mobile Home less than 1 Acre

Provide the following with this request:

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

**VICINITY MAP**

NOT TO SCALE

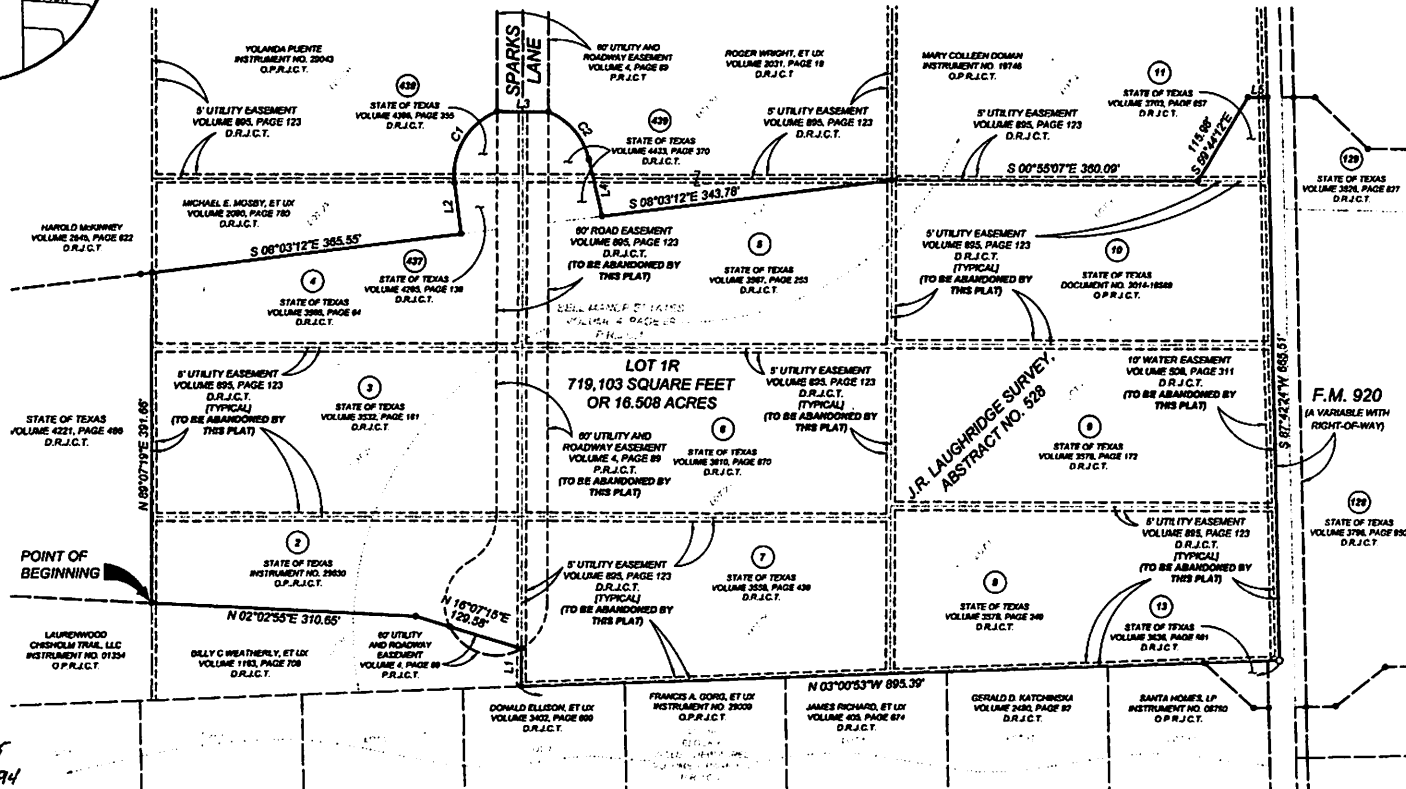


**LINE TABLE**

Course	Bearing	Distance
L1	N 89°11'22" E	44.32'
L2	N 81°58'45" E	50.32'
L3	S 03°33'07" E	50.00'
L4	S 78°07'47" W	58.87'
L5	S 00°59'57" E	23.34'

**CURVE TABLE**

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	80.00'	61.66'	105.34'	75°28'43"	71°37'11"	97.69'	S 60°19'51" E
C2	80.00'	41.37'	76.36'	54°41'17"	71°37'11"	73.49'	S 49°47'05" W



Filed for Record 11-24-15  
 Volume 10 Page 903  
 Book 2-294  
 See Key Plan  
 Leslie Abner

**LEGEND**

- FOUND 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE
- FD FOUND
- SET 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" (UNLESS NOTED OTHERWISE)
- Ⓣ TEXAS DEPARTMENT OF TRANSPORTATION PARCEL NUMBER

**OWNER**

STATE OF TEXAS  
 125 EAST 11TH STREET  
 AUSTIN, TEXAS 78701  
 PHONE: 817-370-4300

SHEET 1 OF 2

DATE: 10/09/2015

DRAWN BY: MWC

CHECKED BY: MLL

FILE: 10181.CRD

JOB NO.: 10161

**MARSHALL LANCASTER & ASSOCIATES, INC.**

CONSULTING LAND SURVEYORS

commercial, retail and industrial construction surveying

land title surveys · topography · subdivision platting

1884 North Norwood Drive, Suite E, Hurst, TX 76054

metro (817) 288-8000 fax (817) 282-2231 www.mla-survey.com

firm no. 10045100

THE SOLE PURPOSE OF THIS REPLAT IS TO ABANDON EXISTING EASEMENTS AS SHOWN HEREON AND INCLUDE OWNER'S SIGNATURE.

AMENDED FINAL PLAT OF

LOT 1R

BELL MANOR ESTATES

BEING A REPLAT OF

LOTS 1 THRU 4 AND LOTS 24 THRU 29

AN ADDITION TO JOHNSON COUNTY, TEXAS,

BEING 16,508 ACRES SITUATED

IN THE J.R. LAUGHRIDGE SURVEY,

ABSTRACT NO. 528, JOHNSON COUNTY, TEXAS

## GENERAL NOTES

1. REBARMS ARE BASED ON HAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE WITH ALL DISTANCES AND COORDINATES ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00012, AS SHOWN ON PLANS FOR TDDOT STATE HIGHWAY 121, PREPARED BY GORRONDONA & ASSOCIATES, INC., DATED APRIL 2004.
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON JOHNSON COUNTY APPRAISAL DISTRICTS WEBSITE (WWW.JOHNSONCAD.COM)
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF TITLE REPORT, EASEMENTS AND OTHER TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS DOWBET.
4. ALL OF LOT 1R, BELL MANOR ESTATES IS INTENDED FOR PUBLIC USE.
5. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
6. NO UTILITIES TO BE PROVIDED TO LOT 1R, BELL MANOR ESTATES.
7. 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 IMPROVED BY THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULT IN QUESTIONABLE OR UNSAFTY 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 FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 482510000L REVISION DATE DECEMBER 4, 2012, THE SUBJECT PROPERTY (SEE LEGAL DESCRIPTION SHOWN HEREON) APPEARS TO LIE WITHIN:

ZONE "X" (NOT SHADED ON PANEL) DEEMED THEREIN AS

"OTHER AREAS" AREAS DETERMINED TO BE OUTSIDE 300 YEAR FLOOD PLAN"

THE ABOVE INFORMATION WAS DERIVED FROM FEMA'S WEB SITE. THE REFERENCED FLOOD INSURANCE RATE MAP HAS THE CURRENT MAP ACCORDING TO SAID WEB SITE INCLUDING THE REVISIONS OF THIS SURVEY. ADDITIONAL RESEARCH INTO LETTERS OF MAP REVISION, AMENDMENT, OR ANY OTHER INFORMATION ON SAID WEB SITE WAS NOT PERFORMED. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "WFIP". 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 CANALS, OR OTHER SURFACES OR SURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIES OR ADDRESSED AS PART OF THE "WFIP".

FLOODING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE 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, CURB, 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 LAWS 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 ADJACENT OR DOWNSTREAM PROPERTY OWNER OF 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 OR 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.

### 10. 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.

### 11. UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLDING, 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.

## OWNER

STATE OF TEXAS  
123 EAST 11TH STREET  
AUSTIN, TEXAS 78701  
PHONE: 817-370-4500

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND BEING SITUATED IN THE J.R. LAUGHBRIDGE SURVEY, ABSTRACT NO. 528, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 2 IN A JUDGMENT TO THE STATE OF TEXAS, AS RECORDED IN INSTRUMENT NO. 2963, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 10 IN A JUDGMENT TO THE STATE OF TEXAS, AS RECORDED IN DOCUMENT NO. 2014-2858, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 1533, PAGE 181, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 4 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 3566, PAGE 84, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 437 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 4285, PAGE 138, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 438 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 4386, PAGE 355, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 439 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 4488, PAGE 370, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 5 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 2567, PAGE 233, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 6 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 3610, PAGE 870, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 7 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 3578, PAGE 172, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 11 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN AND VOLUME 3705, PAGE 637, JOHNSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE ALONG THE NORTH LINE OF SAID PARCELS 2, 3, AND 4 NORTH 89 DEGREES 07 MINUTES 19 SECONDS EAST A DISTANCE OF 391.65 FEET TO A 3 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE ALONG THE EAST LINE OF SAID PARCEL 4, SOUTH 08 DEGREES 03 MINUTES 12 SECONDS EAST A DISTANCE OF 285.55 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE NORTHWEST CORNER OF SAID PARCEL 437;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 437, NORTH 81 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 80.34 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 80.00 FEET;

THENCE ALONG THE NORTH LINE OF SAID PARCELS 437 AND 438 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 26 MINUTES 43 SECONDS, AN ARC LENGTH OF 105.84 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 60 DEGREES 19 MINUTES 51 SECONDS EAST, A DISTANCE OF 97.89 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE NORTHEAST CORNER OF SAID PARCEL 438;

THENCE ALONG THE EAST LINE OF PARCELS 438 AND 439, SOUTH 00 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 80.00 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 80.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 439 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54 DEGREES 41 MINUTES 17 SECONDS, AN ARC LENGTH OF 76.56 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 48 DEGREES 19 MINUTES 51 SECONDS WEST, A DISTANCE OF 73.49 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE SOUTHWEST CORNER OF SAID PARCEL 439;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 78 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 68.80 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE SOUTHWEST CORNER OF SAID PARCEL 439; AND BEING ON THE EAST LINE OF SAID PARCEL 439;

THENCE ALONG THE EAST LINE OF SAID PARCEL 439, SOUTH 08 DEGREES 03 MINUTES 12 SECONDS EAST A DISTANCE OF 347.78 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE NORTHEAST CORNER OF SAID PARCEL 10;

THENCE ALONG THE EAST LINE OF SAID PARCEL 10, SOUTH 00 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 360.09 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE NORTHWEST CORNER OF SAID PARCEL 11;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 11, SOUTH 39 DEGREES 44 MINUTES 12 SECONDS EAST A DISTANCE OF 115.88 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE NORTHEAST CORNER OF SAID PARCEL 11;

THENCE ALONG THE EAST LINE OF SAID PARCEL 11, SOUTH 00 DEGREES 35 MINUTES 57 SECONDS EAST A DISTANCE OF 73.34 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE SOUTHEAST CORNER OF SAID PARCEL 11;

THENCE ALONG THE SOUTH LINE OF PARCELS 11, 10, 9, AND 8, SOUTH 87 DEGREES 42 MINUTES 24 SECONDS WEST A DISTANCE OF 645.51 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "M&L 4015 4873" SET AT THE SOUTHWEST CORNER OF SAID PARCEL 8;

THENCE ALONG THE WEST LINE OF SAID PARCELS 8 AND 7, NORTH 03 DEGREES 00 MINUTES 53 SECONDS WEST A DISTANCE OF 895.39 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE NORTHWEST CORNER OF SAID PARCEL 7;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 7, NORTH 89 DEGREES 12 MINUTES 22 SECONDS EAST A DISTANCE OF 44.33 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND AT THE SOUTHWEST CORNER OF PARCEL 2;

THENCE ALONG THE WEST LINE OF SAID PARCEL 2, NORTH 18 DEGREES 07 MINUTES 15 SECONDS EAST A DISTANCE OF 129.54 FEET TO A 5 INCH BRASS DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." IN CONCRETE FOUND;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 02 DEGREES 02 MINUTES 35 SECONDS EAST A DISTANCE OF 310.65 FEET TO THE POINT OF BEGINNING, CONTAINING 719,103 SQUARE FEET OR 16.308 ACRES OF LAND, MORE OR LESS.

PLAT RECORDED IN

VOLUME 10 PAGE 904 SLIDE D-295

DATE 11-24-15

DATE

Rocky Diney  
COUNTY CLERK, JOHNSON COUNTY, TEXAS

Austin Shubert  
DEPUTY

SHEET 2 OF 2

DATE: 10/09/2015

DRAWN BY: MWC

CHECKED BY: MLL

FILE: 10181.CRD

JOB NO.: 10181

## MARSHALL LANCASTER & ASSOCIATES, INC. CONSULTING LAND SURVEYORS

commercial, retail and industrial construction surveying  
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1864 North Norwood Drive, Suite E, Hurst, TX 76054  
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firm no. 10045100

## DEDICATION

KNOW TO ALL MEN BY THESE PRESENTS

THAT WE, THE STATE OF TEXAS, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS LOT 1R, BELL MANOR ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE JOHNSON COUNTY.

John A. G. Hill

DATE: 11/04/15

STATE OF TEXAS  
COUNTY OF Travis

BEFORE ME, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED John P. Campbell, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY of November, 2015.

John P. Campbell  
NOTARY PUBLIC



FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$5,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBVOINES REAL PROPERTY TO USE THE SUBVOINEER'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 REPEAT 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 CONFIRMED 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 LIE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNLESS SUCH THAT AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE 23 DAY OF Nov, 2015

Boyd Hammond  
COUNTY CLERK

## SURVEYOR'S CERTIFICATE

I, MARSHALL LANCASTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY INSTRUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

Marshall Lancaster  
10-9-2015

MARSHALL LANCASTER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4873  
1864 NORTH NORWOOD DRIVE, SUITE E,  
HURST, TEXAS 76054



THE SOLE PURPOSE OF THIS REPLAT IS TO  
ABANDON EXISTING EASEMENTS AS SHOWN HEREON AND  
INCLUDE OWNER'S SIGNATURE.

AMENDED FINAL PLAT OF  
LOT 1R  
BELL MANOR ESTATES  
BEING A REPLAT OF  
LOTS 1 THRU 4 AND LOTS 24 THRU 29  
AN ADDITION TO JOHNSON COUNTY, TEXAS,  
BEING 18.508 ACRES SITUATED  
IN THE J.R. LAUGHBRIDGE SURVEY,  
ABSTRACT NO. 528, JOHNSON COUNTY, TEXAS

CHICAGO TITLE  
GF# 805102180045

**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.**

**GENERAL WARRANTY DEED**  
**(WITH VENDOR'S LIEN)**

STATE OF TEXAS           §  
  §  
COUNTY OF JOHNSON   §

KNOW ALL PERSONS BY THESE PRESENTS:

That **OPEN SKY LAND COMPANY, LLC** (herein referred to as the "**Grantor**"), whose address is 255 W. Lebanon Road, Suite 100, Frisco, Texas 75036, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **ILDA GUADALUPE LIMON JUAREZ** (herein collectively referred to as the "**Grantees**"), whose address is 3805 Caddo Trail Lake, Fort Worth, Texas 76135, and further in consideration of a loan from **OPEN SKY LAND COMPANY, LLC** (herein collectively referred to as "**Lender**"), whose address is 255 W. Lebanon Road, Suite 100, Frisco, Texas 75034, at the special insistence and request of the Grantee as the funds advanced in execution of that one certain Promissory Note of even date herewith (herein referred to as the "**Note**"), in the principal sum not shown herein, bearing interest and payable to the order of Lender, as therein stipulated, which Note is secured by a Vendor's Lien herein retained, and which the Note in its entirety is secured by a Deed of Trust of even date herewith executed and delivered by the Grantee to **THOMAS R. TURET, TRUSTEE**, whose address is 4936 Collinwood Avenue, Suite 200, Fort Worth, Texas 76107, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the Grantees that certain real property, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto (herein collectively referred to as the "**Property**") located in Johnson County, Texas, which is more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference for all purposes.

This conveyance is made and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, to the extent (but not further) the same are valid and subsisting and affect title to the property conveyed hereby (hereinafter collectively referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns forever; and the Grantor does hereby bind the Grantor, and the Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns, against every person

whomsoever lawfully claiming or to claim the same or any part thereof. The Grantees assume payment of all taxes for current and subsequent years.

But it is expressly agreed and stipulated that a Vendor's Lien is retained against the Property until the Note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute, and the Grantors do hereby transfer, assign and convey unto Lender said Vendor's Lien and all rights, titles, liens and equities in, to and upon the Property.

EXECUTED as of the 29 day of October, 2018.

**GRANTOR:**

OPEN.SKY LAND COMPANY, LLC,  
a Texas limited liability company

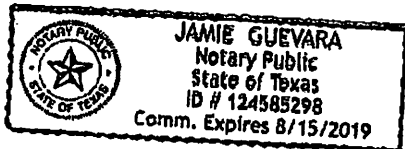
By: [Signature]  
John Monteiro, Authorized Signatory

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF [Signature] §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Monteiro, the Authorized Signatory of Open Sky Land Company, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 29<sup>th</sup> day of October, 2018.



[Signature]  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

Being a portion of Tract 29 of Bell Manor Estate, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 4, Page 89, Plat Records, Johnson County, Texas, same being that tract of land conveyed to Michael E. Mosby and wife, Deborah K. Mosby, by deed recorded in Book 2090, Page 780, Deed Records, Johnson County, Texas, save and except therefrom that portion deed to the State of Texas, by deeds recorded in Volume 3566, Page 64 and to the County of Johnson, by deed recorded in Volume 4295, Page 138, Real Property Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a TX dot monument found for corner, said corner being the Northeast corner of State of Texas, by deed recorded in Volume 3566, Page 64, Deed Records, Johnson County, Texas, said corner being in the South line of the correction plat of Laurenwood, an Addition in Johnson County, Texas, according to the Plat thereof recorded in Volume 10, Page 915, Map Records, Johnson County, Texas;

**THENCE** North 89 degrees 07 minutes 42 seconds East, along the South line of said Laurenwood Addition, a distance of 111.55 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Cayetano Garcia Sias, a married person, by deed recorded in Document Number 2015-17040, Official Public Records, Johnson County, Texas;

**THENCE** South 00 degrees 51 minutes 18 seconds East, along the West line of said Sias tract, a distance of 354.64 feet to a TX dot monument found for corner, said corner being the Northeast corner of that tract of land conveyed to the County of Johnson, by deed recorded in Volume 4386, Page 349, Deed Records, Johnson County, Texas and being in the North line of Sparks Lane (60 foot roadway easement), said corner being in a curve to the left, having a radius of 80.00 feet, a delta of 04 degrees 05 minutes 43 seconds, a chord bearing and distance of South 84 degrees 04 minutes 16 seconds West, a distance of 5.72 feet;

**THENCE** along said North line of Sparks Lane and the curve to the left an arc length of 5.72 feet to a TX dot monument found;

**THENCE** South 81 degrees 56 minutes 57 seconds West, along the North line of that tract of land conveyed to the County of Johnson, by deed recorded in Volume 4295, Page 138, Deed Records, Johnson County, Texas, a distance of 60.52 feet to a TX dot monument found for corner, said corner being in the East line of the aforesaid State of Texas tract (3566/64);

**THENCE** North 08 degrees 03 minutes 12 seconds West, along the East line of said State of Texas tract, a distance of 365.58 feet to the POINT OF BEGINNING and containing 31,880 square feet or 0.73 acres of land.

**AFTER RECORDING RETURN TO:**

Ilda Guadalupe Limon Juarez  
3805 Caddo Trail Lake  
Fort Worth, Texas 76135



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

# Johnson County

Becky Ivey  
Johnson County Clerk  
Cleburne, TX

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Document Number: 2018-30300

Recorded As : ERX-WARRANTY DEED

Recorded On: November 01, 2018

Recorded At: 08:57:10 am

Number of Pages: 5

Recording Fee: \$38.00

Parties:

Direct-  
Indirect- NA

Receipt Number: 145566

Processed By: Linda Bailey

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

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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

POINT OF BEGINNING

N 89°07'42" E 111.55'

VACANT LOT  
31,880 Sq. Feet  
0.73 Acres

LOT 29

LOT 30

SPARKS LANE  
60' UTILITY & ROADWAY EASEMENT

A=5.72'  
R=80.00'  
D=4°05'43"  
B=S 84°04'16" W  
C=5.72'

N 08°03'12" W 365.58'

S 00°51'18" E 354.64'

S 81°56'57" W  
60.52'



### 3612 Sparks Lane

Being a portion of Tract 29 of Bell Manor Estate, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 4, Page 89, Plat Records, Johnson County, Texas, same being that tract of land conveyed to Michael E. Mosby and wife, Deborah K. Mosby, by deed recorded in Book 2090, Page 780, Deed Records, Johnson County, Texas, save and except therefrom that portion dead to the State of Texas, by deeds recorded in Volume 3566, Page 64 and to the County of Johnson, by deed recorded in Volume 4295, Page 138, Real Property Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

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THENCE North 08 degrees 03 minutes 12 seconds West, along the East line of said State of Texas tract, a distance of 365.58 feet to the POINT OF BEGINNING and containing 31,880 square feet or 0.73 acres of land.

### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Chicago Title, in connection with the transaction described in G.F. No. CTMH65-8051651800345-TB that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 7th day of August, 2018

*Bryan Connally*  
Bryan Connally  
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE: According to the F.I.R.M. in Map No. 48251C0050J, this property does lie in Zone    and    DDES\_ZONE to within the 100 year flood zone.



NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE  
NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 888, PG. 324, VOL. 889, PG. 35

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	FENCE POST CORNER
○	TX DOT MONUMENT FOUND
○	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
●	POWER POLE
▲	GRAVEL/ROCK ROAD OR DRIVE
○	POOL EQUIPMENT
○	COLUMN
○	AIR CONDITIONING
○	FIRE HYDRANT
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	PIPE FENCE
○	COVERED PORCH/DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE

**CBG**  
CONCRETE BUILDING GROUP

12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	8/7/18	1816844	SEE CERT.	BG

**0.73 ACRES**

PT. OF TRACT 29 OF BELL MANOR ESTATES

JOHNSON COUNTY, TEXAS

3612 SPARKS LANE