



JOHNSON COUNTY COMMISSIONERS COURT

JAN 08 2024

April Long
County Clerk, Johnson County Texas

BY mm 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 2024-03

COUNTY OF JOHNSON

§

§

**LICENSE TO OPERATE A JUNKYARD TO BE LOCATED AT
9841 S INTERSTATE 35W, GRANDVIEW, TEXAS,
BY SPITFIRE METALS IN JOHNSON COUNTY, PRECINCT 4**

The Johnson County Commissioners Court met on January 8, 2024 in a regular session and held a public hearing to consider “License to Operate a Junkyard to be located at 9841 S Interstate 35W, Grandview, Texas, by Spitfire Metals in Johnson County, Precinct 4.”

The Public Hearing was properly published in the Cleburne Times Review on December 19, 2023, on the County website on December 18, 2023. Notice was provided to neighboring landowners via Certified Mail on December 18, 2023.

A motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner White, Pct. 3 to approve “License to Operate a Junkyard to be located at 9841 S Interstate 35W, Grandview, Texas, by Spitfire Metals in Johnson County, Precinct 4.”

Said motion was approved by a vote of the Commissioners Court on the 8th day of January, 2024.

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 9841 S Interstate 35W, Grandview, Texas, by Spitfire Metals in Johnson County, Precinct 4.”

WITNESS OUR HAND THIS THE 8th DAY OF JANUARY, 2024.

Christopher Boedeker

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)

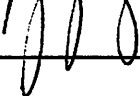
Date: December 19, 2023

Meeting Date: January 8, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision:
This section to be completed by County Judge's Office



January 8, 2024

Description:

Public Hearing for Application to Operate a Junkyard at 9841 S Interstate 35, by Spitfire Metals Lp. in Precinct 4.

Consideration of order 2024-03, Order Approving Application to Operate a Junkyard at 9841 S Interstate 35, by Spitfire Metals Lp. in Precinct 4.

(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)

Date: Nov. 16, 2023

Name of Applicant: Kathleen Murphy

Mailing Address: 9841 S. 135 W Grandview, TX 76050

Phone Number: (817) 866-3413 Email address: mail@spitfiremetals.com

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

Phone Number: () _____ Email address: _____

Exact Legal Name of Proposed Business: Murphy Scott Resources dba Spitfire Metals

Is proposed business a corporation, partnership or sole proprietorship?

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

Property Address: 9841 S 135 W Grandview, TX 76050
(Attach scale map and legal description of property)

Nature of proposed license:

() *Automotive Wrecking & Salvage Yard*

(✓) *Junkyard* Type of Junk to be handled: non ferrous + ferrous material

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

8 ft metal fence on west and north side of property

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

 , Owner
Signature & Title or Corporate Capacity of Applicant

11/16/23
Date

Murphy Scott Resources
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.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

Warranty Deed with Vendor's Lien

Date: April 19, 2006

Grantor: R Ginn Property Management, Inc., a Texas corporation

Grantor's Mailing Address:

R Ginn Property Management, Inc.
238 Quail Run
Azle, Texas 76020

Grantee: Silver Fox Investments, LP, a Texas limited partnership

Grantee's Mailing Address:

Silver Fox Investments, LP, a Texas limited partnership
P.O. Box 1488
Joshua, Texas 76058

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Wachovia Bank, N.A. in the principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$176,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Wachovia Bank, N.A. and by a first-lien deed of trust of even date from Grantee to TRSTE, Inc., Trustee.

Property (including any improvements):

The 6.65 acres described on Exhibit "A" along with all of Grantor's interest in the Billboard Lease Agreement dated May 27, 1988 in favor of Western Outdoor Advertising Co. covering the Property.

Reservations from Conveyance:

For Grantor and Grantor's successors, a reservation of all its interest in the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, but only to the extent same are of record and in force; all prior mineral reservations and conveyances; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2006, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Wachovia Bank, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Wachovia Bank, N.A. and are transferred to Wachovia Bank, N.A. without recourse against Grantor.

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

R Ginn Property Management, Inc., a Texas corporation,

Kimberly McCann
Kimberly McCann, President

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on 4-21, 2006, by Kimberly McCann, as the President of R Ginn Property Management, Inc., a Texas corporation, on behalf of said corporation.

Rebecca Monitt
Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:
Beckham, Rector & Eargle, LLP
224 W. Main Street
Azle, TX 76020



AFTER RECORDING RETURN TO:
Silver Fox Investments, LP
P.O. Box 1488
Joshua, Texas 76058

Being a 6.65 acre tract of land out of the D. S. HENDERSON SURVEY, ABSTRACT NO. 334, in Johnson County, Texas, and being all of a called 5.203 acre tract of land out of said survey conveyed to R. Ginn Property Management, Inc. by deed recorded in Volume 1998, Page 63, Official Public Records of Johnson County, Texas, and all of a called 1.4618 acre tract of land out of said Henderson Survey conveyed to R. Ginn Property Management, Inc. by deed recorded in Volume 1581, Page 516, Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron pin found adjacent to a broken concrete monument in the Easterly right-of-way of Interstate Highway 35W, said pin being the Northwest corner of said called 5.203 acre tract and the Northerly corner of said called 1.4518 acre tract;

THENCE North 73 degrees, 40 minutes, 00 seconds East along the Northerly line of said called 5.203 acre tract, a distance of 400.00 feet to a 1/2 inch iron pin found for corner at the Northeast corner of said tract;

THENCE South 16 degrees, 25 minutes, 44 seconds East along the Easterly line of said called 5.203 acre tract, a distance of 724.35 feet to a 3 inch metal post found for corner at the Southeast corner of said tract;

THENCE South 73 degrees, 42 minutes, 52 seconds West along the Southerly line of said called 5.203 acre tract, a distance of 224.71 feet to a 1/2 inch iron pin found for corner at the Southwest corner of said called 5.203 acre tract and the Southeast corner of said 1.4618 acre tract;

THENCE South 73 degrees, 23 minutes, 19 seconds West along the Southerly line of said called 1.4618 acre tract, a distance of 175.37 feet to a 3 inch metal post found for corner in said Easterly right-of-way line of Interstate Highway 35W and at the Southwest corner of said called 1.4618 acre tract;

THENCE North 16 degrees, 25 minutes, 21 seconds West along said Easterly right-of-way line and the Westerly line of said called 1.4618 acre tract, a distance of 725.02 feet to the POINT OF BEGINNING and containing 6.65 acres of land, more or less.

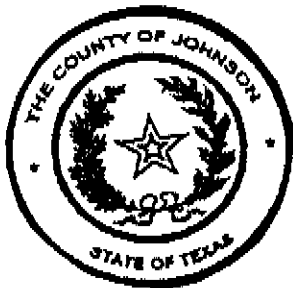
WARNING --- THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 1128 AM PM

MAY 03 2006


County Clerk Johnson County
By PP Deputy

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



STATE OF TEXAS
COUNTY OF JOHNSON

that I hereby certify this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown heron.


CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS









Rio
Vista

Home of the Eagles



126.0334.01796

Spitfire Metals

126.0334.02050

PANEL
48251C0350J
eff. 12/4/2012

PANEL
48217C0025C
eff. 6/2/2011

Acculock

126.0334.03001

Murphy-Scott Resources

126.0334.03000

126.0334.03002

126.0334.03003

age Rd

Monarch Hwy

Spanglers Wroughtage Rd

Spanglers Wroughtage Rd

Purple Heart Ln

35W

Monarch Hwy

Monarch Hwy

ene Co



NOTICE OF PUBLIC HEARING

Pursuant to Johnson County Ordinance 2023-91,
Johnson County Commissioners Court will consider an application and hear
protests to grant:

License to Operate Junkyard

To be located at 9841 S Interstate 35, Grandview, Texas

At: **9:00 o'clock a.m.** on: **January 8, 2024** 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:

December 19, 2023

Published on Johnson County webpage December 18, 2023

Certified Letters to surrounding properties within 1000 ft were mailed on December 18th, 2023